

**Office :-** B-1, Meghdoot Shopping Center  
Opp. Chetana Dining Hall, Near C.B.S.and  
District Court Nashik.Cell No. 9822173576

**NANDKISHOR H. LAHOTI**  
B.Com. LL.B.  
ADVOCATE

**Format –A**  
**(Circular No. 28/2021)**

**To,**

**Maha RERA**  
**Mumbai**

**LEGAL TITLE REPORT**

**Subject:-**Title clearance certificate with respect to Non Agricultural land bearing **Revenue Survey No. 868/9/Plot/2** area admeasuring **288.90 sq. mtrs.**, **Survey No. 868/9/Plot/3** area admeasuring **297.98 sq. mtrs.**, **Survey No. 868/9/Plot/4** area admeasuring **243.78 sq. mtrs.** & **Survey No. 868/9/Plot/5** area admeasuring **231.94 sq. mtrs.**, situated, lying and being at **Nashik City-4**, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik.

I have investigated the title of the said property on the request of **Mrs. Sunita Rajendra Bhavsar**, R/o. Nashik.

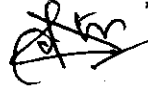
- I. DESCRIPTION OF PROPERTY :-** All that piece and parcel of Non Agricultural land bearing **Revenue Survey No. 868/9/Plot/2** area admeasuring **288.90 sq. mtrs.**, **Survey No. 868/9/Plot/3** area admeasuring **297.98 sq. mtrs.**, **Survey No. 868/9/Plot/4** area admeasuring **243.78 sq. mtrs.** & **Survey No. 868/9/Plot/5** area admeasuring **231.94 sq. mtrs.**, situated, lying and being at **Nashik City-4**, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik (hereinafter referred to as "**The said Property**" for the sake of brevity).
- II. THE DOCUMENTS OF ALLOTMENT OF PLOT :-** Sale Deed dtd. 28/10/2013 & Gift Deed dtd. 27/09/2023.
- III.** 7/12 extract or property card issued by Talathi Nashik. Mutation Entries Nos. 2258, 2618, 6438, 6843, 6996, 7265, 9197, 10815,

11076, 12029, 12378, 13744, 13902, 20599, 23660, 23815,  
24932, 25050, 26515, 28482, 28720, 31080, 34295, 45743,  
45743-A, 48345, 67126, 91188, A-906, 103318, 103319, 400175,  
400606, 400646, 402584, 402591, 407995, 408404.

- IV.** Search report for 30 years from 1993 till 2023.
- V.** 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 **Mrs. Sunita Rajendra Bhavsar** of Nashik is clear, marketable and without any encumbrances.
- VI. Owners of the Land :- Mrs. Sunita Rajendra Bhavsar**
- VII.** The report reflecting the flow of title of **Mrs. Sunita Rajendra Bhavsar** in respect of the said property is enclosed herewith as an annexure.

**Encl :- Annexure**

Date :- 18/12/2023.



**(Nandkishor H. Lahoti)**

Advocate

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**NANDKISHOR H. LAHOTI**

**B.Com. LL.B.**

**Advocate**

**TITLE CERTIFICATE  
(To whomsoever it may concerned)**

**Format -A**


**(Circular No. 28/2021)  
FLOW OF THE TITLE OF THE SAID PROPERTY**

- I. DESCRIPTION OF PROPERTIES :-** All that piece and parcel of Non Agricultural land bearing **Survey No. 868/9/Plot/2** area admeasuring **288.90 sq. mtrs.**, **Survey No. 868/9/Plot/3** area admeasuring **297.98 sq. mtrs.**, **Survey No. 868/9/Plot/4** area admeasuring **243.78 sq. mtrs.** & **Survey No. 868/9/Plot/5** area admeasuring **231.94 sq. mtrs.**, situated, lying and being at **Nashik City-4**, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik.
- II. Present Owner & Developer of the said Properties :-**  
**Mrs. Sunita Rajendra Bhavsar**, R/o. Nashik
- III. DOCUMENTS PERUSED:-**
- 7/12 Extracts for the period between 1974-75 & 2022-2023.
  - Mutation Entries.
  - Lay-out Plan & Permission.
  - Non-Agricultural Permission.
  - Sale Deed dtd. 28/10/2013.
  - Deed of Partition dtd. 29/03/2023.
  - Gift Deed dtd. 27/09/2023.
  - TDR Sale Deed dtd. 01/10/2023.
  - Building Permission dtd. 18/10/2023.
  - Title Certificate dtd. 07/09/2023 issued by Adv. Sandeep Prabhakar Kapote, Nashik.
  - Search of Index-II register for 30 years.

