



CHALLAN
MTR Form Number-6



GRN MH006931100202324E		BARCODE		Date 21/08/2023-17:11:04		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NSK1_HQR SUB REGISTRAR NASHIK 1				Full Name		Adv Pawan Chandratre	
Location NASHIK				Flat/Block No.		Sector P-34, NH-Jeshtha and Vaishakh	
Year 2023-2024 From 01/01/1994 To 21/08/2023				Premises/Building		Plot No. 143-144-145	
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		Area/Locality		
					Town/City/District		
					PIN		
					4 2 2 0 0 9		
					Remarks (If Any)		
Total			750.00		Amount In Seven Hundred Fifty Rupees Only		
					Words		
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02003942023082101232		1349349037	
Cheque/DD No.				Bank Date		RBI Date	
				21/08/2023-17:12:40		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Department ID : _____ Mobile No. : _____

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9359379277



Mr. Pawan Pramod Chandratre (B.Com., LL.B.)
ADVOCATE

Office: Office No. 1, Second Floor, Kuruvilla House, Near San Infotech, Cananda Corner - Old
Commissioner Office Link Road, Sharanpur, Nashik - 422005. Ph. (0253) 2311232
Mob. 9890238747, Ph. 0253 - 2311231. Email ID : pawan_chandratre@yahoo.co.in

FORMAT - A
(Circular No.: 28/2021)

To
Maha RERA
Mumbai

LEGAL TITLE OPINION REPORT

Sub: Title clearance certificate with respect to **Plot No. 143** area adm. 371.45 Sq. Mtr., **Plot No. 144** area adm. 379.95 Sq. Mtr. and **Plot No. 145** area adm. 454.65 Sq. Mtr. in **Sector P-34, NH-Jeshtha and Vaishakh, CIDCO** situated at village **Nashik**, Taluka, & District: Nashik within the limits of Nashik Municipal Corporation, Nashik (hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of

1. Mr. Ashish Hemant Malpani,
2. M/s. Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani,
3. Mrs. Hemlata Hemant Malpani,
4. Mrs. Ujjwala Somnath Malpani and
5. Mr. Jayesh Somnath Malpani

1) Description of the property.

All that piece and parcel of the property bearing

1. **Plot No. 143** area adm. 371.45 Sq. Mtr.,
2. **Plot No. 144** area adm. 379.95 Sq. Mtr. and
3. **Plot No. 145** area adm. 454.65 Sq. Mtr.

in **Sector P-34, NH-Jeshtha and Vaishakh, CIDCO** situated at village **Nashik**, Taluka, & District: Nashik within the limits of Nashik Municipal Corporation, Nashik and bounded as follows:

Plot No. 143

On or Towards East : Plot No. 133 and 134
On or Towards West : 15 Mtr. Road
On or Towards South : Plot No. 142
On or Towards North : Plot No. 144

Plot No. 144

On or Towards East : Plot No. 131, 132, 133
On or Towards West : 15 Mtr. Road
On or Towards South : Plot No. 143
On or Towards North : Plot No. 145

Plot No. 145

On or Towards East : Plot No. 130 and 131
On or Towards West : 15 Mtr. Road
On or Towards South : Plot No. 144
On or Towards North : 9.00 Mtr. Road

Pawan P. Chandratre
B.Com., LL.B. Advocate
Off. 1, Second Floor, Kuruvilla House,
Near San Infotech, Cananda Corner,
Old Commissioner Office, Link Road,
Sharanpur Road, Nashik - 5.

2) The documents of allotment of plot.

