

Pandharinath M. Aghav

M.Com. LL.B, Advocate

Off. Chamber No. 126/1, Maruti Chamber, District Court, Nashik – 2.

Cell No. 9822645271

FORMAT - A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to all that piece and parcel of the N.A. Property bearing

Plot No. 21 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/21/Plot/21,

Plot No. 22 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/22/Plot/22,

Plot No. 23 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/23/Plot/23,

Plot No. 24 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/24/Plot/24,

Plot No. 25 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/25/Plot/25,

Plot No. 26 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/26/Plot/26,

Plot No. 27 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/27/Plot/27,

Plot No. 28 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/28/Plot/28,

Plot No. 29 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/29/Plot/29,

Plot No. 30 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/30/Plot/30,

Plot No. 31 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/31/Plot/31,

Plot No. 32 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/32/Plot/32

Total area admeasuring 2592.00 Sq. Mtrs and construction thereon of the project known as SAMRUDDHI VIHAR as per sanctioned layout plan situated at Pathardi, Tal & Dist- Nashik within the limits of Nashik Municipal Corporation, Nashik

(Herein after referred at the said property)

I have investigated the title of the said property mentioned above on the request of and on the basis of following document

The Developer:

M/s Sanskar Builders & Developers through Partner

Mr. Laxman Eknath Gomase

R/o: Pathardi Phata, Nashik.

1) **Description of the Property:** All that piece and parcel of N. A. property bearing

Plot No. 21 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/21/Plot/21,

Plot No. 22 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/22/Plot/22,

Plot No. 23 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/23/Plot/23,

Plot No. 24 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/24/Plot/24,

Plot No. 25 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/25/Plot/25,

Plot No. 26 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/26/Plot/26,

Plot No. 27 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/27/Plot/27,

Plot No. 28 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/28/Plot/28,

Plot No. 29 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/29/Plot/29,

Plot No. 30 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/30/Plot/30,

Plot No. 31 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/31/Plot/31,

Plot No. 32 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/32/Plot/32

Total area admeasuring 2592.00 Sq. Mtrs and construction thereon of the project known as SAMRUDDHI VIHAR as per sanctioned layout plan situated at Pathardi, Tal & Dist- Nashik within the limits of Nashik Municipal Corporation, Nashik. The same is bounded as per the approved layout plan.

2) THE LIST OF DOCUMENTS OF THE SAID PROPERTY

- i. 7/12 Extracts
- ii. 6-D Mutation Entries
- iii. Copy of N. A. Permission
- iv. Copy of Lay out
- v. Development Agreement & General Power of Attorney dated 24/10/2002 Sr. No. 10189/2002 and 10190/2002
- vi. Supplementary Development Agreement & General Power of Attorney dated 07/04/2003 Sr. No. 1673/2003 and 1674/2003
- vii. General Power of Attorney dated 08/04/2003 Sr. No. 1677/2003
- viii. Copy of Sale Deed dated 31/12/2003 Sr. No. 6672/2003
- ix. Copy of Sale Deed Sr. No. 3777/2022 dated 08/04/2022
- x. Copy of TDR Sale Deed Sr. No. 5244/2022 dated 25/05/2022
- xi. Copy of Commencement Certificate Dated 05/07/2022

3) 7/12 extract or property card issued by Talathi, Pathardi

- M. E. No. 6750
M. E. No. 8752 dated 05/12/2002
M. E. No. 9267 dated 01/01/2004
M. E. No. 24588 dated 02/01/2017
M. E. No. 28464 dated 24/06/2020
M. E. No. 30837 dated 27/05/2022

4) Search report for 30 years from the year 1992 to 2022

On perusal of the above documents and all other relevant documents relating to title of the said property. I am of the opinion that the title of owner is clear and marketable and without any encumbrances (If any encumbrances please mention in separate sheet.)

