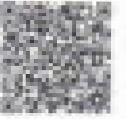




CHALLAN
MTR Form Number-6



GRN	MH001633642202334E	BARCODE			Date	05/05/2023-12:08:28	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	NSR1_HQR SUB REGISTRAR NASHIK 1			Full Name	Advocate Laxmikant Ramdas Unhale			
Location	NASHIK							
Year	2023-2024 From 05/05/1991 To 05/05/2023			Flat/Block No.	Office no 18 Second Floor Shivram Sankul			
Account Head Details			Amount in Rs.	Premises/Building				
0030072201 SEARCH FEE			750.00	Road/Street	Kanneerwad CBS Nashik			
				Area/Locality	Nashik			
				Town/City/District				
				Pin				
				Remarks (If Any)	S no 225/2/1 Plot no 18/7/8 of Village Nashik			
				Amount in	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD No				Bank CIN	Ref. No.	00040572023050653885	W00PRTL044	
Name of Bank				Bank Date	RBI Date	05/05/2023-12:24:08	Not Verified with RBI	
Name of Branch				Bank-Branch	STATE BANK OF INDIA			
				Scroll No. / Date	Not Verified with Scroll			

Department ID: _____ Mobile No.: 9850363089
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
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Adv. Laxmikant Ramdas Unhale
 Reg. No. MAH/1800/2005
 Off. No.18, Second Floor, Shivram Sankul,
 Kanneerwad, CBS, Nashik.
 Mob. 9850363089 / 9112173089



FORMAT A
(Circular no. 28/2021)

LEGAL TITLE REPORT

To,
Maha RERA

Sub:- Title Clearance Certificate with respect to plot no. 1/6/7/8 out of S. no. 226/2/1, situated at revenue village Nashik, City 1- Tal. Dist. Nashik (hereinafter referred as the "said plot")

I have investigated the title of the plot on request of Tuisi Developers, partnership firm through partner Mr. Pradeep Tulshiram Patil and following documents i.e.

1] Description of the property:-

All that piece and parcel of N.A. land bearing plot no. 1/6/7/8 total measuring 966.11 Sq. Mtrs. out of S. no. 226/2/1, + TDR measuring 1288.63 Sq. Mtrs. situated at village Nashik City-1, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, which are collectively bounded as under

East	-	18 Mtra. wide D. P. Road
West	-	7.50 Mtra. colony road
South	-	Adj. S. no. 226 part
North	-	Plot no. 2 & 5

2] The documents of allotment of plot

- A. Documents pertaining to the plot.
- B. 6D entries pertaining to the plot
- C. 7/12 extracts.

4] Search Report for 30 years from 1990 till 2021

1. 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 Tuisi Developers, partnership firm through partner Mr.

Patil

Pradeep Tulshiram Patil is clear, marketable and without any encumbrances.

2. Owners of the land:-

Tulsi Developers, partnership firm through partner Mr. Pradeep Tulshiram Patil.

3. Developers of the land:-

Tulsi Developers, partnership firm through partner Mr. Pradeep Tulshiram Patil.

4. Qualifying comments remark if any:-

The title is free, clear, and marketable.

3] The report reflecting the flow of the title of (the owner / promoter/ developer/ company of the said land is enclosed herewith as Annexure

Encl. - Annexure

Date - 05/05/2023

Nashik



Advocate
(Stamp)

Adv. Ramdas Ramdas Ushale
Reg. No. Nashik/1600/2005
Off. No. 18, Second Floor, Mangal Sankal,
Karnanagar, CBE, Nashik
Mob. 9822833995 / 9112173088



FORMAT A
(Circular no. 28/2021)
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7/12 extract as on date of application for registration:-

1. 7/12 extract issued by Talathi office Nashik from 1990-91 to 2022-2023 in the 7/12 extract dtd. 10.04.2023 name of Tulsi Developers, partnership firm through partner Mr. Pradeep Tulshiram Patil are shown as owner and possessor of plot no. 1, no adverse entries are seen in other rights column.
2. 7/12 extract issued by Talathi office Nashik from 1990-91 to 2022-2023 in the 7/12 extract dtd. 10.04.2023 name of Tulsi Developers, partnership firm through partner Mr. Pradeep Tulshiram Patil are shown as owner and possessor of plot no. 6, no adverse entries are seen in other rights column.
3. 7/12 extract issued by Talathi office Nashik from 1990-91 to 2022-2023 in the 7/12 extract dtd. 10.04.2023 name of Tulsi Developers, partnership firm through partner Mr. Pradeep Tulshiram Patil are shown as owner and possessor of plot no. 7, no adverse entries are seen in other rights column.
4. 7/12 extract issued by Talathi office Nashik from 1990-91 to 2022-2023 in the 7/12 extract dtd. 10.04.2023 name of Tulsi Developers, partnership firm through partner Mr. Pradeep Tulshiram Patil are shown as owner and possessor of plot no. 8, no adverse entries are seen in other rights column.
5. Original Sale deed executed by Mrs. Manisha Amol Kapadnis in favour of Tulsi Developers, partnership firm through partner Mr. Pradeep Tulshiram Patil with respect to plot no. 1/6/7/8, which is registered in the office of Sub-Registrar Nashik-5 at sr. no. 3161 on 10.3.2023.

