



To,

Maha RERA,

MAHARASHTRA.

LEGAL TITLE REPORT

Sub - Title clearance certificate with respect to -

All that piece and parcel of the Non-Agricultural land bearing Survey No. 890/2A/5 (old Survey No. 890/2A/3), area adm.0H-48R (i.e., 4800.00 Sq. Mtrs.), situated at Mauze - Nashik, Tal & Dist. Nashik, within the local limits of Nashik Municipal Corporation, Nashik.

The same is bounded as follows:

East	Property of S. No. 890/2/2
West	D. P Road.
North	Adjoining property Survey No. 890/2A/1
South	Property of Survey No. 893



Together with the right to use road, ways, paths, water courses, well, privileges, liberties, trees and all rights appurtenant to the land with all the treasure troves. (Hereinafter referred to as the "said property").

I have investigated the title of the "said property" on the request of and on the basis of following documents-

SHREEJI LIFE SPACE PARTNERSHIP FIRM,

Through Partner -

MR. ANJAN HASMUKHBHAI BHALODIYA.

As a Developer and General Power of attorney Holder for the Land Owners-

S & S Realty, A Partnership Firm,

Through Partners-

1. Mr. Shivang Bipin Batavia.
2. Mr. Shreyas Vijay Rathi.





DESCRIPTION OF PROPERTY - All that piece and parcel of the Non-Agricultural land bearing Survey No. 890/2A/5 (old Survey No. 890/2A/3), area adm.0H-48R (i.e., 4800.00 Sq. Mtrs.), situated at Mauze - Nashik, Tal & Dist. Nashik, within the local limits of Nashik Municipal Corporation, Nashik.

The List Of Documents Of The "said property" -

- a) 7/12 extract and Revenue record.
- b) Copy of Sale Deed dated 06/11/2006 along with the receipt of registration (Nsk-1, Reg. No. 7610).
- c) Copy of Writ Petition and order of the Hon'ble High Court, Mumbai.
- d) Copy of Special Civil Suit No. 204/2019 and order of the Court in respect of the same.
- e) Copy of Sale Deed dated 29/03/2023 along with the receipt of registration (Nsk-7, Reg. No. 3669).
- f) Copy of Joint Development Agreement dated 22/09/2023 along with the receipt of registration (NSK-5, Reg. No. 11918).
- g) Copy of General Power of Attorney dated 22/09/2023 along with the receipt of registration (NSK-5, Reg. No. 11919).
- h) Copy of Commencement Certificate dated 21/09/2023.



1) 7/12 extract or property card issued on-line:

*** In respect of Survey No. 890/2A/5 (old Survey No. 890/2A/3),
Mutation Entry No. 407764**

**2) Search report for 30 years from the year 23/09/1993 till
23/09/2023.**

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 S & S Realty, A Partnership Firm, through Partners- Mr. Shivang Bipin Batavia and Mr. Shreyas Vijay Rathi is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

3) Owner Of the Land -

S & S Realty, A Partnership Firm, through Partners -

Mr. Shivang Bipin Batavia &

Mr. Shreyas Vijay Rathi





4) Land - All that piece and parcel of the Non-Agricultural land bearing Survey No. 890/2A/5 (old Survey No. 890/2A/3), area adm.0H-48R (i.e., 4800.00 Sq. Mtrs.), situated at Mauze - Nashik, Tal & Dist. Nashik, within the local limits of Nashik Municipal Corporation, Nashik.

5) Qualifying comments / remarks if any -NIL.

The report reflecting the flow of the title of the "said property" is enclosed herewith as annexure.

Encl: Annexure.

Date - 23/09/2023

MANISH S. CHINDHADE

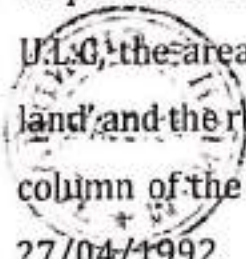
ADVOCATE.



