

TITLE SEARCH REPORT

"PROJECT APPROVAL"

"THREE LEAVES PHASE ONE"

NAME OF OWNER/ DEVELOPER -

MR. KASHINATH NIVRUTTI MOTKARI AND OTHERS *AS OWNERS* AND DEEPAK INFRA AND HOMES PVT. LTD. THROUGH DIRECTOR DEEPAK KALYANJI CHANDE.

NAME OF UNION BANK OF INDIA

Title issued by:

MANISH S. CHINDHADE

ADVOCATE



Ref.TR/C. Asso/September/2023.

Date: - 04/09/2023.

PROJECT APPROVAL REPORT OF
"THREE LEAVES PHASE ONE"

1.	Name and address of the Branch to whom the title report is given	Union Bank of India, Retail Asset Branch, Nashik.
2.	Name of the Account and details of the Borrower/s	<u>Future Purchaser of the Flat/Unit in the project known as "THREE LEAVES PHASE ONE"</u>
3.	Full Description of Property	<p>All the piece and parcel of Project known as <u>"THREE LEAVES PHASE ONE"</u> constructed/ to be constructed on S. No. 789/3 area adm. 2 H 31.05 R + Pot kharaba 0 H 01.00 R total area adm. 2 H 32.05 R, the property is situated at Village-Nashik, Tal. & Dist. Nashik within the Nashik Municipal Corporation, Nashik.</p> <p>As per the Letter issued by Builder on 05/01/2023, <u>"THREE LEAVES PHASE ONE"</u> will be consisting Building A and Building C.</p> <p>Building A constructed/ to be constructed on area adm. (Total building Built-up) 32643.45 Sq. Mtrs. out of S. No. 789/3 area adm. 2 H 31.05 R + Potkharaba 0 H 01.00 R total area adm. 2 H 32.05 R.</p> <p><u>Boundaries of Building A</u> (as per Letter issued by Builder):</p> <p>East: Building -B. West: Commercial Building. South: S. No. 798/2. North: S. No. 789/4+2(p).</p> <p>Building C constructed/ to be constructed (Total building Built-up) area adm. 22880.28 Sq. Mtrs. out of S. No. 789/3 area adm. 2 H 31.05 R + Potkharaba 0 H 01.00 R total area</p>



		<p>adm. 2 H 32.05 R.</p> <p>Boundaries of Building C (as per Letter issued by Builder):</p> <p>East: Open Space.</p> <p>West: Building-B.</p> <p>South: S. No. 798/2.</p> <p>North: S. No. 789/4+2(p).</p>
4.	- Name/s of the Owner/s (full description of the owner/s should be given)	<p>Nil - as the file is for project approval report.</p> <p>MR. KASHINATH NIVRUTTI MOTKARI AND OTHERS AS OWNERS AND DEEPAK INFRA AND HOMES PVT. LTD. THROUGH DIRECTOR DEEPAK KALYANJI CHANDE.</p>
5.	<p>Nature of ownership</p> <p><input type="checkbox"/> Freehold</p> <p><input type="checkbox"/> Lease hold (mention the residual lease term clearly)</p> <p><input type="checkbox"/> License</p> <p><input type="checkbox"/> Undivided Interest (mention the shares)</p> <p><input type="checkbox"/> Trust Property (mention whether the borrower is a Trustee or beneficiary)</p> <p><input type="checkbox"/> Assignee/Grantee of Govt.</p> <p><input type="checkbox"/> Cultivating tenant</p> <p><input type="checkbox"/> Title only by possession (mention whether adverse possession/or others)</p> <p><input type="checkbox"/> As a Member/share holder of society</p> <p><input type="checkbox"/> As a mortgagee</p> <p><input type="checkbox"/> As a servant owner of easement right</p> <p>Any other (Please mention the nature of ownership here)</p>	<p>Yes. (Freehold).</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p> <p>N.A.</p>
6.	<p>Tracing of title: - This is to certify that, I have investigated the title of the property</p>	



described above & for that purpose I have caused to inspect the Revenue Records & searches from the available records from the year 1993 to 2023.