- a) TDR Sale Deed registered at Sr. No. 1624/2022 on 15/02/2022 at Nashik 7 executed by Mr. Hemant Vishwanath Malpani in favour of Ashish Hemant Malpani, Mrs. Hemlata Hemant Malpani, Ujjwala Somnath Malpani, Jayesh Somnath Malpani and Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani in respect of TDR
- b) TDR Sale Deed registered at Sr. No. 1628/2022 on 15/02/2022 at Nashik 7 executed by Mrs. Bebiben Chandrakant Patel in favour of Ashish Hemant Malpani, Mrs. Hemlata Hemant Malpani, Ujjwala Somnath Malpani, Jayesh Somnath Malpani and Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani in respect of TDR
- c) Lease Deed registered at Sr. No. 3064/2021 on 23/03/2021 at Nashik 7 between CIDCO and M/s. Barakha Agricultural Pvt. Ltd. through its Director Mr. Rajendra Rasiklal Shah through GPA holder Mr. Chandrashekhar Babulal Shah in respect of Plot No. 143
- d) Lease Deed registered at Sr. No. 3066/2021 on 23/03/2021 at Nashik 7 between CIDCO and M/s. Barakha Agricultural Pvt. Ltd. through its Director Mr. Rajendra Rasiklal Shah through GPA holder Mr. Chandrashekhar Babulal Shah in respect of Plot No. 144
- e) Lease Deed registered at Sr. No. 3068/2021 on 23/03/2021 at Nashik 7 between CIDCO and M/s. Barakha Agricultural Pvt. Ltd. through its Director Mr. Rajendra Rasiklal Shah through GPA holder Mr. Chandrashekhar Babulal Shah in respect of Plot No. 145
- f) Deed of Assignment registered at Sr. No. 3070/2021 on 23/03/2021 at Nashik 7 executed by M/s. Barakha Agricultural Pvt. Ltd. through its Director Mr. Rajendra Rasiklal Shah through GPA holder Mr. Chandrashekhar Babulal Shah in favour of M/s. Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani and Ashish Hemant Malpani, Hemlata Hemant Malpani, Ujjwala Somnath Malpani and Jayesh Somnath Malpani in respect of Plot No. 143 to 145
- g) Commencement Certificate issued by Nashik Municipal Corporation bearing No. LND/BP/B2/623/2022 Dt. 25/03/2022
- h) Tripartite Agreement Dt. 07/04/2021 between CIDCO and M/s. Barkha Agricultures Pvt Ltd through its Director Mr. Rajendra Rasiklal Shah through GPA holder Mr. Chandrashekhar Babulal Shah and M/s. Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani, Ashish Hemant Malpani, Hemlata Hemant Malpani, Ujjwala Somnath Malpani and Jayesh Somnath Malpani, in respect of Plot No. 143, 144 & 145
- i) Plot Transfer Order by CIDCO bearing No. CIDCO/ADMN/NSK/1105 Dt. 07/04/2021 in respect of Plot No. 143
- j) Plot Transfer Order by CIDCO bearing No. CIDCO/ADMN/NSK/1106 Dt. 07/04/2021 in respect of Plot No. 144
- k) Plot Transfer Order by CIDCO bearing No. CIDCO/ADMN/NSK/1107 Dt. 07/04/2021 in respect of Plot No. 145
- l) General Power of Attorney Dt. 03/07/1997
- m) Possession Receipt Dt. 28/09/1998 in respect of Plot No. 143
- n) Possession Receipt Dt. 26/06/1998 in respect of Plot No. 144
- o) Possession Receipt Dt. 28/09/1998 in respect of Plot No. 145

3) 7/12 extract or property card issued by, Talathi – Not Applicable as it is CIDCO Property.

4) Search report for 30 years from 1994 to 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

1. Mr. Ashish Hemant Malpani,
2. M/s. Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani,
3. Mrs. Hemlata Hemant Malpani,
4. Mrs. Ujjwala Somnath Malpani and
5. Mr. Jayesh Somnath Malpani

Pawan P. Chandratre

B.Com., LL.B. Advocate
Off.1, Second Floor, Kuruvilla House,
Near San Infotech, Canada Corner,
Old Commissioner Office, Link Road,
Sharanpur Road, Nashik - 5.

i.e. owner of the land i.e. **Plot No. 143** area adm. 371.45 Sq. Mtr., **Plot No. 144** area adm. 379.95 Sq. Mtr. and **Plot No. 145** area adm. 454.65 Sq. Mtr. in **Sector P-34, NH-Jeshtha and Vaishakh, CIDCO** situated at village **Nashik**, Taluka, & District: Nashik within the limits of Nashik Municipal Corporation, Nashik is clear and marketable.

(4) Qualifying comments/remarks if any – NIL

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

Encl : Annexure.



Yours Faithfully,

Advocate

Pawan P. Chandratre
B.Com. LL.B. Advocate
Off. 1, Second Floor, Kuruvilla House,
Near San Informa, Canada Corner,
Old Commissioner Office Link Road,
Sharanpur Road, Nashik - 5.