FORMAT-A

FLOW OF THE TITLE OF "THE SAID PROPERTY/IES"

- 1) The land bearing **Survey No. 890/2A/3** owned and possessed by Mr. Devram Sadashiv Avhad before the year 1990.
- 2) Mr. Devram Sadashiv Avhad availed loan from the Maharashtra Rajya Sahakari Krushi va Gramin Vikas Bank Ltd. Mumbai, District Branch Nashik. Thereby, charge of the Bank was created on the property and accordingly, the name of the said Bank was mutated to the owner's column of the property extract and the name of Mr. Devram Sadashiv Avhad mutated to the other rights column of the property extract vide Mutation Entry No. 28111 dated 04/06/1991.
- 3) Mr. Devram Sadashiv Avhad further availed loan from the Maharashtra Rajya Sahakari Krushi va Gramin Vikas Bank Ltd. Mumbai, District Branch Nashik. Thereby, charge of the Bank was created on the property and accordingly, the name of the said Bank was mutated to the owner's column of the property extract and the name of Mr. Devram Sadashiv Avhad mutated to the other rights column of the property extract vide Mutation Entry No. 28174 dated 28/06/1991.
- 4) As per the order of the Deputy District Collector and Authorized Officer U.L.G, the area adm. 13955.40 Sq. Mtrs. has been declared as 'excess land' and the remark of excess land has been mutated to the other rights column of the property extract vide Mutation Entry No. 29154 dated 27/04/1992.





- 5) Mr. Devram Sadashiv Avhad availed loan from the Maharashtra Rajya Sahakari Krushi va Gramin Vikas Bank Ltd. Mumbai, District Branch Nashik. Thereby, charge of the Bank was created on the property and the same has been certified vide Mutation Entry No. 31687 dated 25/03/1994.
- 6) Mr. Devram Sadashiv Avhad again availed loan from the Maharashtra Rajya Sahakari Krushi va Gramin Vikas Bank Ltd. Mumbai, District Branch Nashik. Thereby, charge of the Bank was created on the property and the same has been certified vide Mutation Entry No. 35077 dated 14/10/1996. The name of the Bank has been already mutated to the owner's column of the property extract.
- 7) Mr. Devram Sadashiv Avhad again availed loan from the Maharashtra Rajya Sahakari Krushi va Gramin Vikas Bank Ltd. Mumbai, District Branch Nashik. Thereby, charge of the Bank was created on the property and the same has been certified vide Mutation Entry No. 36080 dated 29/05/1997. The name of the Bank has been already mutated to the owner's column of the property extract.
- 8) There was a remark of charge of the Maharashtra Rajya Sahakari Krushi va Gramin Vikas Bank Ltd. Mumbai, District Branch Nashik in the owner's column of the property extract. On the repayment of loan, the property was redeemed to the owner and accordingly, the name of the Bank in the owner's column was deleted and the remarks of charge of the said Bank were deleted from the other rights column of the property extract. The name of the owner was mutated to the owner's



column of the property extract vide Mutation Entry No. 47475 dated 27/11/2002.

9) As per the order of Upper District Collector and Authorized Officer U.L.C dated 11/11/2003, in respect of S. No. 890/2A, the retention and requisition land and the distribution of area for the same, is as follows:

- Area adm. 2318.68 Sq. Mtrs. for D. P Road
- Area adm. 9217.00Sq. Mtrs. Reserved for Kridangan.
- Area adm. 997.00 Sq. Mtrs. Occupied land (well and Farm House)
- Area adm. 16100.00 Sq. Mtrs. for Primary School
- Area adm. 13777.52 Sq. Mtrs. Excess land
- Area adm. 3000.00 Sq. Mtrs. Retention land

The effect of the same is certified in the other rights column of the property extract vide Mutation Entry No. 50622 date 24/03/2004.

10) Mr. Devram Sadashiv Avhad through his General Power of Attorney holder- Sitaram Developers Private Limited through Director- Mr. Vilas Ramchandra Bagad approved the Talegaon Dabhade Scheme over the excess land area adm. 13777.52 Sq. Mtrs. by the order of Additional Collector, Nashik and Authorized Officer dated 02/03/2004 and prepared a Lay-Out Plan and the same was sanctioned by the Nashik Municipal Corporation, Nashik 04/04/2005. The use of the said land was converted to Non-Agricultural purpose by the order of the Collector, Nashik vide order no. Maha/Kaksha-3/Nisapra/4/97/2004 in the year 2004. The land was divided into various plots and the revenue record was separated. The remaining area was numbered as





S. No. 890/2A/2. The effect of the same is certified vide Mutation Entry No. 53066 dated 11/04/2005.

11) Mr. Devram Sadashiv Avhad through his General Power of Attorney holder- Sitaram Developers Private Limited through Director- Mr. Vilas Ramchandra Bagad prepared a Lay-Out Plan in respect of the retention land area adm. 3000.00 Sq. Mtrs. and area adm. 997.70 Sq. Mtrs., which is occupied land for well and Farm-House, total area adm. 3997.70 Sq. Mtrs. The same has been sanctioned by the Nashik Municipal Corporation, Nashik on 04/04/2005 and the owner also converted the use of the said land to Non-Agricultural purpose by the order of the Collector, Nashik dated 31/07/2004. The said area was divided into two plots and the 7/12 extracts were separated and the newly formed Survey Number was numbered as follows:

- S. No. 890/2A/2/Plot No. 1 area adm. 935.64 Sq. Mtrs.
- S. No. 890/2A/2/Plot No. 2 area adm. 2879.80 Sq. Mtrs.

and the remaining area was numbered as S. No. 890/2A/3. The Mutation Entry no. 53067 dated 11/04/2005 has been certified to the effect of the same.

