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FORMAT - A
(Circular No. 28/2021)

To,
MahaRERA
MUMBAI.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to bearing Plot No. 7 & 8 of S. No. 806/2A/9/806/2B/806/4/2 admeasuring 2100.87 Sq. Mtrs. & 2061.74 Sq. Mtrs. situated at Nashik, (hereinafter referred as the said "Land property")

I have investigated the tile of the said property on the request of M/S. S.M. ENTERPIRSES, PARTNERSHIP FIRM, NASHIK and following documents i.e. :-

1) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of the property bearing Plot No. 7 & 8 of S. No. 806/2A/9/806/2B/806/4/2 admeasuring 2100.87 Sq. Mtrs. & 2061.74 Sq. Mtrs. situated at Nashik, Taluka and District Nashik, within Nashik Municipal Corporation and within registration District of Nashik and sub registration Taluka Nashik, bounded as follows:-

Plot NO. 7

On or towards East : Plot NO. 6
On or towards West : Plot No. 8
On or towards South : 15 Mtr. Wide Road
On or towards North : S. NO. 806/2A part

Plot NO. 8

On or towards East : Plot NO. 7
On or towards West : Open Space and Encroach land
On or towards South : 15 Mtr. Wide Road
On or towards North : S. NO. 806/2A part

2) The documents of allotment of plot - Sale Deed dated 16/09/2021 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7757 on 23/9/2021.

3) 7/12 extract or property card issued by Talathi Nashik, mutation entry No. 16188, 16189, 23132, 23148, 24159, 25014, 27060, 27645, 28209, 28885, 29783, 29435, 31177, 33437, 35851, 50738, 50875, 55637, 57940, 58775, 59541, 59542, 59543, 59936, 60182, 60619, 62241, 62242, 62255, 64847, 66335, 76326, 80123, 89036, 89038, 89039, 89040, 92817, 103319, A-285, 400107, 400159, 400966, 401023, 402288, 402583, 403445, 404917.

4) Search report for 30 years from 1981 till 2021.

2/- 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 aforesaid property is clear, negotiable and marketable and without any charge, encumbrance and defect in title and M/S. S.M. ENTERPIRSES, PARTNERSHIP FIRM, NASHIK is entitled to develop the said properties and construct building thereon and sell the superstructure thereon and appropriate the sale proceeds.

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**Owners of the land - M/S. S. M. ENTERPIRSES, PARTNERSHIP
FIRM, NASHIK**

**Plot No. 7 & 8 of S. No. 806/2A/9/806/2B/806/4/2 admeasuring
2100.87 Sq. Mtrs. & 2061.74 Sq. Mtrs. situated at Nashik**

**3/- The report reflecting the flow of the title of the developer on the said
land is enclosed herewith as annexure.**

Encl: Annexure

Date - 03/11/2021



Shah

**Advocate
Subodh M. Shah**

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FLOW OF THE TITLE OF THE SAID LAND

I have perused 7/12 extract and mutation entries for the last 30 years and the search for 30 years of the Index II from the office of Sub Registrar, Nashik and my observation as under ;

It appears from the mutation entries that S. No. 806/2A-9 was owned by Kazi Gayasoddinn Chiragoddin since prior to 1986-87 while S. No. 806/2B was owned by Kazi Jahuroddin Baharoddin since prior to 1986-87 and S. No. 806/4 was owned by Kutubuddin Kazji Jainoddin since prior to 1985.

As per the order by Tahasildar Nashik, dated 19/12/1985, Partition of S. No. 806/2A amongst the owners whereby S. No. 806/2A is sub divided into 11 pot hissas and accordingly S. NO. 806/2A/9 allotted to Kazi Gayasoddinn Chiragoddin and name of the said allottees is mutated in the owners column under M. E. No. 23132 on 23/12/1986.

That Ajmoddin Chandsaheb purchased S. NO. 806/2A/9 from Gayasoddin Chiragoddin Kazi through its G.P.A. holder Rajiyoddin Chiragoddin Kazi by Sale Deed dated 19/9/1986 and as such name of the said purchaser is mutated in the owners column under M.. E. NO. 23148 on 1/1/1987 for S. No. 806/2A/9.

As per the order by Collector Nashik, S. NO. 806/2A/9 was regranted and as per the order the said property converted into N.A. use for residential purpose and accordingly Condition No. 2 is deleted from the other rights column under M. E. No. 24159 on 11/1/1988 for S. No. 806/2A/9.

