



ADVOCATES

Adv. Tejaswini P. Adke

B.Com. LL.B

Mob No. 8669071848

Office:- Flat No. 1, Sanskruti Residency, Kadvenagar, Pathardi Phata, Nashik.

FORMAT A  
(Circular No. 28/2021)

To,  
MahaRera

**LEGAL TITLE REPORT**

**Sub:-** Title Clearance certificate with respect to the **S. No. 208/6** bearing **Plot No. 1** having area adm. 1800.00 Sq. mtrs. (CTS No. 643) & **S. No. 208/6** bearing **Plot No. 2** having area adm. 1800.00 Sq. mtrs. (CTS No. 643) situated at village Mauje **Pathardi**, Tal. Nashik & Dist -Nashik (hereinafter referred as the said Plot No. 01 out of S. No. 208/6 and Plot No. 02 out of S. No. 208/6)

I have invested the Title of the said Plot on the request of **M/s. Sahjanand Builders and Developers partnership firm** through partner **Mr. Vipul Ravjibhai Navapariya and Mrs. Bhavika Vipulbhai Navapariya**

**1. DESCRIPTION OF THE PROPERTY :-**

All that piece and parcel of the property bearing **S. No. 208/6** bearing **Plot No. 1** having area adm. 1800.00 Sq. mtrs. (CTS No. 643) & **S. No. 208/6** bearing **Plot No. 2** having area adm. 1800.00 Sq. mtrs. (CTS No. 643) situated at village Mauje **Pathardi**, Tal. Nashik & Dist -Nashik within the limits of Nashik Municipal Corporation bounded as follows :

<b>Plot No. 1</b>	<b>Plot No. 2</b>
<b>East</b> : Plot No. 2	Plot No. 3
<b>West</b> : S. No. 208/1 Part	Plot No. 1
<b>South</b> : 18.00 mtrs., width D. P. Road	18.00 mtrs., width D. P. Road
<b>North</b> : S. No. 208/2/1	S. No. 208/2/1

**2. Documents of Allotment of plot produced before me-**

- Copy of 7/12 extract dated 04.08.2023
- Copy of 6 D Mutation entries
- Copy of Sale Deed in favour of M/s. Sahjanand Builders and Developers partnership firm through partner Mr. Vipul Ravjibhai Navapariya and Mrs. Bhavika Vipulbhai Navapariya in respect of Plot No. 1 & 2 which is registered in the office of Sub Registrar Nashik 7 at Sr. No. 6466/2023 dated 08.06.2023
- Copy of N. A. Permission No. Mah/Kaksha-3/4/B.S.P.K./213/2009 dated 24.02.2010
- Copy of Layout permission no. Outward/Nagarrachana Vibhag/Final/Cidco/B5/6 dated 03.06.2011
- Copy of Partnership Deed made between Mr. Vipul Ravjibhai Navapariya and Mrs. Bhavika Vipulbhai Navapariya which is notarized on 01.08.2017
- Copy of Sale Deed in favour of Mr. Sunil Chhagan Bhaybhang and Mrs. Saroj Sunil Bhaybhang which is registered in the office of Sub Registrar Nashik 2 at Sr. No. 5715/2005 dated 14.10.2005
- Copy of Agreement to Sale in favour of Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare in respect of Plot No. 01 which is registered in the office of Sub Registrar Nashik 1 at Sr. No. 11468/2010 dated 30.12.2010
- Copy of Agreement to Sale in favour of Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare in respect of Plot No. 02 which is registered in the office of Sub Registrar Nashik 1 at Sr. No. 11469/2010 dated 30.12.2010

- j) Copy of Sale Deed in favour of Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare in respect of Plot No. 02 which is registered in the office of Sub Registrar Nashik 1 at Sr. No. 8646/2011 dated 05.10.2011.
- k) Copy of Sale Deed in favour of Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare in respect of Plot No. 01 which is registered in the office of Sub Registrar Nashik 1 at Sr. No. 8647/2011 dated 05.10.2011
3. Search Report for 30 years from 1993 to 2023, on the perusal of the above mentioned documents relating to title of the said property I am opinion that the title of owner is clear, Marketable and without any encumbrances.
4. Name of the Owner:- M/s. Sahjanand Builders and Developers partnership firm through partner Mr. Vipul Ravjibhai Navapariya and Mrs. Bhavika Vipulbhai Navapariya
5. Qualifying Comments/remarks if any:- Nil
6. The Report reflecting the flow of the title of the owner on the said land is enclosed herewith an annexure.