12) Mr. Devram Sadashiv Avhad and 28 others through the Power of Attorney Holder- M/s. Vrushali Enterprises Nashik, a Partnership Firm, through Partner- Mr. Dattatreya Bapurao Niphade, executed a Sale Deed in respect of Survey No. 890/2A/3(P), area adm. 0H-48R in favour of Mr. Dharmendra Jayantilal Shah, Mr. Bhavesh Jayantilal Shah and Mr. Jayantilal Hatisingh Shah. The same is registered in the office of Sub-



Registrar Nashik-1, vide, Reg. No. 7610 on 06/11/2006. Thereby, Mr. Dharmendra Jayantilal Shah, Mr. Bhavesh Jayantilal Shah and Mr. Jayantilal Hatisingh Shah acquired ownership rights in respect of the property purchased by them and accordingly, their names mutated to the owner's column of the property extract vide Mutation Entry No. 57990 dated 18/04/2007.

- 13) The Collector of Nashik has passed Order No. DESK-4/Ku. Ka. Setu-606/201 dated 30/11/2016 & Tahasildar of Nashik has passed Order No. KU. KA. /KAVI/1392/2016 dated 03/12/2016 and accordingly the revenue records of Nashik City were Sub-Divided into Nashik-1 to Nashik-5 Division vide Mutation Entry No. 103319 dated 03/12/2016.
- 14) The Government issued Circular on 07/05/2016 and the Tahasildar passed the order on 20/09/2018 to make correction in the computerized record of 7/12 extract to match with manual record of 7/12 extract and accordingly corrections are made vide Mutation Entry No. 401150
- 15) The land bearing 890/2A/3 is converted for the use of Non-agricultural (Residential) purpose as per the order passed by the Collector, Nashik vide order No. MASHA / KAKSHA / 3 / 2/ RU KA AA. / SR / 18 / 2019, dated 16/08/2019.
- 16) As per the order of the Deputy Superintendent Land Records Nashik vide order no. Bhumapan / Po. Hi. No. / 3575 / 2019 dated 30/06/2019 along with the order of the Tahasildar, Nashik, vide order no. Adhi/Abhi/Kavi/417/2020 dated 18/02/2020 and Falni 12, the area





and the Survey Number were changed and new Pot-Hissas were formed. The Survey No. 890/2A/3(P), area adm.0H-48R was changed to Survey No. 890/2A/5, area adm. 0H-48R, which is the subject matter of the Present Title. Mutation Entry No. 403463 dated 10/10/2020 certified accordingly and the effect is recorded to the revenue record.

17) In a Writ Petition No. 5528 of 2012, the High Court, Bombay, disposed-off the said petition and passed an order on 15/04/2015, releasing the Survey No. 890/2A/5, area adm. 0H-48R from reservation.

18) It appears from the papers, documents provided to me that, Mr. Nitin Laxman Avhad and others filed a Special Civil Suit No. 204/2019 in the Court of Civil Judge, Senior Division against Mr. Dharmendra Jayantilal Shah, Mr. Bhavesh Jayantilal Shah and Mr. Jayantilal Hatisingh Shah and others. The Parties have withdrawn the said Suit and accordingly, the Hon'ble Court passed necessary order to dispose-off the said Suit on 13/10/2022.

19) One of the co-owners- Jayantilal Hatisingh Shah expired on 08/07/2013, leaving behind- Mr. Dharmendra Jayantilal Shah (son), Mr. Bhavesh Jayantilal Shah (son), Smita Rajiv Shah (daughter), Mohini Rajesh Shah (daughter). Jayantilal Hatisingh Shah executed a Will and accordingly as per the order of Probate Petition No. 1252/2013 dated 16/08/2014 in respect of the Will, he bequeathed the property i.e., Survey No. 890/2A/5 (old S. No. 890/2A/3), area adm. 0H-48R in favour of his two sons- Mr. Dharmendra Jayantilal Shah, Mr. Bhavesh Jayantilal Shah equally. The beneficiaries were co-owners of the said land, however the share of late Jayantilal Hatisingh Shah, has been



bequeathed / assigned / transferred in favor of the beneficiary / Co-owners. Thereby, the name of deceased is deleted from the revenue record and a Mutation Entry No. 406604 dated 17/09/2022 has been certified.