5) **Owners of the land**

M/s Sanskar Builders & Developers

through Partner Mr. Laxman Eknath Gomase

LAND: All that piece and parcel of N. A. property bearing

**Plot No. 21 total area admeasuring 216.00 Sq. Mtrs. out of
Survey No. 289/1 A/1/1 A/21/Plot/21,**

**Plot No. 22 total area admeasuring 216.00 Sq. Mtrs. out of
Survey No. 289/1 A/1/1 A/22/Plot/22,**

**Plot No. 23 total area admeasuring 216.00 Sq. Mtrs. out of
Survey No. 289/1 A/1/1 A/23/Plot/23,**

**Plot No. 24 total area admeasuring 216.00 Sq. Mtrs. out of
Survey No. 289/1 A/1/1 A/24/Plot/24,**

**Plot No. 25 total area admeasuring 216.00 Sq. Mtrs. out of
Survey No. 289/1 A/1/1 A/25/Plot/25,**

**Plot No. 26 total area admeasuring 216.00 Sq. Mtrs. out of
Survey No. 289/1 A/1/1 A/26/Plot/26,**

**Plot No. 27 total area admeasuring 216.00 Sq. Mtrs. out of
Survey No. 289/1 A/1/1 A/27/Plot/27,**

**Plot No. 28 total area admeasuring 216.00 Sq. Mtrs. out of
Survey No. 289/1 A/1/1 A/28/Plot/28,**

**Plot No. 29 total area admeasuring 216.00 Sq. Mtrs. out of
Survey No. 289/1 A/1/1 A/29/Plot/29,**

**Plot No. 30 total area admeasuring 216.00 Sq. Mtrs. out of
Survey No. 289/1 A/1/1 A/30/Plot/30,**

**Plot No. 31 total area admeasuring 216.00 Sq. Mtrs. out of
Survey No. 289/1 A/1/1 A/31/Plot/31,**

Plot No. 32 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/32/Plot/32

Total area admeasuring 2592.00 Sq. Mtrs and construction thereon of the project known as SAMRUDDHI VIHAR as per sanctioned layout plan situated at Pathardi, Tal & Dist- Nashik within the limits of Nashik Municipal Corporation, Nashik

- 6) **Qualifying comments/ remarks if any: Nil**
7) **The report reflecting the flow of the title of "the said property" is enclosed herewith as Annexure.**

Encl: Annexure

Place : Nashik

Date :28/07/2022



(P. M. AGHAV)

Advocate

Adv. P. M. AGHAV

M.Com. LL B

**126/1, Maruti Chambers
Dist Court, NASHIK**

FORMAT-A

(Circular No. 28/2021)

FLOW OF THE TITLE OF "THE SAID PROPERTY"

- a) It appears from the record that originally the said property was owned and possessed by Khandu Bhika Demase & Santu Bhika Demase.
- b) **M. E. No. 6750** : It shows that the owners of the said property Khandu Bhika Demase & Santu Bhika Demase has given application for partition and the said property was divided into two parts/ share i.e. S. No. 289/1A/1/1A area 02 H. 68 R. + P.K. 00 H. 14 R total area 02 H. 82 R has come to the share of Mr. Khandu Bhika Demase and S. No. 289/1A/1/1B area 02 H. 68 R. + P.K. 00 H. 14 R total area 02 H. 82 R has come to the share of Mr. Santu Bhika Demase and the M.E. was certified to that effect.
- c) Record further shows that Mr. Santu Bhika Demase & Mr. Khandu Bhika Demase has given the property for Development to Shri. Sunil Chagan Bhaybhang and Sou. Pramila Maharu Patil as per Development Agreement and General Power of Attorney which are registered at the office of Sub Registrar Nashik-2 at Sr. No. 10189 and 10190 dated 24/10/2002.
- d) **M. E. No. 8752 dated 05/12/2002**: It shows that the owner of the property S. No. 289/1A/1/1A area 02 H. 68 R. + P.K. 00 H. 14 R total area 02 H. 82 R Mr. Khandu Bhika Demase through G.P.A. Holder Shri. Sunil Chagan Bhaybhang and Sou. Pramila Maharu Patil has prepared layout for an area 20000.00 Sq. Mtrs. and it is approved by Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik finally vide its order No. Javak Kra./ Nagarrachana Vibhag/ Antim/ B 3/56 dated 18/09/2002 and Collector of Nashik has granted N.A. permission vide its order No. Maha/ Kakasha- 3/ Bi.She. Pra.

Kra. / 43/2001 dated 03/07/2001 and prepared and separated Plot No. 1 to 58, Plot No. 59 for Open space, Plot No. 60 M.S.E.B., Plot No. 61 for Road, Plot No. 64 for Buildable Land by certifying this mutation entry. And the Plot No. 21 to 32 are out of the said layout.

- e) Record further shows that Mr. Santu Bhika Demase & Mr. Khandu Bhika Demase has given Supplementary Development and General Power of Attorney to Shri. Sunil Chagan Bhaybhang and Sou. Pramila Maharu Patil which are registered at the office of Sub Registrar Nashik-2 at Sr. No. 1673 and 1674 dated 07/04/2003.
- f) Record further shows that Sou. Pramila Maharu Patil has given General Power of attorney of Plot No. 11 to 34, 57 & 58 to Shri. Sunil Chagan Bhaybhang which is registered at the office of Sub Registrar Nashik-2 at Sr. No. 1677 dated 08/04/2003.
- g) **M. E. No. 9267 dated 01/01/2004:** It shows that Plot No. 11 to 34, 57 & 58 out of S. No. 289/1A/1/1A purchased by Pramila Maharu Patil from Khandu Bhika Demase & Santu Bhika Demase through their General Power of Attorney Holder Shri. Sunil Chagan Bhaybhang and Sou. Pramila Maharu Patil with the consent of Shri. Sunil Chagan Bhaybhang and Sou. Pramila Maharu Patil on dated 31/12/2003 by way of sale deed which is registered at the office of Sub Registrar Nashik-2 vide Sr. No. 06672/2003 and hence M.E. is certified to that effect.
- h) **M. E. No. 24588 dated 02/01/2017:** It appears from the record, for the purpose of correction the same as per the order of Thasildar Nashik vide Government Resolution directions of the state of Maharashtra vide No. Ra. Bu.A..Pra.Kra. 180/L-1 dated 07/05/2016 to matching the computerizes record and hand writing land record as Edit Module. Hence land record