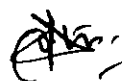
  
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**IV. HISTORY OF TITLE:-**

- a) It appears from Mutation Entry No.2258 dtd. 03/09/1933 that, the land holder Shri. Vasudeo Ramchandra Chandorkar has given on Lease half of the land area lying towards Western side of Survey No.868 to the Lessee Smt. Thakubai Shivram Waghchaure for the consideration that she shall give half of the mango fruits to the landholder every year. Hence, the name of the Lessee Smt. Thakubai Shivram Waghchaure has been entered in the other rights column of Survey No.858 by certifying present mutation entry.
- b) It appears from Mutation Entry No.2618, dtd. 18/03/1936 that, the landholder Shri. Vasudeo Ramchandra Chandorkar passed away on 19/12/1935 leaving behind his 2 sons viz. (1) Shri. Vishwambhar Vasudeo Chandorkar and (2) Shri. Kashinath Vasudeo Chandorkar. Hence, on the basis of application filed on record, the names of said two legal heirs have been entered in the record of rights of Survey No.868 by certifying present mutation entry.
- c) Mutation Entry No.6438 that, it is in extreme torn condition and the matter written over it could not be understood. Hence, I could not give my comments over it.
- d) It appears from Mutation Entry No. 6843, dtd. 30/05/1956 that, the landholders (1) Shri. Vishwambhar Vasudeo Chandorkar and (2) Shri. Kashinath Vasudeo Chandorkar have sold half of the land area hold by them out of Survey No.868 to Shri. Vasudeo Mahadev Jathar for the total consideration of Rs.500/- on 02/04/1956. That, the name of the purchaser Shri. Vasudeo Mahadev Jathar as a tenant also appears in the other rights column of S.No.868. But as the name of the purchaser Shri. Vasudeo Mahadev Jathar has already been entered in the record of rights of half of the land out of Survey No.868, hence the name of the purchaser as a lessee as appearing in the other rights column of Survey No.868 has been deleted by certifying present mutation entry.
- e) Mutation Entry No.6996, is extremely in torn and bad condition and the matter written over it could not be read and understood in any way. Hence, I could not give my comments over it.

  
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- f) It appears from Mutation Entry No.7265, that present mutation entry is extremely in torn and bad condition and the matter written over it could not be read and understood in anyway. Even the Survey number is not available. However, on keenly reading and after going through the 7/12 extract for that relevant year, it appears that the landholder Shri. Vasudeo Mahadev Jathar has partitioned Survey No.868 between himself and his son Shri. Shankar Vasudeo Jathar. As per said partition Survey No.868/2/1 has come to the share of Shri. Vasudeo Mahadev Jathar.
- g) It appears from Mutation Entry No.9197 that, present mutation entry is extremely in torn and bad condition and the matter written over it could not be read and understood in anyway. Even the Survey number is not available. However, on keenly reading and after going through the 7/12 extract for the relevant year, it appears that, in view of Order No. WS III 168064, dtd. 28/11/1964 issued by the Sub Divisional Officer, Nashik and the Order No. Tenancy 2296/64, dtd.18/12/1964 issued by Mamlatdar Court, Nashik, the land area of 02 Acres 28 Guntha + Pot Kharaba of 00 Acre 04 Gunthas out of Survey No. 868/2/1 has been acquired towards Canal Part II. Hence, the remark regarding the same has been entered in the other rights column of Survey No.868/2/1 by certifying present mutation entry.
- h) It appears from Mutation Entry No.10815 dtd. 04/12/1967 that, as per the Order bearing No.SP-M-369, dtd. 24/11/1967 issued by the Farm Land Tribunal the price amount of Rs.3000/- with respect to Survey No.868 was fixed on 30/10/1967 between the Tenant Martand Shivram Waghchaure, since deceased through his legal heir and the landholder Shri. Vishwambhar Kashinath Chandorkar in view of Section 32-G of the Tenancy Act. And that said tenant has paid said consideration amount and has become the owner of Survey No.868. And hence, the names of the owners have been deleted and that of the tenant has been entered in the ownership column of record of rights of Survey No.868 by certifying present mutation entry.



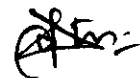
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i) It appears from Mutation Entry No.11076, that, present mutation entry is extremely in torn and bad condition and the matter written over it could not be read and understood in anyway. Even the Survey number is not available. However, on keenly reading and after going through the 7/12 extract for the relevant year, it appears that, in view of Certificate issued U/s.32-M of the Tenancy Act, the tenant has become the landholder of certain portion of land. It further appears that the land holdings of the respective owners in the original land bearing Survey No.868 was equal and which was wrong. And the same has been corrected as per the Order No. L.S.H.M./369, dtd. 02/12/1967. That, as per said Order, Survey No.868 has been divided into two sub parts as under:

- 1) Survey No.868/1, Adm.12 Acres 16 Gunthas + Pot Kharaba of 00 Acre 11 Gunthas has come to the share of Smt. Sarubai Martand Waghchaure;
- 2) Survey No.868/2, Adm.15 Acres 04 Gunthas + Pot Kharaba of 00 Acre 15 Gunthas has come to the share of Shri. Vasudeo Mahadev Jathar.