FLOW OF TITLE

- 1) Originally S. No. 789/3 having area adm. 2 H 31.5 R + Potkharaba 0 H 1 R total area adm. 2 H 32.5 R the property is situated at Village-Adgoan, Tal. & Dist. Nashik within the Nashik Municipal corporation, Nashik-5 was owned & possessed by *Mr. Mr. Nivrutti Yashwant Motkari, Mr. Hiranman Nivrutti Motkari, Mr. Kashinath Nivrutti Motkari, Mr. Valmik Nivrutti Motkari, Mr. Ashok Nivrutti Motkari, Mr. Dnyaneshwar Nivrutti Motkari, Mr. Kailas Nivrutti Motkari, Mr. Suresh Nivrutti Motkari* before the year 1993.
- 2) There was a remark of "Excess Area for area adm. 11733.33 Sq. Mtrs." mutated in other rights column of the revenue records of said Survey Number. It appears from the records that, the said remark deleted as per the order issued on 01/01/1994. Accordingly changes are made in revenue records vide mutation Entry No. 31564 dated 21/01/1994.
- 3) Owners, Mr. Nivrutti Yashwant Motkari and others prepared a tentative lay-out in respect of said property. The same was sanctioned by Nashik Municipal Corporation on 12/03/1998 vide its no. IND/WS-537/66/3.
- 4) There was a charge of Kalika Vividh Karya. Saha. (Vikas) Seva Santha Marya. Nashik in other rights column of the revenue records of the said property. The said loan was repaid and thereby the charge of said society deleted from other rights column of the revenue records of the said property vide Mutation Entry No. 38686 dated 04/09/1998.
- 5) It appears from the records that, one of the co-owner of the said property, Mr. Kailas Nivrutti Motkari died on 18/08/1996 leaving behind his legal heirs namely Aasha Kailas Motkari and Vrushali Kailas Motkari. Thereby the names of above mentioned legal heirs are mutated in owners' column of the revenue records vide Mutation Entry No. 39170 dated 19/12/1998.
- 6) **N.A. Permission:** - Mr. Nivrutti Yashwant Motkari and others made an application for conversion of the use of said land i.e. S. No. 789/3 for Non-agricultural purpose. Thereby Collector of Nashik issued an order vide no.

Maha/Kaksh-3/B.S.P.K./83/99 on 16/12/1999. Thereby the use of the said land converted to the non-Agricultural purpose. Accordingly changes are made in revenue records vide Mutation Entry no. 39271 dated 06/01/1999.

- 7) Navnath Baban Motkari filed a Spl. C.S. No. 148/2003 against Mr. Hiranand Nivrutti Motkari and others in respect of Survey No. 789/3. Thereby a Notice of Lis-pendency for the said suit is registered in the office of sub registrar vide Reg. No. 588/2004 dated 03/05/2003. Thereby the remark of "Not to Sale or Transfer" mutated to other right column of property extract vide Mutation Entry No. 50760 dated 28/04/2004.
- 8) It appears from the records that, there was a lis-pendency mutated pertaining to the litigation, Spl.C.S. No. 148/2003 mutated to the revenue record of the said Property. Further the said suit was dismissed on 04/02/2009. Thereby the remark of "Not To sale or Transfer" has been deleted from the other rights column from property extract vide Mutation Entry No. 64034 dated 18/03/2009.
- 9) It appears from the records that, the petitioner filed an appeal no. 18544/2009 in the Hon. Supreme Court. As per the order passed by the Hon. Court, remark of "Status Quo" was mutated in other rights column of the revenue records vide Mutation Entry No. 67105 dated 25/03/2010.
- 10) It appears from the records that, 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.
- 11) There was a remark of "Status Quo" mutated in other rights column of the said property in respect of Appeal No. 18544/2009 in the Hon. Supreme Court. The said appeal was dismissed by the Hon'ble apex Court. Thereby the remark of "Status Quo" deleted from other rights column of the said property vide Mutation Entry No. 501634 dated 22/11/2019.
- 12) It appears from the records that, one of the co-owner, Nivrutti Yashwant Motkari died on 21/12/1998 leaving behind his legal heirs namely Kashinath