Encl : Annexure

Date: 30.11.2023



**ADVOCATE**

**Tejaswini Prashant Adke**

Advocate



Flat No.1, Sanskruti Residency,  
Kadwe Nagar, Pathardi Phata,  
Nashik.



ADVOCATES

Adv. Tejaswini P. Adke

B.Com. LL.B

Mob No. 8669071848

Office:- Flat No. 1, Sanskruti Residency, Kadvenagar, Pathardi Phata, Nashik.

FORMAT A  
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on dated 04.08.2023 application for registration
- 2) Mutation Entry No. 5857, 5950, 10232, 10244, 10289, 18204, 19315, 19313, 24220, 24747, 25961, 33582
- 3) Search Report for 30 years from the year 1993 till today taken from Joint Sub Registrar Office at Nashik and online record.

4) Litigation if any- No

Date: 30.11.2023

ADVOCATE



Tejaswini Prashant Adke  
Advoc.  
Flat No.1, Sanskruti Residency,  
Kadwe Nagar, Pathardi Phata,  
Nashik.





ADVOCATES

Adv. Tejaswini P. Adke  
B.Com. LL.B  
Mob No. 8669071848

Office:- Flat No. 1, Sanskruti Residency, Kadvenagar, Pathardi Phata, Nashik.

**TITLE REPORT  
TO WHOM SO EVER IT MAY CONCERN**

1) Name of the Owner:- M/s. Sahjanand Builders and Developers partnership firm through partner Mr. Vipul Ravjibhai Navapariya and Mrs. Bhavika Vipulbhai Navapariya

2) **DESCRIPTION OF THE PROPERTY :-**

All that piece and parcel of the property bearing S. No. 208/6 bearing Plot No. 1 having area adm. 1800.00 Sq. mtrs. (CTS No. 643) & S. No. 208/6 bearing Plot No. 2 having area adm. 1800.00 Sq. mtrs. (CTS No. 643) situated at village Mauje Pathardi, Tal. Nashik & Dist -Nashik within the limits of Nashik Municipal Corporation bounded as follows :

Plot No. 1	Plot No. 2
East : Plot No. 2	Plot No. 3
West : S. No. 208/1 Part	Plot No. 1
South : 18.00 mtrs., width D. P. Road	18.00 mtrs., width D. P. Road
North : S. No. 208/2/1	S. No. 208/2/1

3) I have investigated the title on the basis of Following Documents:-

- Copy of 7/12 extract dated 04.08.2023
- Copy of 6 D Mutation entries
- Copy of Sale Deed in favour of M/s. Sahjanand Builders and Developers partnership firm through partner Mr. Vipul Ravjibhai Navapariya and Mrs. Bhavika Vipulbhai Navapariya in respect of Plot No. 1 & 2 which is registered in the office of Sub Registrar Nashik 7 at Sr. No. 6466/2023 dated 08.06.2023
- Copy of N. A. Permission No. Mah/Kaksha-3/4/B.S.P.K./213/2009 dated 24.02.2010
- Copy of Layout permission no. Outward/Nagarrachana Vibhag/Final/Cidco/B5/6 dated 03.06.2011
- Copy of Partnership Deed made between Mr. Vipul Ravjibhai Navapariya and Mrs. Bhavika Vipulbhai Navapariya which is notarized on 01.08.2017
- Copy of Sale Deed in favour of Mr. Sunil Chhagan Bhaybhang and Mrs. Saroj Sunil Bhaybhang which is registered in the office of Sub Registrar Nashik 2 at Sr. No. 5715/2005 dated 14.10.2005
- Copy of Agreement to Sale in favour of Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare in respect of Plot No. 01 which is registered in the office of Sub Registrar Nashik 1 at Sr. No. 11468/2010 dated 30.12.2010
- Copy of Agreement to Sale in favour of Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare in respect of Plot No. 02 which is registered in the office of Sub Registrar Nashik 1 at Sr. No. 11469/2010 dated 30.12.2010
- Copy of Sale Deed in favour of Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare in respect of Plot No. 02 which is registered in the office of Sub Registrar Nashik 1 at Sr. No. 8646/2011 dated 05.10.2011.
- Copy of Sale Deed in favour of Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare in respect of Plot No. 01 which is registered in the office of Sub Registrar Nashik 1 at Sr. No. 8647/2011 dated 05.10.2011