That the properties were of old tenure of Inam Class and at the instance of the owner, the permission to use the land for Non Agri. purpose is granted by Collector, Nashik and N.A. order Dated 15/7/1988 is sanctioned and as such the conditions in the other rights column are deleted from the record of rights under M.E.No. 25014 on 14/10/1988 for S. No. 806/2A/9.

That Ajimoddin Chandsaheb died on 22/9/1989 and as such names of his legal heirs namely Buranoddin Ajimoddin Khan, Rabiya Ajimoddin, Anisabai Ayub Khan are mutated in the owners column under M. E. No. 27060 on 17/7/1990 for S. No. 806/2A/9.

That the properties S. NO. 806/2B were of old tenure of Inam Class and at the instance of the owner, the permission to use the land admeasuring 5847.00 Sq. Mtrs. out of S. No. 806/2B for Non Agri. purpose is granted land admeasuring 5847.00 Sq. Mtrs. by Collector, Nashik and N.A. order Dated 8/11/1985 is sanctioned and as such the conditions remark of Old tenure land admeasuring 5847.10 Sq. Mtrs. out of S. No. 806/2B is mutated in the other rights column under M. E. No. 27645 on 7/1/1991 for S. No. 806/2B

As per order u/s. 8(4) of the ULC Act an area admeasuring 6000.00 Sq. Mtrs. out of S. No. 806/2B is declared as retention land and remaining area out of S. No. 806/2B is declared excess land and remark to that effect is recorded in the other rights column under M. E. No. 28209 on 10/7/1991 and accordingly separate 7/12 extract is prepared for respective land.

That the remark of "Status Quo" is deleted from the other rights column under M. E. No. 28885 on 7/2/1992 for S. No. 806/2A/9.

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That Rajiyoddin Jahuroddin Kazi prepared a layout on S. NO. 806/2B/2 admeasuring 200.00 Sq. Mtrs. and as per the said layout land owner has sell the following plots to the following different purchasers and as such names of the respective purchasers are mutated in the owners column under M. E. No. 29783 pm 12/10/1992.

S. NO.	Plot NO.	area Sq. Mtrs.	Name of the purchaser
806/2B/2/1	1	1250.00	Original Owner
806/2B/2/2A	2A	700.00	Joitabhai Prabhudas Patel
806/2B/2/2B	2B	700.00	Rajendra Kajnjibhai Patel
806/2B/2/3A	3A	1000.00	Bharatkumar Hiralal Patel
806/2B/2/3B	3B	1000.00	Dinesh Purushottam Patel
806/2B/2/4	Open Space	600.00	Rajendra Kajnjibhai Patel Joitabhai Prabhudas Patel
806/2B/2/5	4	750.00	Original owner

M. E. NO. 16188 and 16189 are not readable.

That Smt. Badrunissa Begum Kazi released her share in favour of her sister Shama Begum Khan and for recording the same M. E. No. 29435 is effected 10/7/1992 for S. NO. 806/1Part and 806/4 part.

That remark of "Land acquired for Agrar Road" is mutated in the other rights column undr M. E. No. 31177 on 25/10/1993.

As per the Darkhast No. 59/57 the names of Kazi Rafioddin etc. remained to be mutated for H.00.04 R. for S. No. 806/4 and therefore the said names are mutated under M. E. No. 33437.

That the remark of "Status Quo" under Special Civil Suit No. 313/89 is deleted from the other rights column under M. E. No. 35851 on 5/4/1997 for S. NO. 806/2A/9.

Anisabi Ayyub Khan released her rights in favour of Burhanoddin Animoddin Khan by Released Deed dated 26/3/2004 and as such name of Anisabi Ayyub Khan is deleted from owners column and name of Burhanoddin Animoddin Khan is mutated in the owners column under M. E. NO. 50738 on 19/4/2004.

As per the application by Burhanoddin Animoddin Khan, the names of his wife and son namely Guleshahewar Burhanoddin Khan and Imran Burhanoddin Khan are mutated in the owners column jointly under M. E. No. 50875 on 15/5/2004 for S. NO. 806/2A/9.

That one of the land owner Rajiyoddin Jahuroddin Kazi died on 19/1/2006 and as such names of his legal heirs namely Asefabegum Rajiyoddin Kazi, Ishratparvin Rajiyoddin Kazi, Minhajoddin Rajiyoddin Kazi, Moinoddin Rajiyoddin Kazi and Matinoddin Rajiyoddin Kazi are mutated in the owners column under M. E. No. 55637 on 30/5/2006 for S. NO. 806/2B/1, 806/4, Plot NO. 1 of 806/2B/2/1 and Plot No. 4 of S. No. 806/2B/2/5.