Nivrutti Motkari, Hiranman Nivrutti Motkari (deceased) through legal heirs A) Chandrakala Hiranman Motkari, B) Bhalchandra Hiranman Motkari, Dnyaneshwar Nivrutti Motkari, Suresh Nivrutti Motkari, Nanda Ashok Motkari, Bharati Ashok Motkari, Rohini Ashok Motkari, Chetana Ashok Motkari, Rina Ashok Motkari, Asha Kailas Motkari, Vrushali Kailas Motkari, Valmik Nivrutti Motkari, Hirabai Nivrutti Motkari alias Hirabai Anandrao Gaikwad, Bebibai Nivrutti Motkari alias Bebibai Barku Mahajan, Indubai Nivrutti Motkari alias Indubai Budha Wadge. Thereby names of above mentioned legal heirs mutated in owners' column of the revenue records vide Mutation Entry No. 501901 dated 14/02/2020.

13) *Kashinath Nivrutti Motkari, Valmik Nivrutti Motkari, Dnyaneshwar Nivrutti Motkari, Suresh Nivrutti Motkari, Bharati ashok Motkari alias Bharati Anil Mahajan, Rohini Ashok Motkari alias Rohini Sharad Mahajan, Chetana Ashok Motkari alias Chetana Manoj Shewale, Rina Ashok Motkari alias Rina Sumit Khairnar, Nanda Ashok Motkari, Asha Kailas Motkari, Vrushali Kailas Motkari, Chandrakala Hiranman Motkari, Bhalchandra Hiranman Motkari, Hirabai Nivrutti Motkari alias Hirabai Anandrao Gaikwad, Bebibai Nivrutti Motkari alias Bebibai Barku Mahajan, Indubai Nivrutti Motkari alias Indubai Budha Wadge* executed a Development Agreement and General Power of Attorney with the consent of *Shashikant Kashinath Motkari and others* in respect of S. No. 789/3 area adm. 2 H 31.05 R + Potkharaba 0 H 01 R total area adm. 2 H 32.05 R property situated in Village Nashik-5 Tal. Dist. Nashik within the local limits of Nashik Municipal Corporation in favor of *Deepak Infra and Homes Pvt. Ltd. through Director Mr. Deepak Kalyanji Chande*. The said Development Agreement and General Power of Attorney is registered in the office of sub-registrar of Nashik-5 vide Reg. No. 8913 and 8914 respectively. Thereby Mr. Deepak Kalyanji Chande acquired developmental rights of the said property. It appears from the contents of Development Agreement that, Owners are entitled to receive Rs. 2, 11, 50,000 as a monetary consideration and 41% Residential and 50% Commercial constructed premises out of total construction as a consideration. Accordingly name of the developer is mutated in other rights column of the revenue records vide Mutation Entry No.504028 dated 26/09/2022.

14) **Commencement:** The owners prepared a building Plan over the said property



i.e. S. No. 789/3. The same was approved and thereby Nashik Municipal Corporation Nashik, issued a Commencement Certificate vide Letter No. LND/BP/B2/253/2022 on 21/10/2022 for **Residential + Commercial** purpose.

15) The said project i.e. **"THREE LEAVES PHASE I"** is registered under the Real Estate Regulatory Authority vide Reg. No. P51600047728 on 21/11/2022.

16) It appears from the downloaded non-encumbrance certificate issued on 29/10/2022 by the Land owners **Mr. Deepak Kalyanji Chande, Director of Deepak Infra and Homes Pvt. Ltd.** that they have declared, that the said property is clean, marketable and free from all encumbrances and there are no charges or security interest created of what so ever nature on the said property.

