

**Format-A****(Circular No. 28/2021)****To,****Maha RERA,****MAHARASHTRA.****LEGAL TITLE REPORT****Sub - Title clearance certificate with respect to -**

All that piece and parcel of the land bearing **Gat. No. 102/1 area adm. 1H-31.50R + 0H-22R (Pot Kharaba)**, Total area adm. **1H-53.50R**, with construction thereon of the Project "**ABH Nature Tales**", the property situated at Mauze- **Govardhan**, with the local limits of Nashik Municipal Corporation, Nashik and within the limits of Nashik Urban Agglomeration. (Hereinafter referred to as '**the said property**') The same is bounded as follows -

East	Adj. Gat No. 100
West	Adj. Gat No. 106
South	Part of Adj. Gat No. 102
North	Adj. Road towards Gangapur Dam.

The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.

I have investigated the title of “**the said property**” mentioned above on the request of and on the basis of following documents–

1) **DESCRIPTION OF PROPERTY** – All that piece and parcel of the land bearing **Gat. No. 102/1 area adm. 1H-31.50R + 0H-22R (Pot Kharaba)**, Total area adm. **1H-53.50R**, with construction thereon of the Project “**ABH Nature Tales**”, the property situated at **Mauze-Govardhan**, with the local limits of Nashik Municipal Corporation, Nashik and within the limits of Nashik Urban Agglomeration. (Hereinafter referred to as ‘**the said property**’) The same is bounded as follows -

East	Adj. Gat No. 100
West	Adj. Gat No. 106
South	Part of Adj. Gat No. 102
North	Adj. Road towards Gangapur Dam.

The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.



2) **THE LIST OF DOCUMENTS OF "THE SAID PROPERTY" -**

- a) 7/12 extract and Revenue records.
- b) Copy of Sale Deed dated 03/02/1995 along with the receipt of registration (Nsk-2, Reg. No. 522).
- c) Copy of Sale Deed dated 02/11/2002 along with the receipt of registration (Nsk-3, Reg. No. 5332).
- d) Copy of Sanad.
- e) Copy of Sale Deed dated 29/06/2022 along with the receipt of registration (Nsk-4, Reg. No. 7057).
- f) Copy of Joint Development Agreement dated 28/06/2023 along with the receipt of registration (Nsk-5, Reg. No. 8210).
- g) Copy of General Power of Attorney dated 28/06/2023 along with the receipt of registration (Nsk-5, Reg. No. 8211).
- h) Copy of Commencement Certificate.

3) **7/12 extract or property card issued on-line dated 14/08/2022, Mutation Entry No. 3038**

4) **Search report for 30 years from the year 05/07/1993 till 05/07/2023.**

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 the owner is



clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

5) **OWNERS OF THE LAND -**

- a) **AARTI NARAYAN ADWANI alias AARTI ABHIK WADHWA.**
- b) **MR. PRADEEP MADHUKAR PINGALE.**
- c) **NILAKSHI SHYAM LOHI.**
- d) **GOVIND DANDE AND SONS PVT. LTD.,**
Through Authorized Director- MR. ANIL GOVIND DANDE.

6) **LAND** - All that piece and parcel of the land bearing **Gat. No. 102/1 area adm. 1H-31.50R + 0H-22R (Pot Kharaba), Total area adm. 1H-53.50R**, with construction thereon of the Project "**ABH Nature Tales**", the property situated at Mauze- **Govardhan**, with the local limits of Nashik Municipal Corporation, Nashik and within the limits of Nashik Urban Agglomeration.

7) **Qualifying comments / remarks if any -NIL.**

8) The report reflecting the flow of the title of "the said property" is enclosed herewith as annexure.

Encl: Annexure.

Date - 05/07/2023


MANISH S. CHINDHADE

ADVOCATE.





FORMAT-A

(Circular no. 28/2021)

FLOW OF THE TITLE OF "THE SAID PROPERTY"

1. The Gat. No. 102/1, area adm. 1H-31.50R + 0H-22R (Pot Kharaba), Total area adm. 1H-53.50R originally owned and possessed by Mr. Nathu Bala Shirsath before the year 1990.
2. The owner- Mr. Nathu Bala Shirsath, Mrs. Lilabai Nathu Shirsath and Mr. Gulab Nathu Shirsath with the consent of Rajendra M. Developers and Builders Pvt. Ltd. through director- Mr. Jitendra Manohardas Thakkar executed a Sale Deed in respect of Gat. No. 102/1 area adm. 1H-31.50R + 0H-22R (Pot Kharaba), Total area adm. 1H-53.50R in favour of Devkanya Marketing Pvt. Ltd., through Director- Mr. Narendra Manohardas Thakkar. The same is registered in the office of Sub-Registrar Nashik-2, vide, Reg. No. 522 on 03/02/1995. Thereby, Devkanya Marketing Pvt. Ltd., through Director- Mr. Narendra Manohardas Thakkar acquired ownership rights over "the said property". Consequently, the name of the Devkanya Marketing Pvt. Ltd., mutated to the other rights column of the property extract vide Mutation Entry No. 983 dated 14/09/1995.
3. Mr. Suresh Laduram Bedmutha, Smt. Chhaya Manohar Bedmutha, Mr. Sachin Suresh Bedmutha and Mr. Yogesh Suresh Bedmutha purchased Gat. No. 102/1 area adm. 1H-31.50R + 0H-22R (Pot