That all the land owners of Plot NO. 5 of S. NO. 806/2B/2/5, Plot

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NO. 1 of S. NO. 806/2B/2/1 and S. NO. 806/2B/1 and S. No. 806/4 partitioned the said properties amongst their family members by Partition Deed dated 6/3/2007 as per the said partitioned deed names of Ziya Ul Mustafa Gulam Mustafa etc. 15 are mutated in the owners column under M. E. NO. 57940 on 13/4/2007.

Burhanoddin Azimoddin Khan and others entrusted S. No. 806/2A/9 to Sun Infrastructures Pvt. Ltd. under terms and conditions of the Development Agreement dated 30/03/2007 and as such names of the developer are mutated in the other rights column under M. E. No. 58775 on 17/7/2007.

That Pavan Vijay Jadhav purchased land admeasuring 1202.00 Sq. Mtrs. out of Plot No. 1 of S. NO. 806/2/2/1 and Plot NO. 4 admeasuring 750.00 sq. mtrs. of 806/2B/2/5 from Ziya Ul Mustafa Gulam Mustafa by two different sale deed dated 28/6/2007 and as such name of the said purchaser is mutated in the owners column under M. E. No. 59539 on 12/09/2007.

That Jayashri Pandharinath Nere purchased Plot No. 2A of S. NO. 806/2B/2/2A from Joitabhai Prabhudas Patel by sale deed dated 11/10/2006 and as such name of the said purchaser is mutated in the owners column under M. E. No. 59540 on 12/10/2007.

That Pramod Pandharinath Nere and others purchased Plot No. 3A of S. NO. 806/2B/2/3A from Bharatkumar Hiralal Patel by sale deed dated 11/10/2006 and as such name of the said purchaser is mutated in the owners column under M. E. No. 59541 on 12/10/2007.

That Jayashri Pandharinath Nere purchased Plot No. 2B of S. NO. 806/2B/2/2B from Rajendra Kanjibhai Patel by sale deed dated 11/10/2006 and as such name of the said purchaser is mutated in the owners column under M. E. No. 59542 on 12/10/2007.

That Jayashri Pandharinath Nere and others purchased Plot No. 3B of S. NO. 806/2B/2/3B from Dinesh Purushottam Patel by sale deed dated 31/10/2006 and as such name of the said purchaser is mutated in the owners column under M. E. No. 59543 on 12/10/2007.

That S. NO. 806/2B/1 was of old tenure of Inam Class and at the instance of the owner had paid 50 % Nazarana in the Bank, the permission to use the land for Non Agri. purpose is granted by Collector, Nashik and N.A. order under No. Vatan/Kavi/776/07 Dated 22/11/2007 is sanctioned and as such the conditions in the other rights column are deleted from the record of rights under M. E. No. 59882 on 23/11/2007.

That Pavan Vijay Jadhav entrusted Plot NO. 1 of S. NO. 806/2B/2/1 and Plot NO. 4 of S. NO. 806/2B/2/4 to Sun Infrastructures Pvt. Ltd. for development of the same as per the terms and conditions of the Development Agreement and General Power of Attorney Dated 3/8/2007 and as such name of the said developer is mutated in the other rights column under M. E. NO. 59936 on 30/11/2007 and as such the said developers are competent to develop the said property.

That S. NO. 806/4 was of old tenure of Inam Class and at the instance of the owner had paid 50 % Nazarana in the Bank, the permission to use the land for Non Agri. purpose is granted by Collector, Nashik and N.A. order under No. Vatan/Kavi/775/07 Dated 22/11/2007 is sanctioned and as such the conditions in the other rights column are deleted from the record of rights under M. E. No. 59905 on 28/11/2007.

That Sun Infrastructures Pvt. Ltd. purchased Plot No. 2A of S. NO.



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806/2B/2/2A and Plot NO. 2B of S. NO. 806/2B/2/2B from Jayashri Pandharinath Nere by sale deed dated 28/12/2007 and as such name of the said purchaser is mutated in the owners column under M. E. No. 60182 on 29/12/2007.

That Ziyaul Muastafa Gulam Mustafa and others owners of S. NO. 806/2B/1 H. 3.12 R. and S. No. 806/4 H. 00.04 R. entrusted the said property to Sun Infrastructures Pvt. Ltd. for development of the same as per the terms and conditions of the Development Agreement and General Power of Attorney which is duly registered at the office of Sub Registrar, Nashik at SR. No. 6887 and 6888 on 27/7/2007 and as such name of the said developer is mutated in the other rights column under M. E. NO. 60619 on 13/2/2008 and as such the said developers are competent to develop the said property.