17) On the basis of the same discussion it can be said that the title of the said property named as **"THREE LEAVES PHASE ONE" (Building A (Built-up) area adm. 32643.45 Sq. Mtrs. and Building C (Built-up) area adm. 22880.28 Sq. Mtrs.)** constructed/ to be constructed on S. No. 789/3 area adm. 2 H 31.05 R + Potkharaba 0 H 01.00 R total area adm. 2 H 32.05 R, the property is situated at **Village-Nashik, Tal. & Dist. Nashik** within the Nashik Municipal Corporation, Nashik is clear and marketable, is clear and marketable & free from all encumbrances. **Mr. Kashinath Nivrutti Motkari and Others** acquired ownership rights And **Deepak Infra And Homes Pvt. Ltd. Through Director Deepak Kalyanji Chande** acquired developmental rights of the said property.

5.	Title deeds/document details under which ownership is acquired	<p>1) Original Development Agreement dated 07/09/2022 along with the receipt of registration (Nsk-2, Reg. No.8913).</p> <p>2) Original General Power of Attorney dated 07/09/2022 along with the receipt of registration (Nsk-2, Reg. No.8914).</p>
6.	<p>List of encumbrances</p> <p>1) Nature of Encumbrance :</p> <p><input type="checkbox"/> Charge under Contract</p> <p><input type="checkbox"/> Mortgage</p>	<p>Nil.</p> <p>No.</p> <p>No.</p> <p>No.</p>

	<ul style="list-style-type: none"> <input type="checkbox"/> Negative Lien <input type="checkbox"/> Lease/Tenancy <input type="checkbox"/> Right of Maintenance/reversion <input type="checkbox"/> Charge by operation of Law <input type="checkbox"/> Preemption rights <input type="checkbox"/> Right to specific performance under an agreement to sell <input type="checkbox"/> Liens/First Charge under laws <input type="checkbox"/> Right of reversion to Government <input type="checkbox"/> Lis Pendens <p>2) Name of the person in whose favor encumbrance is subsisting</p> <p>3) Date on which encumbrance has come into existence.</p>	<p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>
<p>7.</p>	<p>View on encumbrance</p> <p>In the case of encumbrance, the advocate should clearly opine as to :</p> <ul style="list-style-type: none"> <input type="checkbox"/> How far such an encumbrance would affect the value of the property. <input type="checkbox"/> Any permission/approvals are required for the Bank to create security <input type="checkbox"/> The extent to which Bank's security would be jeopardized because of encumbrance <input type="checkbox"/> Manner and cost of removal of encumbrance 	<p>Yes.</p> <p>No.</p> <p>No.</p> <p>No. if the property will be discharged from the previous loan before creation of charge.</p> <p>Nil</p>
<p>8.</p>	<p>Regulatory Issues:</p> <p>Clearly provide the following details :</p> <ul style="list-style-type: none"> <input type="checkbox"/> Whether the property is affected by Land Ceiling Law <input type="checkbox"/> Whether the property is affected by Land fragmentation Law <input type="checkbox"/> Whether the property is affected 	<p>No.</p> <p>No.</p>

	<p>by forest law</p> <ul style="list-style-type: none"> <input type="checkbox"/> Whether the property is affected by Planning Law <input type="checkbox"/> Whether the property is affected by Urban Land Ceiling Law <input type="checkbox"/> Whether the property is affected by rent restriction/control Law <input type="checkbox"/> Whether the property is affected by Environment Law <input type="checkbox"/> Whether the property is affected by user restrictions under Municipal/revenue Law <input type="checkbox"/> Any other regulatory issue relating to property such as requirement of permission from Development Authority under law relating to Industrial Parks <p><u>Advocate has to give a report clearly that property is not subject any regulatory issues, if nothing above is applicable</u></p>	<p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>
<p>9.</p>	<p>Views on regulatory hurdles</p> <p>If the property is affected by regulatory issues, the Advocate has to give a clear view, as to :</p> <ul style="list-style-type: none"> <input type="checkbox"/> How far such an encumbrance would affect the value of the property. <input type="checkbox"/> Any permission/approvals are required for the Bank to create security <input type="checkbox"/> The extent to which Bank's security would be jeopardized because of encumbrance <input type="checkbox"/> Manner and cost of removal of 	<p>Nil.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>