Kharaba), Total area adm. 1H-53.50R from **Devkanya Marketing Pvt. Ltd., through Director- Mr. Narendra Manohardas Thakkar** by way of **Sale Deed**. The same is registered in the office of Sub-Registrar Nashik-3, vide, Reg. No. 5332 on 02/11/2002. Thereby, **Mr. Suresh Laduram Bedmutha, Smt. Chhaya Manohar Bedmutha, Mr. Sachin Suresh Bedmutha and Mr. Yogesh Suresh Bedmutha** acquired ownership rights over “the said property”. Accordingly, their names mutated to the owner’s column of the property extract vide **Mutation entry No. 1283** dated 05/04/2003.

4. There was a remark of charge of the Central Godavari Krushak Seva Sanstha, Gangapur in the other rights column of the property extract of Gat. No. 102/1, i.e., “the said property”. After the repayment of the loan, the remark of the charge of Central Godavari Krushak Seva Sanstha, Gangapur in the other rights column of the property extract was deleted vide **Mutation Entry No. 1490** dated 01/08/2006.
5. The owners- Mr. Suresh Laduram Bedmutha, Smt. Chhaya Manohar Bedmutha, Mr. Sachin Suresh Bedmutha and Mr. Yogesh Suresh Bedmutha partitioned “the said property” amongst themselves as shown below –

Area of share	Name of the Owner
S. No. 102/1 (P)area adm. 0H-30R	Mr. Suresh Laduram Bedmutha



S. No. 102/1 (P)area adm. 0H-23.50R	Mrs. Chhaya Manohar Bedmutha
S. No. 102/1 (P)area adm. 0H-50R	Mr. Sachin Suresh Bedmutha
S. No. 102/1 (P)area adm. 0H-50R	Mr. Yogesh Suresh Bedmutha

A common 10 ft. road out of the share of Mr. Suresh Laduram Bedmutha and Mrs. Chhaya Manohar Bedmutha is owned jointly and used commonly by all the owners. The **Mutation Entry No. 1507** dated 26/09/2006 is certified to the same effect.

6. The owner of the area adm. 0H-30R out of the Gat No. 102/1 - Mr. Suresh Laduram Bedmutha died on 21/11/2015, leaving behind heirs as follows-

- ❖ Smt. Vijaya Suresh Bedmutha
- ❖ Mr. Sachin Suresh Bedmutha
- ❖ Mr. Yogesh Suresh Bedmutha
- ❖ Mrs. Sarika Sumit Deore

Accordingly, the names of the heirs mutated to the owner's column of the property extract in respect of the share owned by the deceased. **Mutation Entry No. 2509** dated 14/12/2015 certified in respect of the same.

7. **Mutation Entry No. 2550** shows that, the Revenue record updated as Online record as per the Government Notification vide Letter No. Bhu/A/Letter No./180/L -1 on 07/05/2016 along with the order of

Tahsildar Nashik dated 28/12/2016. It appears that accordingly the changes were made to the revenue record.

8. **Mutation Entry No.2621** shows that, the Revenue record updated as Online record as per the Government Notification vide Letter No. Bhu/A/Letter No./180/L -1 on 07/05/2016 along with the order of Tahsildar Nashik dated 09/02/2018. It appears that accordingly the changes were made to the revenue record.

9. The co- owner of area adm. 0H-30R out of the Gat No. 102/1- Late. Vijaya Suresh Bedmutha expired on 04/07/2021, leaving behind heirs as follows-

- ❖ Mr. Sachin Suresh Bedmutha
- ❖ Mr. Yogesh Suresh Bedmutha
- ❖ Mrs. Sarika Sumit Deore

Late - Vijaya Suresh Bedmutha had executed a **Will** and bequeathed her share equally in favour of her sons- Mr. Sachin Suresh Bedmutha and Mr. Yogesh Suresh Bedmutha. The Will is registered in the office of Sub-Registrar Nashik-1, vide Reg. No. 2377 on 08/03/2021. Accordingly, the name of the deceased has been deleted from the property extract and the names of Mr. Sachin Suresh Bedmutha and Mr. Yogesh Suresh Bedmutha mutated to the owner's column of the property extract in respect



of share owned by the deceased. **Mutation Entry No. 2908** dated 29/09/2021.

10. NON- AGRICULTURAL PERMISSION - The Tahasildar vide order dated 17/02/2022, vide its out word No. Jama-1/42-B/S.R/05/2022 issued a notice for deposition of the cess amount for conversion of the land for Non-Agricultural Purpose. The Tahasildar has also issued **Sanad** in respect of the same on 28/02/2022.