6. Photo copy of Agreement executed by Smt. Jostana Vasant Gore and others through their G.P.A. Holder Mr. Vinod Dilipkumar Majethiya and Mr. Pravin Vasantaro Jaikrushnaiyya through their G.P.A. Holder Mr. Gopal Keshav Jadhav with respect to plot no. 1, and 7 to 10 (plot number as per Tentative Lay out) in favour of Mrs. Manisha Amol Kapadnis, registered in the office of Sub-Registrar Nashik 3 at sr. no. 5800/2006 on 30.9.2006.
7. Photo copy of sale deed executed by Smt. Jostana Vasant Gore and others through their G.P.A. Holder Mr. Vinod Dilipkumar Majethiya and Mr. Pravin Vasantaro Jaikrushnaiyya through their G.P.A. Holder Mr. Gopal Keshav Jadhav with respect to plot no. 1, 6, 7 and 8 (plot number as per final Layout) in favour of Mrs. Manisha Amol Kapadnis, registered in the office of Sub-Registrar Nashik 3 at sr. no. 4550/2008 dtd. 20.5.2008.
8. Photo copy of confirmation deed executed by Mr. Sagar Ramesh Wani (Rane) with respect to plot no. 1, 6, 7 & 8 in favour of Mrs. Manisha Amol Kapadnis, registered in the office of Sub-Registrar Nashik-5 at sr. no. 3095 on 9.3.2023.
9. Photo copy of Correction deed executed by Smt. Jostana Vasant Gore and others through their G.P.A. Holder Mr. Vinod Dilipkumar Majethiya and Mr. Pravin Vasantaro Jaikrushnaiyya through their G.P.A. Holder Mr. Gopal Keshav Jadhav in favour of Mr. Sagar Ramesh Wani (Rane), registered in the office of Sub-Registrar Nashik-1 at sr. no. 11123 on 3.12.2008 by which in the sale deed registered at sr. no. 7488 dtd. 29.7.2008 plot numbers are mentioned as 6,7,8,9 is corrected and plot no. 3,4,5 and 9 are mentioned in the correction deed and as per that the name of Mr. Sagar Ramesh Wani (Rane) is recorded in the record of rights of plot No. 3,4,5 & 9 vide Mutation entry number 63207.
10. Photo copy of Development agreement and General power of attorney executed by Smt. Jostana Vasant Gore an others in favour of Mr. Vinod Dilipkumar Majethiya and Mr. Pravin Vasantaro Jaikrushnaiyya with respect to area O.H. 40 R out of a. n. 226/2 of



village Nashik, registered in the office of Sub-Registrar Nashik -1 at sr. no. 8374 and 8375 on 30.3.2003.

11. Photo copy of General Power of Attorney executed by Smt. Jostana Vasant Gore and others through their G.P.A. Vinod Dilipkumar Majethiya and Mr. Pravin Vasantrao Jaikrushnaiyya in favour of MR. Gopal Keshav Jadhav and Mr. Manish Atmaram Shete, with respect to area 0 H. 40 R out of S. n. 226/2 of village Nashik, registered in the office of Sub-Registrar Nashik -3 at sr. no. 5515 on 18.9.2006.
12. Photo copy of N.A. order given by Collector Nashik vide order no. Maha/ Kakash-3/ 4/ N.A.P. No./ 16/2006 dtd. 25.4.2006.
13. Xerox copy of Layout approved and sanctioned by Asst. Director Town Planning Nashik Municipal Corporation Nashik vide order no. Nagar Rachana Vibhag/ Final/ Panchvati./109 dtd. 22.2.2008.
14. Photo copy of layout plan.
15. Photo copy of Sanction of building permit and commencement certificate given by Nashik Municipal Corporation Nashik vide permission no. LND/BP/ C1/ 64/ 2023 dtd. 21.4.2023.
16. Photo copy of approved building plan.
17. Photo copy of partnership deed dtd. 16.02.2023 of Tulsi Developers, partnership firm notarized before Notary and Advocate Mr. D. S. Pawar at sr. no. 57 on 20.02.2023 and the partners are Mr. Pradeep Tulshiram Patil, Mrs. Tejasvi Sanjay Nandgaokar, Mr. Vilas Shantaram Nikam and Mr. Nachiket Vilas Nikam.
18. Photo copy of title report/ certificate issued by Advocate Mr. Nivrutti Damodar Khangal on 14.3.2023.

