



**ADV.RAJASHREE BHASKAR SONAWANE KARDILE**

**M.com. LL.B**

**ADVOCATE**

**OFFICE - V8 Veer Chambers, Meghdoot , shopping Center opp. CBS ,  
Nashik Mob-9527296863**

**TITLE REPORT**

**To, Maha RERA,  
Mumbai**

**I. DESCRIPTION OF THE PROPERTY –**

All the Piece and parcel of Non – Agreement land bearing S.No 789/3  
Admeasuring area 2 hector 31.05 Aar+ 00 Hector 1 Are =2 Hector 32.05  
Aar situated lying and being at city Nashik Tal. And District Nashik , Which  
Is bounded to earth record of Right.

Towards East ; Survey no. 799

Towards west ; 30 mt. D.P. Road

Towards South ; Survey no.798/2

Towards North ; Survey no. 789/4/2

**II. NAME OF OWNERS AND POSSESSOR OF THE PROPERTIES –**

Mr. Kashinath Nivrutti Motkari and Others  
M/s Deepak Infra & Homes Ltd. Through its Director Mr.Deepak Kalyanji  
Chande. (Developer) Office at 101, 1st Floor, Anand Plaza, Nashik - Pune  
Road, Nashik Road, Nashik - 422101.

III. DOCUMENTS AVAILABLE :

1. 7/12 extract of last 30 years
2. Mutation Entries No. 23330,28628,36686,39170,39271,50760,64034,67105,103319,591634, 501971,504028.
3. Copy of Development Agreement and GPA in favor of Deepak Infra & Homes Pvt Ltd. Through Its Director Deepak Kalyanji Chande. at Sr.No. 8913/2022 & Sr. No- 8914/2022 Dated 07/09/2022.
4. N.A. Permission (Order under Maha /ksha -3/Non – Agriculture /83/1999 and also refer order no. Tenancy /SR/76/98 Dated 03.10.1998
5. Layout letter dated 12.03.1998

HISTORY OF THE PROPERTY –

M.E. NO - 23330 It apperars from mutation entry No. 23330 dated 03.03.1987 Govind Bhanudas Motakari , Sadashiv Sawliram Motkari , Nivrutti Yashwant Motakari made partition deed of their property as per the order of tahsildar Nashik Partition case No. 224 / 1986 dated 20.02.1987 therefore 789/3 2 Hector 31.5 Aar come to share of Nivrutti Yashwant Motkari therefore as per partition mutataion entry No.23330 is certified.

M.E. NO - 28628 It appears from mutation entry No. 28628 dated 13.11.1991 that Nivrutti Yashwant Motakari made a partition as per order of Tahsildar Nashik Under No. RTS/WA/Case No. /1928/91 under section 85 of Maharashtra Land revenue code 1966 therefore 789/3 adm. area Hector 2 Aar 31.5 +Pot Kharaba 00 H 1 aar = 2H 32.5 Aar come to share of Nivrutti Yashwant Motakari, Hiranman , Kashinath , Walmik , Ashok , Dnyaneshwer, Kailas , Suresh Therefore name of above persons is mutated to 7/12 extact ownweship side column and mutataion entry No. 28628 is certified.

M.E. NO - 38686 It appears from Mutation entry No. 38686 Dated 04.09.1998 that charge of Kalika Multipurpose Co-operative society is removed from rights column of 7/12 exact as per later issued by said society and Mutation entry No. 38686 is certified.

M.E. NO - 39170 It appears from Mutation Entry No.39170 dated 19.12.1998 that co sharer Kailash Nivrutti Motkari dies On 18.08.1996 leaving behind following successors Aasha Kailas Motkari wife, Vrushali Kailas Motkari daughter therefore name of above successors come to record of right by removing name of Kailas Nivrutti Motkari and Mutation Entry No. 39170 is Certified.