That land admeasuring 35724.36 Sq. Mtrs. out of S. NO. 806/2B/2, 806/2B/1, 806/4, 806/2A/9 is converted into commercial purpose under order of Collector Nashik under No. Maha/Kaksh/3/4/Bi.She.Pra.Kra./55/2008 Nashik dated 9/7/2008 under M. E. NO. 62022 on 11/7/2008.

That Sun Infrastructures Pvt. Ltd. purchased Plot NO. 3A of S. No. 806/2B/2/3A from Pallavi Pandharinath Nere and others by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7457 on 28/7/2008 and as such name of the said purchaser is mutated in the owners column under M. E. No. 62241 on 4/8/2008.

That Sun Infrastructures Pvt. Ltd. purchased Plot NO. 3B of S. No. 806/2B/2/3B from Pallavi Pandharinath Nere and others by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7458 on 28/7/2008 and as such name of the said purchaser is mutated in the owners column under M. E. No. 62242 on 4/8/2008.

That Zeelgrape Winery Pvt. Ltd. purchased S. No. 806/2B/1 and S. NO. 806/4 from Ziyaul Mustafa Gulam and others by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7604 on 1/8/2008 and as such name of the said purchaser is mutated in the owners column under M. E. No. 62255 on 4/8/2008.

That Special Civil Suit No. 310/2009 is filed by Viraj Estate Pvt. Ltd. Against Fakrul Nisa Begum Zahurddin Kazi etc. 30 and lis pendence notice is registered at Sr. No. 3904/2009 and therefore the remark of the said suit and the Status Quo is mutated in the other rights column M. E. No. 64847 on 6/7/2009.

That remark of Status Quo in the matter of Civil Suit No. 1279/2009 and Civil Application No. 1372/2009 in the High Court Mumbai Remark of Status Quo is mutated in the other rights column under M. E. NO. 66335 on 5/2/2010 for S. No. 806/2B.

As per the order dated 16/7/2011 and Govt. Gazzate dated 23/3/1998, the pencil Remark of "Land acquired for Road" is deleted from the other rights column under M. E. NO. 76326 on 10/8/2011.

M. E. No. 80123 is not pertaining to the said property.

That remark of "Status-Quo" is mutated in the other rights column for Special C. Suit NO. 310/2009 under M. E. NO. 64847 but the said suit is dismissed by the court and therefore the remark of status quo is deleted from the other rights column under M. E. No. 89036 on 2/5/2013.

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That remark of "Status-Quo" is mutated in the other rights column under M. E. NO. 66635 which is deleted from the other rights column as per order of Court under M. E. No. 89038 on 2/5/2013.

That Viraj Eastes Pvt. Ltd. purchased S. No. 806/2A/9 admeasuring 1666.67 Sq. Mtrs. from Burhanoddin Azimoddin Khan and others by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 3782 on 26/3/2013 and as such name of the said purchaser is mutated in the owners column under M. E. No. 89039 on 2/5/2013.

That Viraj Eastes Pvt. Ltd. purchased land admeasuring 6968.00 Sq. Mtrs. out of S. No. 806/2B/1 admeasuring H. 3.12 R. from Zeelgrape Winery Pvt. Ltd. by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 3781/2013 on 26/3/2013 and as such name of the said purchaser is mutated in the owners column under M. E. No. 89040 on 2/5/2013.

That Shree Narayani Healthcare Pvt. Ltd. purchased S. No. 806/2A/9 admeasuring 1666.67 Sq. Mtrs. from Viraj Eastes Pvt. Ltd. by Sale Deed dated 13/3/2014 and as such name of the said purchaser is mutated in the owners column under M. E. No. 92817 on 24/03/2014.

M. E. No. 103319 is pertaining to the administration of Talathi office, Nashik.

As per order dated 20/8/2009 by Govt. Of India, Corporate Office name of the is changed to Zeel Infra Projects Pvt. Ltd. under M. E. No. A-2825 on 17/09/2016 in respect of S. NO. 806/2B/1.

That M. E. No. 400107 is effected on 10/06/2017 for recording the Kami Jast Patrak of Dy. Inspector Land Records dated 22/03/2017 under No. Nashik/Du.R. No. 1035/2017.

As per the Kami Jast Patrak letter by Sub Div. Officer of Land Records, Nashik dated 22/3/2017 and Tahasildar, Nashik dated 29/3/2019 amalgamated and prepared a Pot Hissas for S. NO. 806/2A/9, 806/2B/1, 806/2B/2/2A, 806/2B/2/2B, 806/2B/2/3A, 806/2B/2/3B, 806/2B/2/4, 806/2B/2/5 and 806/4 and new 7/12 extract are prepared for new five Pot Hissas and plots which are as follows and names of the respective owners are mutated in the 7/12 extracts in the owners column.

