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FORMAT - A (Circular No. 28/2021)

To,

MaharERA
MUMBAI.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to land admeasuring 6361.75 Sq. Mtrs. out of S. NO. 82/1/2/1 to 5 total admeasuring 9000.00 Sq. Mtrs. (out of which 2638.25 Sq. Mtrs. is subjected for Road widening) and admeasuring 1902.52 Sq. Mtrs. out of S. No. 82/1/4 total admeasuring 3000.00 Sq. Mtrs., (after deducting the area of D.P. Road and Nala admeasuring 1097.48 Sq. Mtrs.) CTS NO. 4457 situated at Village Wadala, (hereinafter referred as the said "Land property")

I have investigated the tile of the said property on the request of RADHEYA CONSTRUCTION AND DEVELOPERS PROPRIETOR CONCERN THROUGH ITS PROP. RAVI RAGHUNATH MAHAJAN and following documents i.e. :-

1) DESCRIPTION OF THE PROPERTY :

A] All that piece and parcel of the property situated at Village Wadala, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik bearing S.No., Area and bounded as follows :-

S. No.	Total area (Sq. Mtrs.)	Road Widening area (Sq. Mtrs.)	Net area (Sq. Mtrs.)
82/1/2/1	1000.00	293.13	706.87
82/1/2/2	2000.00	586.28	1413.72
82/1/2/3	2000.00	586.28	1413.72
82/1/2/4	2000.00	586.28	1413.72
82/1/2/5	2000.00	586.28	1413.72
TOTAL	9000.00	2638.25	6361.75

jointly bounded as follows:-

On or towards East	:-	By S. No. 82/4 and 82/5
On or towards West	:-	By S. No. 82/1 Part & 18 Mtrs. D. P. Road
On or towards South	:-	By 30 Mtrs. D.P. Road
or towards North	:-	By 9 Mtrs. Colony Road & S. No. 82 and S. No. 82 Part

B] All that piece and parcel of the property admeasuring 1902.52 Sq. Mtrs. out of S. No. 82/1/4 total admeasuring 3000.00 Sq. Mtrs., (after deducting the area of D.P. Road and Nala admeasuring 1097.48 Sq. Mtrs.) CTS NO. 4457 situated at Village Wadala, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik bounded as follows :-

On or towards East	:-	By S. No. 82/1/2/1 to 5
On or towards West	:-	By D. P. Road & S. No. 84
On or towards South	:-	By 82/1/2/1 to 5
On or towards North	:-	By S. No. 82/1/1/6



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2) The documents of allotment of plot - Sale Deed Registered at Sr. No. 2735 on 5-3-2014 and Sale Deed Registered at Sr. No. 8273/2012 on 07/08/2012.

3) 7/12 extract or property card issued by Talathi Nashik, mutation entry No. 663, 730, 1104, 1287, 1442, 2941, 5843, 8695, 10403, 1442, 3690, 3836-A, 8302, 8306, 10622, 12093, 11887, 18527, 15015, 15025, 15026, 15744 and 17385.

4) Search report for 30 years from 1980 till 2022.

2/- on perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/developer) is clear, negotiable and marketable and without any charge, encumbrance.

Owners of the land - RADHEYA CONSTRUCTION AND DEVELOPERS
PROPRIETOR CONCERN THROUGH ITS PROP. RAVI RAGHUNATH
MAHAJAN

Land - land admeasuring 6361.75 Sq. Mtrs. out of S. NO. 82/1/2/1 to 5 total admeasuring 9000.00 Sq. Mtrs. (out of which 2638.25 Sq. Mtrs. is subjected for Road widening) and admeasuring 1902.52 Sq. Mtrs. out of S. No. 82/1/4 total admeasuring 3000.00 Sq. Mtrs., (after deducting the area of D.P. Road and Nala admeasuring 1097.48 Sq. Mtrs.) CTS NO. 4457 situated at Village Wadala

3/- The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl: Annexure

Date - 18/03/2022



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FLOW OF THE TITLE OF THE SAID LAND

I have perused 7/12 extract and mutation entries for the last 30 years and the search for 30 years of the Index II from the office of Sub Registrar, Nashik and my observation as under ;

It appears from the record of rights that S. No 82/1 was owned by Gangadhar Vinayak Patil since prior to 1954 and that Shankar Narayan and Gopal Dagadu Khode purchased certain area (6 ana 3 pai) from Gangadhar Vinayak Patil by sale deed dated 20-5-1954 and as such name of the purchaser is mutated in the owners column for the area purchased under M.E.No. 663 on 9-10-1954.