11. The owners - Sachin Suresh Bedmutha, Mr. Yogesh Suresh Bedmutha, Mrs. Sarika Sumit Deore and Mrs. Chhaya Manohar Bedmutha executed a **Sale Deed** in respect of **Gat. No. 102/1 area adm. 1H-31.50R + 0H-22R (Pot Kharaba), Total area adm. 1H-53.50R**, the property situated at Mauze- **Govardhan**, within the local limits of Nashik Municipal Corporation, Nashik and within the limits of Nashik Urban Agglomeration in favour of Govind Dande and Sons Private Ltd. through its Authorized Director- Mr. Anil Govind Dande, Mrs. Nilakshi Shyam Lohi, Mr. Pradeep Madhukar Pingale, Ms. Aarti Narayan Adwani alias and Mrs. Aarti Abhik Wadhwa. The same is registered in the office of Sub-Registrar Nashik-4, vide, Reg. no. 7057 dated 29/06/2022. Thereby, **Govind Dande and Sons Private Ltd. through its Authorized Director- Mr. Anil Govind Dande, Mrs. Nilakshi Shyam Lohi, Mr. Pradeep Madhukar Pingale, Ms. Aarti Narayan Adwani alias and Mrs. Aarti Abhik Wadhwa** acquired ownership rights in respect of

'the said property'. Accordingly, their names mutated to the owner's column of the property extract vide Mutation Entry No. 3020 dated 02/07/2022. However, the effect of the same was not correctly mutated to the revenue record and hence the same has been cancelled.

The effect of the Sale Deed dated 02/07/2022 has been correctly mutated and the names of **Govind Dande and Sons Private Ltd. through its Authorized Director- Mr. Anil Govind Dande, Mrs. Nilakshi Shyam Lohi, Mr. Pradeep Madhukar Pingale, Ms. Aarti Narayan Adwani alias and Mrs. Aarti Abhik Wadhwa** have been mutated to the owner's column vide Mutation Entry No. 3038 dated 14/08/2022.

12. The owners- **Govind Dande and Sons Private Ltd. through its Authorized Director- Mr. Anil Govind Dande, Mrs. Nilakshi Shyam Lohi, Mr. Pradeep Madhukar Pingale, Ms. Aarti Narayan Adwani alias and Mrs. Aarti Abhik Wadhwa** executed a Joint Venture Agreement and a General Power of Attorney in respect of Gat. No. 102/1 area adm. 1H-31.50R + 0H-22R (Pot Kharaba), Total area adm. 1H-53.50R in favour of **ABH Developers Pvt. Ltd. through its Director- Mr. Nishit Vijaygopal Atal**. The same are registered in the office of Sub-Registrar Nashik-5, vide, Reg. No. 8210 and Reg. No. 8211 on 28/06/2023 respectively. Thereby, **ABH Developers Pvt. Ltd.** acquired rights to

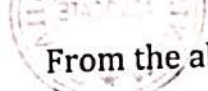


develop **"the said property"** and to do acts and deeds on behalf of the Land Owners.

13. The Owner/Developer prepared a building plan for the construction of residential villas, Bungalows, Dwellings over **"the said property"** and the same has been sanctioned by the Nashik Metropolitan Region Development Authority (NMRDA) vide letter no. Namavipra/Abhi. Ba.Pa/Mau- Goverdhan, Tal. Nashik/Gat. No. 102/1/1572.

14. I have verified the 7/12 extracts in respect of **"the said property"** and the names of the owners- Govind Dande and Sons Private Ltd. through its Authorized Director- Mr. Anil Govind Dande, Mrs. Nilakshi Shyam Lohi, Mr. Pradeep Madhukar Pingale, Ms. Aarti Narayan Adwani alias and Mrs. Aarti Abhik Wadhwa have been mutated to the owner's column of the property extract.

15. It is further learnt from the Owner/Developer that, the Project constructed / to be constructed on and over the **"the said property"** shall be named as **"ABH NATURE TALES"**.


From the above discussion it can be said that, the title of **"the said property"** i.e., Gat. No. 102/1 area adm. 1H-31.50R + 0H-22R (Pot Kharaba), Total area adm. 1H-53.50R with

construction thereon of the Project known as "ABH NATURE TALES" the property situated at Mauze- Govardhan, within the local limits of Nashik Municipal Corporation, Nashik and within the limits of Nashik Urban Agglomeration is clear and marketable, and the property is unencumbered.

- a) 7/12 extract / P. R Card as on date of application for registration.
- b) Mutation Entry No. 3038
- c) Search report for 30 years from 05/07/1993 till 05/07/2023 taken from Sub - Registrar' office at Nasik.
- d) Any Other Relevant Title - NIL.
- e) Litigations if any- Not found.

Nashik.

Date - 05/07/2023.



MANISH S. CHINDHADE

ADVOCATE.