corrected and recorded in the record of rights and accordingly entry was made.

- i) **M. E. No. 28464 dated 24/06/2020** shows that, as per the Gazette of Government of Maharashtra No. Masha/Kaksha/3.5.2017.33.140.700.2017 as per Government notification, Revenue and Forest Department No. Bhu.A.Kara. S. Census Code 2020 dated 06/06/2020, there is Divisions of revenue village and after that it becomes Pathardi-2 and old survey numbers are converted into new survey numbers.
- j) **M. E. No. 30837 dated 27/05/2022:** It shows that Plot No. 21 to 32 out of S. No. 289/1A/1/1A purchased by **M/s Sanskar Builders & Developers through Partner Mr. Laxman Eknath Gomase** from Pramila Maharu Patil on dated 08/04/2022 by way of sale deed which is registered at the office of Sub Registrar Nashik-7 vide Sr. No. 3777/2022 and hence M.E. is certified to that effect.
- k) Record shows that **M/s Sanskar Builders & Developers through Partner Mr. Laxman Eknath Gomase** purchased TDR area 112.86 Sq. Mtrs., TDR Certificate No. 196 dated 16/07/2005 out of S. No. 689/1/1 Final Plot No. 422 (Part) of village Nashik from Vishal Vikram Shah & others on dated 25/05/2022 by way of TDR Sale Deed which is registered at the office of Sub Registrar Nashik-7 vide Sr. No. 5244/2022. And **M/s Sanskar Builders & Developers through Partner Mr. Laxman Eknath Gomase** prepared a building plan after its submission; the same is approved and sanctioned by Executive Engineer (Town Planning), Nashik Municipal Corporation, Nashik and issued necessary Building Permit and Commencement Certificate No. **LND / BP / B 2/111/2022 dated 05/07/2022**
- l) I have verified the 7/12 extract in respect of the said property and names of the owner **M/s Sanskar Builders & Developers**

through **Partner Mr. Laxman Eknath Gomase** have been mutated to the owners column of the property extract.

- m) It is further learnt from the owner that, the project/ construction activities constructed / to be constructed on and over the said property shall be residential as well as a commercial project and the same is named **SAMURIDDHI VIHAR**.

From the above discussion it can be said that the title of the said property i.e.

All that piece and parcel of N. A. property bearing

Plot No. 21 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/21/Plot/21,

Plot No. 22 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/22/Plot/22,

Plot No. 23 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/23/Plot/23,

Plot No. 24 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/24/Plot/24,

Plot No. 25 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/25/Plot/25,

Plot No. 26 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/26/Plot/26,

Plot No. 27 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/27/Plot/27,

Plot No. 28 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/28/Plot/28,

Plot No. 29 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/29/Plot/29,

Plot No. 30 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/30/Plot/30,

Plot No. 31 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/31/Plot/31,

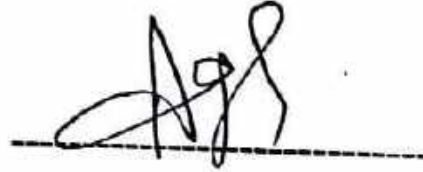
Plot No. 32 total area admeasuring 216.00 Sq. Mtrs. out of Survey No. 289/1 A/1/1 A/32/Plot/32

Total area admeasuring 2592.00 Sq. Mtrs and construction thereon of the project known as SAMRUDDHI VIHAR as per sanctioned layout plan situated at Pathardi, Tal & Dist-Nashik within the limits of Nashik Municipal Corporation, Nashik is clear and marketable and the property is unencumbered.

- a) 7/12 extract / P.R. Card as on date of application for registration Mutation Entry No. 6750, 8752, 9267, 24588, 28464, 30867
- b) Search report for 30 years from 1992 till 2022 taken from Sub Registrar office at Nashik
- c) Any other Relevant Title- Nil
- d) Litigations if any- Not found.

Place : Nashik

Date :28/07/2022



(P. M. AGHAV)

Advocate

Adv-P. M. AGHAV

M.Com. LL B

**126/1, Maruti Chambers
Dist Court, NASHIK**