So, also I have caused detail search in the office of Sub Registrar Nashik 1 to 7 since year 1993 to 2023 as per receipt E challan MH011653129202324U dated 30.11.2023 and I have paid search Fee of rs. 750/-for the period of years.



- 1) Since 1992, The said Property i.e. S. No. 208/1/1B/1B area adm. H.0.83.R + P.K.H.0.42.R situated at village Mauje **Pathardi** Tal. Nashik & Dist -Nashik was owned and possessed by Jivram Yama Nikam and other.
- 2) It reveals from the record that Parvatabai Yama Nikam had made partition of S. No. 208/1/1B/1B area adm. H.0.83.R + P.K.H.0.42.R among her and her son, accordingly Survey number was divided into two parts as follows:-
  - A) S. No. 208/1/1B/1B/1 area adm. H.0.04.R +P.K.H.0.22.R in the name of Parvatabai Yama Nikam
  - B) S. No. 208/1/1B/1B/2 area adm. H.0.79.R + P.K.H. 0.20.R in the name of Jivram Yama Nikam, Gangadhar Yama Nikam, Govinda Yama Nikam through Natural guardian Parvatabai Yama Nikam.

Hence the said effect was mutated in record of rights and 7/12 extract were prepared for them. Hence **M. E. No. 5857** was made and certified.
- 3) It reveals from the record that Smt. Parvatabai Yama Nikam died on 27.05.1994 leaving behind her legal heirs named as Jivram Yama Nikam, Gangadhar Yama Nikam, Govinda Yama Nikam, Chababai Tukaram Bhor, Bijlabai Tulshiram Gulve. Hence the name of legal heirs were recorded to record of rights of S. No. 208/1/1B/1B/1. Hence **M. E. No. 5950** was made and certified.
- 4) It reveals from the record that Parvatabai Yama Nikam died on 27.05.1994 leaving behind her legal heirs named as Jivram Yama Nikam, Gangadhar Yama Nikam, Govind Yama Nikam but out of those, Govind Yama Nikam died on 11.05.2002 leaving behind him no any legal heirs and his wife remarried with Dilip Bodke, hence she had executed Consent letter dated 20.09.2005 that she had no rights in abovementioned property. Accordingly the name of Jivram Yama Nikam and Gangadhar Yama nikam were recorded in record of rights. Hence **M. E. No. 10232** was made and certified.
- 5) It reveals from the record that Jivram Yama Nikam and other had taken loan from Pathardi Vividh Karyakari Sahkari sanstha but they repaid the same. Hence the charge of Pathardi Vividh Karyakari Sahkari Sanstha was deleted from other rights of column of 7/12 extracts. Hence **M. E. No. 10244** was made and certified.
- 6) It reveals from the record that Mr. Jivram Yama Nikam and Mr. Gangadhar Yama Nikam had executed Sale Deed in favour of Mr. Sunil Chhagan Bhaybhang and Mrs. Saroj Sunil Bhaybhang in respect of area adm. 1900 sq. mtrs., out of S. No. 208/1/1B/1B/1 total area adm. 2600.00 sq. mtrs., and S. No. 208/1/1B/1B/2 area adm. 9900.00 sq. mtrs., which is registered in the office of Sub Registrar Nashik 2 at Sr. No. 5715/2005 dated 14.10.2005. Hence the name of purchaser was recorded in record of rights of 7/12 extract. Hence **M. E. No. 10289** was made and certified.
- 7) It reveals from the record that Mr. Sunil Chhagan Bhaybhang and other had prepared layout plan on S. No. 208/1/1B/1B/1 & S. No. 208/1/1B/1B/2 which was tentatively sanctioned by Assisstant Director, Town Planning, Nashik vide its Tentative Layout Permission No. LND/WS/Tent/CD/17 dated 02.07.2009. Accordingly Collector Saheb, Nashik issued N. A. Permission No. Mah/Kaksha-3/4/B.S.P.K/213/2009 dated 24.02.2010. Thereafter the said tentative layout plan was finally sanctioned and approved by Assistant director, town Planning, Nashik vide its Final Layout permission no. Outward/Nagarrachana Vibhag/Final/Cidco/B5/6 dated 03.06.2011. Hence plots got separated as per sanctioned layout and Plot No. 1 & 2 area adm. 1800.00 Sq. mtrs. each out of S. No. 208/1/1B/1B/1 part/208/1/1B/1B/2 came in to existence. and 7/12 extract was separated for the same. Hence **M. E. No. 18204** was made and certified.
- 8) It reveals from the record that Mr. Sunil Chhagan Bhaybhang and Mrs. Saroj Sunil Bhaybhang had executed Agreement to Sale in favour of Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare in respect of **Plot No. 01** area adm. 1800.00 sq. mtrs., which is registered in the office of Sub Registrar Nashik 1 at Sr. No. 11468/2010 dated 30.12.2010