S. No.	Admeasuring (Sq. Mtrs.)	Name of the owners
806/2A/9/806/2B/806/4/1	3542.64	Zeel Infra Projects Pvt. Ltd.
806/2A/9/806/2B/806/4/2	27091.36	Zeel Infra Projects Pvt. Ltd. etc. 20
806/2A/9/806/2B/806/4/3	2066.00	Viraj Eastes Pvt. Ltd.
806/2A/9/806/2B/806/4/4	1666.67	Shree Narayani Health Care Pvt. Ltd.
806/2A/9/806/2B/806/4/5	4900.00	Viraj Eastes Pvt. Ltd.

As per the above pot hissas names of the respective allottees are mutated in the owners column under M. E. No. 400159 on 10/7/2017.

Subodh



As per order dated 12/8/2019 by Govt. Of India, Corporate Office name of the Zeelgrape Winery Pvt. Ltd. is changed to Zeel Infra Projects Pvt. Ltd. under M. E. No. 400966 on 16/7/2018 and accordingly the change of name is effected in the 7/12 extract.

That land admeasuring 44.00 Sq. Mtrs. and 600.00 Sq. Mtrs. out of S. No. 806/2A/9/806/2B/806/4/2 is surrendered for Road widening to the Nashik Municipal Corporation and as such name of Nashik Municipal Corporation is mutated in the owners column for the said road widening area under M. E. NO. 401023 on 3/7/2018.

That all the land owners of S. No. 806/2A/9/806/2B/806/4/2 admeasuring 27091.36 Sq. Mtrs. prepared a sub division plan on the said property which is duly approved from Nashik Municipal Corporation, Nashik under No. NAMNPA/NR/ANTIM/27/2019 on 6/8/2019 and as per the said sub division plan different hissas are prepared and as such Plot No. 7 is allotted to admeasuring 2100.87 Sq. Mtrs. and Plot No. 8 is allotted to admeasuring 2061.74 Sq. Mtrs. and accordingly M. E. No. 402288 is effected on 23/8/2019 and whereby the old survey number is closed.

M. E. No. 402583 is pertaining to the E-conversion of 7/12 extract.

That M/s. Happy Home Developers purchased aforesaid property from previous owners Sun Infrastructure Pvt. Ltd., Zeel Infra Projects Pvt. Ltd., and Pavan Vijay Jadhav by registered Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 6858/2020 on 22/9/2020 and as such name of the M/s. Happy Home Developers mutated in the owners column under M. E. No. 403445 on 4/10/2020.

That present holder M/s. S. M Enterprises agreed to purchase aforesaid plot No. 7 and 8 from M/s. Happy Home Developers by Agreement of sale dated 19/04/2021 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 3610 on 19/04/2021.

M/s. S. M Enterprises purchased aforesaid plots from previous owner M/s. Happy Home Developers by Sale Deed dated 16/09/2021 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7757 on 23/9/2021 and as such M. E. No. 404917 is mutated on 09/10/2021. But the said mutation entry is yet to be approved.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide Ref. No. 9062125898025 on 03/11/2021 for the remaining period and no adverse entries is observed during the course of the search.

4) Any other relevant title - Not Applicable

5) Litigation if any - No.

Date - 03/11/2021



Subodh
Advocate

Subodh M. Shah



CHALLAN
MTR Form Number-6



GRN	MH008420868202122P	BARCODE			Date	03/11/2021-13:06:49		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	NSK3_NASHIK 3 JOINT SUB REGISTRAR			Full Name	Adv S M Shah				
Location	NASHIK			Flat/Block No.	S.No. 806/2A/9/806/2B/806/4/2				
Year	2021-2022 One Time			Premises/Bullding					
Account Head Details		Amount In Rs.		Road/Street	Plot No. 7				
0030072201 SEARCH FEE		750.00		Area/Locality	Nashik -4				
				Town/City/District					
				PIN	4 2 2 0 0 9				
				Remarks (If Any)	30 Years				
				Amount In	Seven Hundred Fifty Rupees Only				
Total			750.00	Words					
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY									
Cheque-DD Details				Bank CIN	Ref. No.	10000502021110300784		9062125898025	
Cheque/DD No.				Bank Date	RBI Date	03/11/2021-13:08:01		Not Verified with RBI	
Name of Bank				Bank-Branch	SBIEPAY PAYMENT GATEWAY				
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
सदर चालन "रइप ऑफ पेमेंट" गइये नगुद कारणासाठी लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यांसाठी लागू नाही.

Mobile No. : 9800000000