20) The land bearing S. No. 890/2A/5 (old S. No. 890/2A/3(P) area adm. 4800.00 Sq. Mtrs. was under reservation for playground as seen in the other rights column of the property extract. The Hon'ble Authorized Officer, Government of Maharashtra, Urban Development Department, Mantralaya issued an order vide order no. TPS-1119/2748/Pra.Ka.296/2019/Navi-9 dated 01/04/2022, releasing the subject matter of the Present Title, i.e., land bearing S. No. 890/2A/5 (old S. No. 890/2A/3(P) area adm. 4800.00 Sq. Mtrs. Accordingly, as per the Mutation Entry No. 403463 and the order issued by the Hon'ble Authorized Officer, Government of Maharashtra, Urban Development Department, Mantralaya (as mentioned herein above), the remark of 'playground reservation area adm. 4800.00 Sq. Mtrs.' was deleted from the other rights column of the property extract in respect of S. No. 890/2A/5 vide Mutation Entry No. 407751 dated 06/06/2023.

21) S & S Realty, a Partnership Firm through Partners - Mr. Shivang Bipin Batavia and Mr. Shreyas Vijay Rathi purchased Survey No. 890/2A/5 (old Survey No. 890/2A/3), area adm. 0H-48R (i.e., 4800.00 Sq. Mtrs.) from Mr. Dharmendra Jayantilal Shah, Mr. Bhavesh Jayantilal Shah by way of Sale Deed. The same is registered in the office of Sub-Registrar Nashik-7, vide, Reg. No. 3669 on 29/03/2023. Thereby, S & S Realty, a Partnership Firm through Partners- Mr. Shivang Bipin Batavia and Mr. Shreyas Vijay Rathi





acquired ownership rights over the Survey No. 890/2A/5 (old Survey No. 890/2A/3), area adm.0H-48R (i.e., 4800.00 Sq. Mtrs.), i.e., "said property". The name of S & S Realty, through Partners- Mr. Shivang Bipin Batavia and Mr. Shreyas Vijay Rathi has been mutated to the owner's column of the revenue record vide Mutation Entry No. 407764 dated 07/06/2023.

22) S & S Realty, through Partners- Mr. Shivang Bipin Batavia and Mr. Shreyas Vijay Rathi executed a Development Agreement and a General Power of Attorney in respect of Survey No. 890/2A/5 (old Survey No. 890/2A/3), area adm.0H-48R (i.e., 4800.00 Sq. Mtrs.), in favour of SHREEJI LIFE SPACE PARTNERSHIP FIRM, Through Partner -MR. ANJAN HASMUKHBHAI BHALODIYA. The same is registered in the office of Sub-Registrar Nashik-5, vide. Reg. No. 11918 and Reg. No. 11919 respectively, on 22/09/2023. Thereby, SHREEJI LIFE SPACE PARTNERSHIP FIRM, Through Partner -MR. ANJAN HASMUKHBHAI BHALODIYA acquired right to develop the "said property" and to do acts and deeds on behalf of the Land Owners.

23) The Owner/Developer prepared a Building Plan for the construction of the building over the "said property" and the same has been sanctioned by the Nashik Municipal Corporation, Nashik, vide letter no. LND/BP/A4/164/2023 dated 21/09/2023.

24) I have verified the 7/12 extracts in respect of the said property and the name of the Land Owner - S & S Realty, through Partners- Mr. Shivang



Bipin Batavia and Mr. Shreyas Vijay Rathi has been mutated to the owner's column of the property extract.

From the above discussion it can be said that, the title of the said property i.e., All that piece and parcel of the Non-Agricultural land bearing Survey No. 890/2A/5 (old Survey No. 890/2A/3), area adm.0H-48R (i.e., 4800.00 Sq. Mtrs.), situated at Mauze - Nashik, Tal & Dist. Nashik, within the local limits of Nashik Municipal Corporation, Nashik is free, clear, marketable and unencumbered.

- a) 7/12 extract /P. R Card as on date of application for registration.
- b) Mutation Entry No. 407764
- c) Search report for 30 years from 23/09/1993 till 23/09/2023 taken from Sub - Registrar' office at Nasik.
- d) Any Other Relevant Title - NIL.
- e) Litigations if any - Not found.

Date - 23/09/2023.



MANISH S. CHINDHADE

ADVOCATE.

