



ANISH RAMAKANT GANORE
ADVOCATE

Chamber No. 125, Building No.2,
District Court, Nashik – 422 002
Mob. No.9158281778

FORMAT-A
(Circular No.28/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to area 1753.92 Sq.Mtr. out of 10000.00 Sq.Mtr. bearing Gat No.2658/1 situated at village Ozar, Tal. Niphad, Dist.Nashik (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of and following documents i.e.:-

- 1) Description of the property
- 2) The documents of allotment of plot
- 3) 7/12 extract or property card issued by Talathi, Ozar dated 14/10/2022 mutation entry no.6183
- 4) Search report for 30 years from 1982 till 2022

2/- On perusal of the above mentioned documents and all other relevant document relating to title of the said property I am the opinion that the title of following owner is clear, marketable and without any encumbrances.

Owners of the land

- 1) Mr.Anil Ramkrushna Bhambere
 - 2) Mrs. Vidya Anli Bhambere
- Gat No.2658/1 situated at village Ozar Township, Tal. Niphad, Dist.Nashik
- 4) Qualifying comments/remarks if any.....


Adv. Anish R. Ganore
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District Court, Nashik.
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3/- The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl. Annexure

Date : 14/10/2022



Advocate

Adv. Anish R. Ganore
B.S.L., LL.B.
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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7/12 extract/P.R.Card as on date of application for registration.
- 2) Mutation Entry No. 6183
- 3) Search report for 30 years from 1982 taken from Sub-Registrar office at Niphad, Tal.Niphad, Dist.Nashik.
- 4) Any other relevant title.
- 5) Litigations if any.

Date :- 14/10/2022

Advocate

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Date : - 07/10/2022

TITLE REPORT
TO WHOM SO EVER IT MAY CONCERN

1] **NAME OF THE OWNER AND HOLDER:**

1.Mr.Anil Ramkrushna Bhambere

2.Mrs. Vidya Anli Bhambere

Both R/o Ojhar, Tal.Niphad, Dist.Nashik

2] **DESCRIPTION OF PROPERTY:** All that peace and parcel of the land area adm area 1753.92 Sq.Mtr. out of 10000.00 Sq.Mtr. bearing Gat No.2658/1 situated at village Ozar, Tal. Niphad, Dist.Nashik.

All the sald property together with existing right of esements, access, colony road, openspace and with right of ownership.

3] On the request of Mr.Anll Ramkrushna Bhambere & Mrs. Vidya Anil Bhambere R/o.Nashik. I have Investigated the title of above plot property For that purpose, they had presented following documents before me.

1. 7/12 Extracts 1982 to 2022.
2. Mutation entries (6-D Entries).
3. Copy of Sale Deed No.887/2001 dtd.09.03.2001.
4. Building Plan dtd. 11.05.2022
5. Commencement Certificate dtd.11.05.2022.
6. RERA Certificate dtd.

After perusing above documents I found the details of title as follows.

1. In the year 1981 the 7/12 extract shows that the land bearing Gat No.2658 was owned and possessed by Laxman Bhaurao Shinde and in other right column there is charges of bunding and Ojhar society changes.


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2. M.E.No.722 This mutation is torn but it seems that bunding charge was deleted from other right column.

3. M.E.No.1142 dtd.12.01.1987 shows that Laxman Bhaurao Shinde died on 10.12.1986 leaving behind following legal heirs.

No.	Name	Age	Relation
1.	Parvatabai Laxman Shinde	36	Wife
2.	Kailas Laxman Shinde	16	Son
3.	Dipak Laxman Shinde	14	Son
4.	Sandip Laxman Shinde	12	Son
5.	Nandu Laxman Shinde	10	Daughter

Hence the name of heirs entered on record and No.1 as a guardian of No.2 to 5.

4. M.E.No.4878 dtd.06.07.1998 shows that Ganga Laxman Shinde after marriage Sunanda Ramdas Rovgade without any consideration released her heirship rights In favor of her brothers by way of release deed on 100/- rupees stamp. Hence her name was deleted from the record of rights.

5. M.E.No.6183 dtd.23.06.2001 show that the present owner Anll Ramkrushna Bhambere & Vidya Anll Bhambere for the consideration of Rs.10,00,000/- purchased area 0 H.93 R+ P.K. 00 H. 07 R from Parvatabai Laxman Shinde & others on 09.03.2001. Hence the name of purchaser entered on record of rights.

The above sale deed was registered In the office of Sub Registrar, Niphad at Sr.No.887/2001 dtd.09.03.2001.

6. M.E.No.11510 dtd.23.08.2004 shows that area 7800.00 Sq.Mtr. out of Gat No.2657 and 2200.00 Sq.mtr. out of Gat No.2658 owned by Karbhari Bhaurao Shinde. And he prepared a layout on the land which is approved by Assistant Director, Town Planning, Nashik, and converted Into non agricultural use by the order of Sub Divisional Officer, Niphad. Hence the layout land given hissa as 2658/2 and remaining land given hissa No.2658/1.

7. M.E.No.27962 dtd.23.07.2020 shows that as per Maharashtra Government number unique No.18 Government rules, letter No.RNI No.MAHBIL/064/13/1/2012 dtd.18.10.2017 of Revenue & Forest Department and order No.Masha/Kaksh/03/05/2017/33/

Adv. Ani
Dist
M

140450 of Collector, Nashik the revenue village Ojhar divided in new village Ojhar Town ship and now village given status of revenue village. Hence effect taken on record.