	encumbrance	
10	List of documents/deeds provided to the Advocate and perused by him	1) Copy of 7/12 extract & Mutation Entries. 2) Copy of N.A. order dated 16/12/1999. 3) Original Development Agreement dated 07/09/2022 along with the receipt of registration (Nsk-2, Reg. No.8913). 4) Original General Power of Attorney dated 07/09/2022 along with the receipt of registration (Nsk-2, Reg. No.8914) 5) Copy of Commencement Certificate dated 21/10/2022. 6) Copy of Non-encumbrance certificate dated 29/10/2022. 7) Copy of RERA Registration Certificate dated 21/11/2022.
11	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined.	N.A.
12	List of further documents called for, examined and perused	Nil
13	Whether the documents examined are duly stamped as per the Stamp Act	Yes.
14	Whether the Registration endorsements are in order	Yes
15	Certificate of examination	Document/s found in order.
16	Certificate of title	"This is to certify that the title to the property of the borrower is clear and marketable & unnumbered and without



		any further act on the part of borrower" OR "This is to certify that the title to the property of the borrower is clear and marketable, & unencumbered and if the following acts/deeds are done or caused to be done: Nil
17	List of documents to be deposited for creating the mortgage by deposit of title deeds	(File is for Project Approval), For individual Flat purchaser the following documents are to be obtained. 1) Copy of Commencement Certificate. 2) Original Agreement along with the receipt of registration (after its execution). 3) NOC from owner/builder to mortgage said property. 4) Completion Certificate - (After receipt). 5) Original Deed of Apartment / Sale Deed along with the receipt of registration (after its execution)
18	Any other suggestion or Advise to protect the security interest of the Bank.	After perusal of all the above mentioned documents I suggest the bank to obtain the documents mentioned herein above & the charge to be created by way of Equitable Mortgage over the said property in favor of Union Bank & The charge of Union Bank of India to be mutated to the property extract.
19	Certificate of Original Verified.	Nil. (The File is for project Approval)
20	Certificate of Original as Genuine	Nil. (The File is for project Approval)
21	Verification of Sr. No. / description of the property	The period of search is taken 30 years in the office of Sub - Registrar Nashik, Search Receipt/Challan dated 04/09/2023.
	Verification of Sr. No. / description	As per on-line search chains of Documents

22	
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Place:

Date:

All the





	of the property	found in order
22	Whether the provision of Securitization Act is applicable	The Provision of the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 are applicable on the said property.

Place: Nasik.

Date: 04/09/2023.

Manish S. Chindhade.

Advocate

All the documents are herewith returned.





CHALLAN
MTR Form Number-6



SRN	MH007663194202324E	BARCODE			Date	05/09/2023-11:20:42	Form ID	
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Search Fee Other Items				TAX ID / TAN (If Any)			
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN				PAN No.(If Applicable)			
Location	PUNE				Full Name	Manish Shashikant Chindhade		
Year	2023-2024 One Time				Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE		750.00		Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Amount In	Seven Hundred Fifty Rupees Only			
				Words				
Total					750.00			
Payment Details				FOR USE IN RECEIVING BANK				
CENTRAL BANK OF INDIA				Bank CIN	Ref. No.	02810672023090515227	635163761	
Cheque-DD Details				Bank Date	RBI Date	05/09/2023-11:22:18	Not Verified with RBI	
Cheque/DD No.				Bank-Branch		CENTRAL BANK OF INDIA		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								

Department ID : 789426428
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.
Mobile No. : 8390192637

MH007663194202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Sep 2023	Receipt	Receipt no.: 1113064962
	Name of the Applicant :	Manish Shashikant Chindhade
	Details of property of which document has to be searched :	Dist :Nashik Village :Nashik Shahar S.No/CTS No/G.No. : 789
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH007663194202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51600047728

Project: **THREE LEAVES PHASE ONE**, Plot Bearing / CTS / Survey / Final Plot No.: **S NO 789/3** at **Nashik (M Corp.)**, Nashik, Nashik, 422009;

1. **Deepak Infra And Homes Private Limited** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422101**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **21/11/2022** and ending with **31/12/2030** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 21-11-2022 16:15:33

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 21/11/2022
Place: Mumbai