M.E. NO - 39271 It appears from from Mutation Entry No. 39271 dated 06.01.1998 that the said property was regulated as per section 43 of Bombay Tenancy and Agriculture land Act (was Class II) so as to utilize said property for non – agriculture purpose sub Divisional Nashik pass an order under No. Tenancy /SR /76 /98 dated 03.10.98 therefore said property Converted as Class-I and Mutation Entry No. 39271 is Certified.

M.E. NO -50760 It appears from Mutation Entry No. 50760 dated 28.04.2004 that Mr. Navnath Baban Motkari file civil suit No. 148/2003 against Hiranman Nivrutti Motkari and others and registered Lis Pendency Notice at the office of nashik sub register at Sr. No- 588 /2004 on 03.05.2003 And stay taken in other right column and mutation Entry No. 50760 is certified.

M.E. NO- 64034 It appears from Mutation Entry No. 64034 18.03.2009 that Chandrakant Motkari and others 3 filed civil suit bearing No. 148/2003 against Bhagirathi bai Motkari and others 17 in which stay order has been granted and lis pendency notice was registered but said suit is rejected by court on 04.02.2009 therefore Valmik Motkari Presented Judgement certified copy of civil suit therefore remark of stay order is removed from other rights column 7/12 extract of said property and Mutation Entry No. 64034 is certified .

M.E. NO -67105 It appears from Mutation Entry No. 67105 dated 25.03.2010 that as per order of Supreme court of india in Appeal No. 18544/2009 status Quo order has been pass against the order of high court Appeal No. 598/2009 therefore remark of Status Quo has been taken in other right coloumn of 7/12 exaextract and Mutation Entry No. 67105 is Certified.

M.E. NO -103319 It appears from Mutation Entry No. 103319 is related to sub division of village record as per sub division of village record Survey No. 789 comes under Nashik City -5.

M.E. NO -501634 It appears from Mutation Entry No. 501634 dated 22.11.2019 Supreme Court decided civil appeal No. 2390 / 2011 on 27.08.2019 therefore remark status Quo is removed from other right column of 7/12 extract No. 501634 is certified.

M.E. NO - 501901 It appears from Mutation Entry No. 501901 dated 14.02.2020 late Nivrutti Yashwant Motkari died on 21.12.1998 leaving behind following Successors 1. Son Kashinath Nivrutti Motkari .2. deceased son Kashinath Nivrutti Motkari through successors 2A. daughter in law Chandrakala Hiranman Motkari , Grand son Bhalchandra Hiranman Motkari , 3son dyaneshwar Nivrutti Motkari ,4. Son Suresh Nivrutti Motkari 5.daughter in law Nanda Ashok Motakari , Grand daughter 5B. Bharati Ashok Motkari alias Bharati Anil Mahajan,5C grant daughter Rohini Ashok Motkari alias Rohini Sharad Mahajan , 5D. Grand daughter Rina Ashok Motakri alias Chetana Manoj Shewale , 5E. Grand daughter Rina Ashok Motkari alias Rina Sumit Khairnar 6A. Grand daughter Aasha kailas Motkari , 6B Vrushali Kailas Motkari , 7. Son Valmik Nivrutti Motkari, 8. Daughter Hirabai Nivrutti Motkari alias Hirabai Anandrao gayakwad, 9. Daughter Bebibai Nivrutti Motkari alias bebibai Barku Mahajan , 10. Indubai Nivrutti Motakati alias Indubai Budha Wadge therefore name of above successors are mutated to 7/12 exact ownership side column and Muatation entry No. 501901 is certified.

It appears from Mutation Entry No.504028 dated 26.09.2022 Said property presently own by Kashinath Nivrutti Motkari , and others are executed Development Agreement and GPA in favor of M/S Deepak Infra and Homes Pvt. Ltd Company through its Director Deeapak Kalyanji Chande with respect to the land S.No. 789/3 Admeasuring area 2 hector 31.05 Aar + 00 Hector 1 Are =2 Hector 32.05 Aar situated at Nashik, which is executed in the Sub Registrar Nashik -2,Sr. No- 8913/2022 and 8314/2022 respectively.