8. Further It appears that the land owners prepared a building plan which is approved by Deputy Metropolitan Planner, NMRDA, Nashik by development permission and commencement certificate No.Ja.Kra.Na.Ma.Pra./Sudha.Abhi.Ba.P./Mau, Ojhar, Ta. Niphad/ Gat No.2858/1/1038 dtd.11.05.2022.

9. Further It appears that the owner registered the said project with Maha RERA and having its registration No. dtd.

OPINION

After perusing all the above mentioned documents, I am of the opinion that above said owners Mr.Anil Ramkrushna Bhambere & Mrs.Vidya Anil Bhambere are legally clear, negotiable and marketable title over above said land, which is free from all charges, encumbrances and defects of whatsoever nature, and owners are empower to construct and sell the constructed premises thereon.

This title report is issued on the strength of documents presented before me by Mr.Anil Ramkrushna Bhambere & Mrs.Vidya Anil Bhambere.

Hence This TITLE REPORT

Nashik
Date :- 07/10/2022


Advocate

Adv. Anish R. Ganore
B.S.L., LL.B.
District Court, Nashik.
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R. Ganore
B.S.L., LL.B.
Court, Nashik.
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INDEX-II SEARCH REPORT
TO WHOM SO EVER IT MAY CONCERN

1] NAME OF THE OWNER AND HOLDER:

1.Mr.Anil Ramkrushna Bhambere

2.Mrs. Vidya Anli Bhambere


Both R/o Ojhar, Tal.Niphad, Dist.Nashik

2] DESCRIPTION OF PROPERTY: All that peace and parcel of the land area adm area 1753.92 Sq.Mtr. out of 10000.00 Sq.Mtr. bearing Gat No.2658/1 situated at village Ozar, Tal. Niphad, Dist.Nashik

All the sald property together with existing right of esements, access, colony road, openspace and with right of ownership.

On the request of Mr.Anil Ramkrushna Bhambere & Mrs.Vidya Anil Bhambere, I have taken Index-II search of above property for last 30 years i.e.1993 to 2022.

I have paid the search fee by Challan No. MH008936440202 223E dtd.07/10/2022 and as per register Index-II search from 1993 to 2002 & online Index-II search from 2003 to till today the details of search are as follows.


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Year	Particulars
1992	Record not available It is in torned position.
1993	Record not available It Is In torned position.
1994	Record is available but there is no relevant entry found.
1995	Record is available but there is no relevant entry found.
1996	Record not available It Is In torned position.
1997	Record not available It Is In torned position.
1998	Record is available but there is no relevant entry found.
1999	Record is available but there is no relevant entry found.

2000 Record is available but there is no relevant entry found.
2001 Record is available entry found the details are as follows.

Sale Deed No.887 dtd.09.03.2001

Purchaser : 1.Mr.Anil Ramkrushna Bhambere
2.Mrs. Vidya Anil Bhambere

Seller : Parvatabai Laxman Shinde and others
(01 Hec. 00 Aar out of Gat No.2658)

Online search from 2003 to 2022 the details are as follows.

2003	No Entry Found.
2004	No Entry Found.
2005	No Entry Found.
2006	No Entry Found.
2007	No Entry Found.
2008	No Entry Found.
2009	No Entry Found.
2010	No Entry Found.
2011	No Entry Found.
2012	No Entry Found.
2013	No Entry Found.
2014	No Entry Found.
2015	No Entry Found.
2016	No Entry Found.
2017	No Entry Found.
2018	No Entry Found.
2019	No Entry Found.
2020	No Entry Found.
2021	No Entry Found.
2022	No Entry Found.

As per online Index-II search till today there is no adverse entry found and Mr.Anil Ramkrushna Bhambere & Mrs.Vidya Anil Bhambere are legally clear, negotiable and marketable title over above said property.

Note. This search report is issued as per available Index-II register and online available record.

Hence This TITLE REPORT

Nashik

Date :- 07/10/2022



Advocate

Adv. Anish R. Ganore

B.S.L., LL.B.

District Court, Nashik.

Mob. 9158281778



CHALLAN
MTR Form Number-6



GRN	MH008936440202223E	BARCODE			Date	07/10/2022-17:17:53	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee			TAX ID / TAN (If Any)			
	Other Items			PAN No.(If Applicable)			
Office Name	NPD_NIPHAD SUB REGISTRAR			Full Name	ADV ANISH GANORE		
Location	NASHIK			Flat/Block No.			
Year	2022-2023 One Time			Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201	SEARCH FEE		750.00	Area/Locality	NASHIK		
				Town/City/District			
				PIN			
				Remarks (If Any)	MAUJE OJHAR GAT NO.2658/1 SEARCH FEE FOR 30 YEARS		
				Amount In	Seven Hundred Fifty Rupees Only		
Total			750.00	Words			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332022100718572	2770727540
Cheque/DD No.				Bank Date	RBI Date	07/10/2022-17:18:45	Not Verified with RBI
Name of Bank				Bank-Branch	IDBI BANK		
Name of Branch				Scroll No. . Date	Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 0000000000