FORMAT - A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

1. City and Industrial Development Corporation of Maharashtra Limited is incorporated under the INDIAN COMPANIES ACT, 1956 having its registered office at: NIRMAL, Second floor, Nariman Point, Mumbai and Administrative office at CIDCO, New Nashik. Main object of the corporation is to develop the lands and avail the tenements, flats, plots to the needy persons.
2. As per the motive of the corporation, they requested the Government of Maharashtra for acquisition of the lands. As per the request, government acquired the lands and handed over to the CIDCO, New Nashik.
3. The CIDCO as per the provisions of Section 40 of The M.R.T.P. ACT developed the lands and declared as Scheme for the needy persons.
4. **Plot No. 143**
5. As per Scheme M/s. Barakha Agricultural Pvt. Ltd. applied for allotment of Plot and CIDCO allotted them **Plot No. 143** area adm. 371.45 Sq. Mtr. in **Sector P-34, NH-Jeshtha and Vaishakh, CIDCO** situated at village **Nashik**, Taluka, & District: Nashik and CIDCO issued them Possession Receipt Dt. 28/09/1998 and also executed Agreement to Lease Dt. 28/09/1998.
6. It appears by Lease Deed registered at Sr. No. 3064/2021 on 23/03/2021 at Nashik - 7, that CIDCO entered into Lease Deed with M/s. Barakha Agricultural Pvt. Ltd. through its Director Mr. Rajendra Rasiklal Shah through GPA holder Mr. Chandrashekhar Babulal Shah in respect of **Plot No. 143** area adm. 371.45 Sq. Mtr. in **Sector P-34, NH-Jeshtha and Vaishakh, CIDCO** situated at village **Nashik**, Taluka, & District: Nashik, for the period of 95 years commencing from 28/09/1998.
7. **Plot No. 144**
8. As per Scheme M/s. Barakha Agricultural Pvt. Ltd. applied for allotment of Plot and CIDCO allotted them **Plot No. 144** area adm. 379.95 Sq. Mtr. in **Sector P-34, NH-Jeshtha and Vaishakh, CIDCO** situated at village **Nashik**, Taluka, & District: Nashik and CIDCO issued them Possession Receipt Dt. 26/06/1998 and also executed Agreement to Lease Dt. 26/06/1998..
9. It appears by Lease Deed registered at Sr. No. 3066/2021 on 23/03/2021 at Nashik - 7, that CIDCO entered into Lease Deed with M/s. Barakha Agricultural Pvt. Ltd. through its Director Mr. Rajendra Rasiklal Shah through GPA holder Mr. Chandrashekhar Babulal Shah in respect of **Plot No. 144** area adm. 379.95 Sq. Mtr. in **Sector P-34, NH-Jeshtha and Vaishakh, CIDCO** situated at village **Nashik**, Taluka, & District: Nashik, for the period of 95 years commencing from 26/06/1998.
10. **Plot No. 145**
11. As per Scheme M/s. Barakha Agricultural Pvt. Ltd. applied for allotment of Plot and CIDCO allotted them **Plot No. 145** area adm. 454.65 Sq. Mtr. in **Sector P-34, NH-**

Pawan P. Chandratre
 B.Com., LL.B. Advocate
 Off.1, Second Floor, Kurivilla House,
 Near San Infotech, Canada Corner,
 Old Commissioner Office Link Road,
 Sharanpur Road, Nashik - 5

Jeshtha and Vaishakh, CIDCO situated at village **Nashik**, Taluka, & District: **Nashik** and CIDCO issued them Possession Receipt Dt. 28/09/1998 and also executed Agreement to Lease Dt. 28/09/1998.

12. It appears by Lease Deed registered at Sr. No. 3068/2021 on 23/03/2021 at Nashik - 7, that CIDCO entered into Lease Deed with M/s. Barakha Agricultural Pvt. Ltd. through its Director Mr. Rajendra Rasiklal Shah through GPA holder Mr. Chandrashekhar Babulal Shah in respect of **Plot No. 145** area adm. 454.65 Sq. Mtr. in **Sector P-34, NH-Jeshtha and Vaishakh, CIDCO** situated at village **Nashik**, Taluka, & District: **Nashik**, for the period of 95 years commencing from 28/09/1998

13. It appears by Deed of Assignment registered at Sr. No. 3070/2021 on 23/03/2021 at Nashik - 7 that M/s. Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani, Mr. Ashish Hemant Malpani, Mrs. Hemlata Hemant Malpani, Mrs. Ujjwala Somnath Malpani and Mr. Jayesh Somnath Malpani purchased **Plot No. 143** area adm. 371.45 Sq. Mtr., **Plot No. 144** area adm. 379.95 Sq. Mtr. and **Plot No. 145** area adm. 454.65 Sq. Mtr. in **Sector P-34, NH-Jeshtha and Vaishakh, CIDCO** situated at village **Nashik**, Taluka, & District: **Nashik** from M/s. Barakha Agricultural Pvt. Ltd. through its Director Mr. Rajendra Rasiklal Shah through GPA holder Mr. Chandrashekhar Babulal Shah. As per said Deed of Assignment, purchaser acquired following share in the said plot:

Sr. No.	Name of Owner	Share
1.	M/s. Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani	10.00%
2.	Mr. Ashish Hemant Malpani	27.50%
3.	Mrs. Hemlata Hemant Malpani	27.50%
4.	Mrs. Ujjwala Somnath Malpani	17.50%
5.	Mr. Jayesh Somnath Malpani	17.50%

14. It appears by Tripartite Agreement Dt. 07/04/2021 and Plot Transfer Order bearing No. CIDCO/ADMN/NSK/1105 Dt. 07/04/2021 that CIDCO transferred **Plot No. 143** area adm. 371.45 Sq. Mtr., in **Sector P-34, NH-Jeshtha and Vaishakh, CIDCO** situated at village **Nashik**, Taluka, & District: **Nashik** from /s. Barakha Agricultural Pvt. Ltd. through its Director Mr. Rajendra Rasiklal Shah through GPA holder Mr. Chandrashekhar Babulal Shah to M/s. Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani, Mr. Ashish Hemant Malpani, Mrs. Hemlata Hemant Malpani, Mrs. Ujjwala Somnath Malpani and Mr. Jayesh Somnath Malpani.

15. It appears by Tripartite Agreement Dt. 07/04/2021 and Plot Transfer Order bearing No. CIDCO/ADMN/NSK/1106 Dt. 07/04/2021 that CIDCO transferred **Plot No. 144** area adm. 379.95 Sq. Mtr., in **Sector P-34, NH-Jeshtha and Vaishakh, CIDCO** situated at village **Nashik**, Taluka, & District: **Nashik** from /s. Barakha Agricultural Pvt. Ltd. through its Director Mr. Rajendra Rasiklal Shah through GPA holder Mr. Chandrashekhar Babulal Shah to M/s. Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani, Mr. Ashish Hemant Malpani, Mrs. Hemlata Hemant Malpani, Mrs. Ujjwala Somnath Malpani and Mr. Jayesh Somnath Malpani.

16. It appears by Tripartite Agreement Dt. 07/04/2021 and Plot Transfer Order bearing No. CIDCO/ADMN/NSK/1107 Dt. 07/04/2021 that CIDCO transferred **Plot No. 144** area adm. 454.65 Sq. Mtr., in **Sector P-34, NH-Jeshtha and Vaishakh, CIDCO** situated at village **Nashik**, Taluka, & District: **Nashik** from /s. Barakha Agricultural Pvt. Ltd. through its Director Mr. Rajendra Rasiklal Shah through GPA holder Mr. Chandrashekhar Babulal Shah to M/s. Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani, Mr. Ashish Hemant Malpani, Mrs. Hemlata Hemant Malpani, Mrs. Ujjwala Somnath Malpani and Mr. Jayesh Somnath Malpani.

Pawan P. Chandratre

B.Com., LL.B. **Advocate**

Off.1, Second Floor, Kuruvilla House,
Near San Infotech Canada Corner,
Old Commissioner Office Link Road,
Sharanpur Road, Nashik - 5

17. It appears by TDR Sale Deed registered at Sr. No. 1624/2022 on 15/02/2022 at Nashik - 7, that Mr. Ashish Hemant Malpani, Mrs. Hemlata Hemant Malpani, Ujjwala Somnath Malpani, Jayesh Somnath Malpani and Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani purchased TDR from Mr. Hemant Vishwanath Malpani.
18. It appears by TDR Sale Deed registered at Sr. No. 1628/2022 on 15/02/2022 at Nashik 7, that Ashish Hemant Malpani, Mrs. Hemlata Hemant Malpani, Ujjwala Somnath Malpani, Jayesh Somnath Malpani and Malpani Jain Builders A partnership firm through its partner Mr. Hemant Vishwanath Malpani purchased TDR from Mrs. Bebiben Chandrakant Patel.
19. It appears that Mr. Ashish Hemant Malpani and others developed the said plot and obtained Commencement Certificate by NMC bearing No. LND/BP/B2/623/2022 Dt. 25/03/2022, for commercial and residential purpose.
- 3) I have taken online search on IGR website of the record available at that time for the year 1994 to 2023 (30 Years). Some Index-II entries may not be found due to non-availability of record on IGR website / due to technical issues / human error. Out of available record, as per my opinion, no adverse entry is found in respect of the said property. As per the documents produced before me, I am of the opinion that there is no encumbrance on the said property.
- 4) Any other relevant title.- NIL
- 5) Litigations if any. - NIL
- Date: 21/08/2023



Yours Faithfully,

Advocate

Pawan P. Chandratre

B.Com., LL.B. Advocate
Off.1, Second Floor, Kuruvilla House,
Near S. Infotech, Canada Corner,
Old Commissioner Office Link Road,
Sharanpur Road, Nashik - 5.