The name of Gopal Dagadu Khode appeared in the other rights column as tenant under M.E.No.730 on 5-10-1956 but as the said tenant had purchased the property from the owner, his name as tenant is deleted from the other rights column under M.E.No. 806 on 12-9-1957.

At the instance of Gopal Dagadu Khode, his name is deleted and names of his sons Fakira Gopala, Gangaram Gopala, Trimbak Gopala, Nivrutti Gopala, Pundalik Gopala, Ganpat Gopala and Sonu Gopala are mutated in the owners column under M.E.No. 1104 on 7-11-1967.

That as per hissa form No. 4 and order of Tehasildar Dated 25-5-1971, S.No .82 is sub divided into 5 hissass, Hissa No. 1 is allotted to Fakira Gopala Khode etc. 7, Hissa No. 2 is allotted to Shankar Narayan Khode, Hissa No. 3 is allotted to Gopala Dagadu khode, Hissa No. 4 is allotted to Fakira Gopala Khode, etc. and Hissa No. 5 is allotted to Karbhari Kashinath and accordingly separate 7/12 extracts are prepared under M.E.No. 1287 on 22-12-1971.

As per application of the owners regarding the distribution of properties amongst themselves whereby S.No. 82/1 is further sub divided whereby S. No. 82/1/2 admeasuring 90 are came to the share of Ganpat Gopala Khode and accordingly the name of Ganpat Gopala Khode is mutated in the owners column of S. No. 82/1/2 under M. E. No. 1442 on 24-5-1975.

Ganpat Gopala Khode sold an area admeasuring 20 are out of Gat No. 82/1/2 to Vatsalabai Eknath Kashmire by sale deed dated 14-12-1988 and as such name of the said purchaser is mutated in the owners column under M.E.No. 2941 on 14-9-1990 and S.No. 82/1/2/2 is allotted to the purchaser.

Ganpat Gopala Khode sold an area admeasuring 20 are out of Gat No. 82/1/2 to Sindhubai Murlidhar Kashmire by sale deed dated 15-12-1988 and as such name of the said purchaser is mutated in the owners column under M. E. No. 2941 on 14-9-1990 and S.No. 82/1/2/3 is allotted to the purchaser.

Ganpat Gopala Khode sold an area admeasuring 20 are out of Gat No. 82/1/2 to Mandabai Sudhakar Bankar by sale deed dated 16-12-1988 and as such name of the said purchaser is mutated in the owners column under M.E.No. 2941 on 14-9-1990 and S.No. 82/1/2/4 is allotted to the purchaser.

Ganpat Gopala Khode sold an area admeasuring 20 are out of Gat No. 82/1/2 to Latabai Rambhau Gavali by sale deed dated 19-12-1988 and as such name of the said purchaser is mutated in the owners column under M.E.No. 2941 on 14-9-1990 and S.No. 82/1/2/5 is allotted to the purchaser.

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The remaining area admeasuring 10 are in the name of Ganpat Gopala Khode is given S. No. 82/1/2/1 under M.E.No. 2941.

That the Shri Ganpat Gopal Khode and others entrusted his property for development of the same to Mr. Mohan Trimbak Pawar under Development Agreement and General Power of Attorney Dated 12-9-2001 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 10592 and 10593 on 12-9-2001 and as such name of the said developer is mutated in the other rights column of the record of rights under M. E. No. 5843 on 15-11-2001.

That the land owners of hissa No. 1 to 5 of S. No. 82/1/2 executed an agreement on 24-12-2006 in favour of Nashik Municipal Corporation for the area admeasuring 2638-25 Sq. Mtrs. for D.P. Road, the said agreement is duly registered at Sr. No. 182 on, 1-1-2008 and the name of Nashik Municipal Corporation is mutated in the owners column for the area of D.P. Road of all the hissas under M. E. No. 8695 on 5-1-2008.

That the aforesaid holder agreed to purchase land admeasuring 6361-75 Sq. mtrs. out of S. No. 82/1/2/1 to 5 total admeasuring 9000.00 Sq. Mtrs. from the Ganpat Gopal Khode and others with the consent of developer Mr. Mohan Trimbak Pawar under agreement of sale dated 31-12-2010 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 1723 on 7-2-2011 and in terms of the said agreement of sale the final sale deed is executed on 5-3-2011 which is duly registered at Sr. No. 2735 on 5-3-2014 and as such name of the said purchaser is mutated in the owners column of the record of rights under M. E. No. 10403 on 6-4-2011.