Opinion –

I have issuing this title report only on the basis of document and Mutations which has been produce before me, I am not Personaly aware of family tree of original Late Nivrutti Yashwant Motkari. At Present I found no encumbrance over the property which is more particularly described in Schedule -I written hereinabove. I have taken search for the last Thirty year have not found any adverse remark regarding the said property.

I have also pursued the current online 7/12 extract which shows that owner/Developer M/s Deepak Infra And Homes pvt. Ltd. Company through its Director Deepak Kalyanji Chande have an ownership right over the schedule property has every right to develop the subject plot property.

Nashik

Dated : 27 / 10. /2022



**Adv. Rajashree Bhaskar Sonawane Kardile**

**M.com LL.B.Advocate**



**ADV.RAJASHREE BHASKAR SONAWANE KARDILE  
ADVOCATE**

OFFICE - V8 Veer Chambers, Meghdoot , shopping Center opp. CBS Nashik Mob -  
9527296863

FORMAT – A  
(Circular No. 28/2021)

To, Maha RERA ,  
Mumbai

Legal Title Report

Subject – Title clearance Certificate with respect to property bearing S.No 789/3 Admeasuring area 2 hector 31.05 Aar+ 00 Hector 1 Are =2 Hector 32.05 Aar situated lying and being at city Nashik Tal. And District Nashik ,

I have investigated title of the said plot property on the request of M/S Deepak Infra & Homes Ltd Through its Director Mr.Deepak Kalyanji Chande.( Developer)and following Documents are as follows-

1. 7/12 extract of last 30 years
2. Mutation Entries No.  
23330,28628,36686,39170,39271,50760,64034,67105,103319,591634,50  
1971,504028
3. Copy of Development Agreement and GPA in favor of Deepak Infra & Homes Pvt Ltd.Sr. No. 8913/2022 & Sr. No- 8914/2022 Dated 07/09/2022.
4. N.A. Permission (Order under Maha /ksha -3/Non – Agriculture /83/1999 and also refer order no. Tenancy /SR/76/98 Dated 03.10.98
5. Layout letter dated 12.03.1998

On the perusal of the above mention documents and all other relevant documents relating to title of the said property I have opinion that the Said property presently own by Kashinath Nivrutti Motkari , and others and they are executed Development Agreement and GPA favor of M/S Deepak Infra and Homes Pvt. Ltd Company through its Director Deepak Kalyanji Chande with respect to the land S. No. 789/3 Admeasuring area 2 hector 31.05 Aar + 00 Hector





1 Are =2 Hector 32.05 Aar situated at Nashik, which is executed in the Sub Registrar Nashik -2,Sr. No- 8913/2022 and 8314/2022 respectively.

The report reflecting the flow of the title of the shows that owner Kashinath Nivrutti Motkari and others have an ownership right over the Schedule property and Developer M/s Deepak Infra and Homes Pvt.Ltd. through its Director Mr.Deepak Kalyanji Chande has every right to develop the subject plot properties is enclosed herewith as annexure.

Encl- Annexure

Date- 24.10.2022



(Adv. Rajashree B Sonawane Kardile )

Advocate



**ADV.RAJASHREE BHASKAR SONAWANE KARDILE**

**M.com, LL.B**

**ADVOCATE**

**OFFICE - V8 Veer Chambers, Meghdoot , shopping Center opp. CBS Nashik Mob -  
9527296863**

**FORMAT – A**  
**(Circular No. 28/2021)**

**Sr. No -**

1. 7/12 extract issued by Talathi Office Nashik on dated -
2. Mutation Entries No.  
23330,28628,36686,39170,39271,50760,64034,67105,103319,591634,50  
1971,504028.
3. Search Report For 30 Years From 1992-2022.

**Date - 27.10.2022**



**( Adv.Rajshree B Sonawane Kardile)**

**Advocate**