Thereafter Mr. Sunil Chhagan Bhaybhang and Mrs. Saroj Sunil Bhaybhang had executed Sale Deed in favour of Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare in respect of **Plot No. 01** area adm. 1800.00 sq. mtrs., which is registered in the office of Sub Registrar Nashik 1 at Sr. No. 8647/2011 dated 05.10.2011. Hence the name of purchaser was recorded in record of rights of 7/12 extract. Hence **M. E. No. 19315** was made and certified.

- 9) It reveals from the record that Mr. Sunil Chhagan Bhaybhang and Mrs. Saroj Sunil Bhaybhang had executed Agreement to Sale in favour of Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare in respect of **Plot No. 02** area adm. 1800.00 sq. mtrs., which is registered in the office of Sub Registrar Nashik 1 at Sr. No. 11469/2010 dated 30.12.2010

Thereafter Mr. Sunil Chhagan Bhaybhang and Mrs. Saroj Sunil Bhaybhang had executed Sale Deed in favour of Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare in respect of **Plot No. 02** area adm. 1800.00 sq. mtrs., which is registered in the office of Sub Registrar Nashik 1 at Sr. No. 8646/2011 dated 05.10.2011. Hence the name of purchaser was recorded in record of rights of 7/12 extract. Hence **M. E. No. 19313** was made and certified.