2) Mutation entries:-

1. It is seen from revenue record that land S. no. 226/2 was owned and possessed by Kamalabai Shankar Gore prior to 1987

2. M.E. no. 23198 dtd. 17.1.1987 shows that Smt. Kamlabai Shankar Gore died hence name of her legal heirs sons Vasant, Divakar and Mohan Shankar Gore, daughters Vijaya Shrinivas Jahagirdar, Lata Shivaji Dhule recorded in record of rights of S. no. 226/2.
3. M.E. no. 54172 dtd. 14.10.2005 shows that co owner Vasant Shankar Gore died on 28.12.2001 and he left behind legal heirs widow Jostana Vasant Rao Gore and son Subhas Vasant Rao Gore hence their names recorded in record.
4. Smt. Jostana Vasant Rao Gore and others entrusted the area 0 H. 40 R out of S. no. 226/2 for the purpose of development to Mr. Vinod Dilipkumar Majethiya and Mr. Pravin Vasant Rao Jaikrushnaiyya by executing registered Development agreement and General power of attorney
5. Mr. Vinod Dilipkumar Majethiya and Mr. Pravin Vasant Rao Jaikrushnaiyya executed registered General Power attorney in favour of Mr. Gopal Keshav Jadhav and Mr. Manish Atmaram Shete.
6. M.E. no. 61110 dtd. 2.4.2008 shows that Smt. Jostana Vasant Rao Gore and others through their G.P.A. Mr. Vinod Dilipkumar Majethiya and Mr. Pravin Vasant Rao Jaikrushnaiyya through their G.P.A. Mr. Gopal Keshav Jadhav obtained N.A. order and also got approved layout from Nashik Municipal Corporation Nashik and in all 1 to 13 plots came in to existence and for which S. no. 226/2/1 is allotted and 7/12 extracts separated plotwise.
7. M.E.no. 61618 dtd. 28.5.2008 shows that Mrs. Manisha Amol Kapadnis purchased plot no. 1, 6, 7, 8 from Smt. Jostana Vasant Rao Gore and others through their G.P.A. Mr. Vinod Dilipkumar Majethiya and Mr. Pravin Vasant Rao Jaikrushnaiyya through their G.P.A. Mr. Gopal Keshav Jadhav by way of sale deed dtd. 20.5.2008.
8. M.E. no. 103319 dtd. 3.12.2016 shows that S. no. 1 to 1094 in village Nashik divided in to 5 parts and as per that S. no. 1 to 252, 293 to 321, 1001 to 1003 and



1015 shown in Nashik City -1, S. no. 253 to 292, 322 to 404, 424 to 500, 1012, 1034 to 1038 and 1061 shown in Nashik City -2, S. no. 405 to 423, 530, 627 to 734, 997 to 1000, 1005, 1006, 1011, 1014, 1016, 1026, 1027, 1032, 1039, 1040, 1042 to 1056, 1058 to 1060, 1062 to 1067, Pardi no. 1 to 21 shown in Nashik City-3 and S. no. 501 to 529, 531 to 582, 806 to 911, 1008, 1013, 1018, 1019 and 1031 shown in village Nashik City 4, S. no. 583 to 626, 739 to 805, 912 to 996, 1004, 1010, 1021 to 1024 and 1028, 1030 and 1094 shown in Nashik City -5.

9. M.E.no. 103825 is with respect to edit module by which corrections are mad in computerized 7/12 extract.
10. M.E. no. 113595 dtd. 10.03.2023 shows that Tulsi Developers, partnership firm through partner Mr. Pradeep Tulshiram Patil purchased plot no. 1,6,7,8, from Mrs. Manisha Amol Kapadnis by way of sale deed.
11. As per joint building permission given by Nashik Municipal Corporation Nashik plot no. 1,6,7,8 are amalgamated and plot no. 1/6/7/8 came in to existence.

3) Search Report for 30 years from 1993 to 2023 taken from Sub-Registrar Office Nashik

Index II search is taken on the basis of available data, no adverse remark are seen

4) Any other relevant title :- No

5) Litigation if any :- Nil

Date - 05/05/2023

Nashik

Advocate
(Stamp)