S. No. 82/1/4

As per application of the owners regarding the distribution of properties amongst themselves whereby S. No. 82/1 is further sub divided whereby S. No. 82/1/4 admeasuring 30 are came to the share of Fakira Gopala Khode and accordingly the name of Fakira Gopala Khode is mutated in the owners column of S. No. 82/1/4 under M. E. No. 1442 on 24-5-1975.

As per the application of Fakira Gopala Khode, he has distributed his share amongst his children whereby his share of 6 are of S.No. 82/1/4 is given to Popat Fakira Khode and as such the name of Fakira Gopala Khode is deleted and the name of Popat Fakira Khode is mutated in the owners column for his share under M. E. No. 3690 on 26-8-1994.

The charge of United Western Bank Ltd. is deleted under M. E. No. 3836-A on 15-4-1995.

The charge of Wadala Vikas Society appeared in the other rights column of S. No. 82/1/4 which is deleted on repayment of the loan under M.E.No. 8302 on 15-5-2007.

Arpana Ajit Sanklecha and Payal Dilip Sanklecha purchased S. No. 82/1/4 from the land owners Gangadhar Gopala Khode etc. by sale deed dated 3-4-2007 and as such name of the said purchasers are mutated in the owners column of the record of rights under M. E. No. 8306 on 15-5-2007.

The Arpana Ajit Sanklecha and Payal Dilip Sanklecha entrusted the property to Vascon Dwellings Pvt. Ltd. for development of the same under Development Agreement Dated 6-6-2004 which is duly registered at Sr. No. 3594 and as such name of the developer is mutated in the other rights column under M.E.No. 8699 on 7-1-2008 and the said developers mortgaged the property to Housing Development Finance Corpn. Ltd.

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under Deed of Mortgage registered at SR. No. 8465 on 8-7-2011 and name of HDFC Ltd. is mutated in the other rights column under M.E.No. 10622 on 3-8-2011. On repayment of the loan HDFC Ltd. released the property under a Deed Dated 28-8-2012 which is duly registered at Sr. No. 8675 and as such charge of HDFC Ltd. is deleted from the other rights column M. E.No. 12093 on 6-9-2012.

That the aforesaid holder agreed to purchased S. No. 82/1/4 from previous owners Aparna Ajit Sanklecha and Payal Dilip Sanklecha with the consent of Vascon Dwellings Pvt. Ltd. under an agreement of sale dated 26-12-2011 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 410 on 10-1-2012 and in consistence with the said agreement of sale, Sale deed is executed on 7-8-2012 which is duly registered at the office of Sub Registrar Nashik 3 at Sr. No. 8273/2012 on 07/08/2012 and as such name of the aforesaid holder is mutated in the owners column under M. E. No. 11887 on 19/8/2012.

That the land owners of S. No. 82/1/2/1 to 5 converted the said property to Non Agri. use under the M. L. R. Code under Order of Collector, Nashik under No. Maha/Kaksh/3/4/Bi.She.Pra.Kra./53/2010 for residential purpose and land admeasuring 1902.52 Sq. Mtrs. out of S. No. 82/2/4 total admeasuring 3000.00 Sq. Mtrs. after deducting the area of D.P. Road and Nala admeasuring 1097.48 Sq. Mtrs. is converted to Non Agri. use under the M. L. R. Code under NOC of Collector, Nashik under No. Masha/Kaksh/3/7-1/Na.Ha.Da./ S.R./108/2016 dated 13/7/2017 for residential purpose.

That aforesaid holder mortgaged aforesaid properties to The Nashik Merchants Co.Op. Bank Ltd., Nashik by Mortgaged Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 4157/2016 on 7/6/2016 and as such charge of the said bank is mutated in the owner column under M. E. No. 14675 on 7/6/2016 and aforesaid holder repayment of the loan of the said bank by Released Deed which is duly registered at the office of Sub Registrar Nashik at Sr. NO. 18527 on 18/3/2021.

M. E. No. 15015, 15025, 15026, 15744 are pertaining to the E-conversion of 7/12 extract.

M. E. NO. 17385 pertaining to the correction of data entry.

That aforesaid holder prepared a building plan by amalgamating all the aforesaid properties which is duly sanctioned from Nashik Municipal Corporation, Nashik under No. LND/BP/A4/BP/575/2022 on 25/02/2022.

3) Search report for 30 years from 1981 taken from Sub Registrar office at Nashik 1 to 6.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide Ref. No. 2735698022 on 18/03/2022 for the remaining period and no adverse entries is observed during the course of the search.

4) Any other relevant title - Not Applicable

5) Litigation if any - No.

Date - 18/03/2022.



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Advocate

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