- 10) It reveals from the record that more than one pothissa or more than one gat numbers were combined to form a separate 7/12 extract and to match the computerized 7/12 extract and handwritten 7/12 extract, the survey numbers were rectified as per Circular issued by Revenue and Forest department, Mumbai vide its No. CAR/2001/Pra.kra.4/Bhag-1/L-1 dated 13.11.2002 adjoined with the order of Tahsildar Nashik vide its No. Kuka/Kavi/219/2016 dated 02.03.2016, Accordingly S. No. 208/1/1B/1B/1Part/208/1/1B/1B/2/1 Plot No. 01 was rectified as S. No. 208/6 Plot No. 01 and S. No. 208/1/1B/1B/1Part/208/1/1B/1B/2/2 Plot No. 02 was rectified as S. No. 208/6 Plot No. 02. Thereby 7/12 extract was prepared for the same. Hence **M. E. No. 24220** was made and certified.
- 11) It reveals from the record that mutation entry no. 24747, 25961 were pertaining to the administration of Talathi offices.
- 12) It reveals from the record that Subhash Baburao Tamkhane and other had filed Special Civil Suit No. 1094/2022 against Mr. Mukund Bhagwant Zambare and other in the court of Hon'ble Civil Judge Senior Division, Nashik but the said suit is disposed off on 21.06.2023.
- 13) It reveals from the record that Partnership Deed made between Mr. Vipul Ravjibhai Navapariya and Mrs. Bhavika Vipulbhai Navapariya in the name and style of M/s. Sahjanand Builders & Developers which is notarized on 01.08.2017.
- 14) It reveals from the record that Dr. Mrs. Swati Mukund Zambare and Mr. Mukund Bhagwant Zambare had executed Sale Deed in favour of M/s. Sahjanand Builders and Developers partnership firm through partner Mr. Vipul Ravjibhai Navapariya and Mrs. Bhavika Vipulbhai Navapariya in respect of Plot No. 1 area adm. 1800.00 Sq. mtrs., & Plot No. 2 area adm. 1800.00 sq. mtrs. out of S. No. 208/6 which is registered in the office of Sub Registrar Nashik 7 at Sr. No. 6466/2023 dated 08.06.2023. Hence the name of purchaser was recorded in record of rights of 7/12 extract. Hence **M. E. No. 33582** was made and certified.
- 4) Encumbrances over the property- No.

5) **OPINION :-**

After Perusal of the record put before me, I am of the opinion report or Title search report on the basis of documents produced before me for perusal of report the property i.e. All that peace and parcel of the property bearing S. No. 208/6 bearing **Plot No. 1** having area adm. 1800.00 Sq. mtrs. (CTS No. 643) & S. No. 208/6 bearing **Plot No. 2** having area adm. 1800.00 Sq. mtrs. (CTS No. 643) situated at village

Mauje **Pathardi**, Tal. Nashik & Dist -Nashik within the limits of Nashik Municipal Corporation bounded as follows :

**Plot No. 1**  
**East** : Plot No. 2  
**West** : S. No. 208/1 Part  
**South** : 18.00 mtrs., width D. P. Road  
**North** : S. No. 208/2/1

**Plot No. 2**  
Plot No. 3  
Plot No. 1  
18.00 mtrs., width D. P. Road  
S. No. 208/2/1

The Property more particularly described herein before in schedule, can be drawn and it can be said that the title of the said property is clear & marketable title and it is free from all sorts of encumbrances, M/s. Sahjanand Builders and Developers partnership firm through partner Mr. Vipul Ravjibhai Navapariya and Mrs. Bhavika Vipulbhai Navapariya acquired ownership rights of the above mentioned property after the name was mutated in the record of rights of the property extract. This Title report is given on the strength of all xerox copies are produced before me. I have seen the recent 7/12 extract, mutation entries, preffered registered documents of the above mentioned property.

Date:- 30.11.2023.

  
**ADVOCATE**



**Tejaswini Prashant Adke**  
Advocate  
Flat No.1, Sanskruti Residency,  
Kadwe Nagar, Pathardi Phata,  
Nashik.





CHALLAN  
MTR Form Number-6



GRN	MH011653129202324U	BARCODE			Date	30/11/2023-10:53:25	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	NSK1_HQR SUB REGISTRAR NASHIK 1			Full Name	ADV TEJASWINI P ADKE		
Location	NASHIK			Flat/Block No.			
Year	2023-2024 One Time			Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201	SEARCH FEE		750.00	Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)	MAUJE PATHARDI S NO 208/6 PLOT NO 1 AND 2		
				Amount In	Seven Hundred Fifty Rupees Only		
Total			750.00	Words			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	Ref. No.	00040572023113092632	CPADHLIRE1	
Cheque/DD No.			Bank Date	RBI Date	30/11/2023-10:24:54	Not Verified with RBI	
Name of Bank			Bank-Branch	STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 8669071848

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.