Hence, the names of the above holders have been entered in the record of rights of the lands as mentioned above and the remark "Governed as per the provisions of Section 43 of the Tenancy Act" has been entered in the other rights column of above lands by certifying present mutation entry.

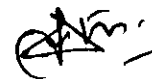
j) It appears from Mutation Entry No. 12029, dtd. 07/09/1970 that, Shri. Bhika Mahadu Kamble passed away on 09/01/1969 leaving behind his legal heirs 4 sons, 6 daughters and a wife as his legal heirs, which are as follows Sons (1) Shri. Namdev Bhika Kamble, (2) Shri. Rajaram Bhika Kamble, (3) Shri. Madhukar Bhika Kamble and (4) Shri. Vishnu Bhika Kamble, Daughters (1) Smt. Yeolabai Vidhate, (2) Smt. Chandrabhagabai Tukaram Rokade, (3) Smt. Kashibai Hari Gowardhane, (4) Smt. Yamunabai Tukaram Kathe, (5) Smt. Bhimabai Sitaram Tidke and (6) Smt. Changunyabai Vishnu Tidke, and Wife Smt. Sonubai Bhika Kamble. However, land owners Late Bhika Mahadu Kamble executed Will on 09/01/1969 and as per said Will, the names of



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sons and wife of deceased have been entered in the record of rights of Survey No. 868 (P) and another by certifying present mutation entry.

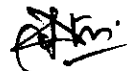
- k) It appears from Mutation Entry No. 12378, dtd. 19/05/1971 that effect of Enforcement Act, 1958 and Indian Coinage Act given to the entire lands of village Nashik, Tal. & Dist. Nashik & accordingly measurements of all the land of village Nashik have been converted into decimal units. Accordingly, the previous measurement of Survey No.868/2 of Acres and Gunthas have been converted into Hectors and Ares by certifying present mutation entry.
- l) It appears from Mutation Entry No.13744, dtd. 23/05/1973 that, the landholder Shri. Vasudeo Mahadev Jathar has got released the land area of 05 Acres lying towards Northern side from and out of Survey No. 868/2, and obtained its possession from the tenant Shri. Namdev Bhikaji Kamble on 04/02/1973. Hence the name of said tenant has been deleted from the other rights column of Survey No.868/2 by certifying present mutation entry.
- m) It appears from Mutation Entry No.13902, dtd. 20/09/1973 that, (1) Shri.Namdev Bhikaji Kamble, (2) Shri. Rajaram Bhikaji Kamble, (3) Shri. Madhukar Bhikaji Kamble and (4) Shri. Vishnu Bhikaji Kamble have purchased the land area of 02 Hectares out of Survey No.868/2 from Shri. Vasudey Mahadey Jathar for the consideration of Rs. 10,000/- on 05/02/1973. That, due to said transaction Survey No.868/2 came to be divided into two parts as under:-
- 1) Survey No.868/2/1, Adm.04 Hectares 11 Ares + 00 H. 15 Ares, came to the share of original land holder Shri. Vasudev Mahadev Jathar; and
  - 2) Survey No.868/2/2, admeasuring 02 H. 00 Ares, came to the share of the purchasers (1) Shri. Namdev Bhikaji Kamble, (2) Shri. Rajaram Bhikaji Kamble, (3) Shri. Madhukar Bhikaji Kamble and (4) Shri. Vishnu Bhikaji Kamble.



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Hence, Survey No.868/2 has been sub divided into two parts as above and the names of above purchasers have been entered in the record of rights of Survey No.868/2/2 by certifying present mutation entry.

- n) It appears from Mutation Entry No.20599, dtd. 22/02/1984 that, the landholder Smt. Sarubai Martand Waghchaure expired on 02/09/1976 leaving behind following legal heirs, Daughter (1) Shashikala Ganpat Lendghar, Grand-Daughter (2) Shevantabai Sitaram Waghchaure Niece (3) Hirabai Sitaram Waghchaure. Hence, the names of the above legal heirs have been entered in the record of rights of Survey No.868/1 by certifying present mutation entry.
- o) It appears from Mutation Entry No.23660, dated 13/07/1987 that, on perusal of present Mutation Entry it appears that, the landholders (1) Shri. Namdev Bhikaji Kamble and others-4 have obtained permission U/s.85 of M.L.R.C., 1966 for partition of Survey No. 868/2/2 among themselves vide Order No. RTS/Pa. Case No./93/1987, Nashik from Tahsildar, Nashik. That as per said partition Survey No. 868/2/2 has been divided into 6 parts bearing Survey No.868/2/2, Hissa No. A, admeasuring 1552.00 Sq. Mtrs. to Survey No.868/2/2, Hissa No. E, admeasuring 12188.00 Sq. Mtrs. Accordingly Survey No.868/2/2, Hissa No. E, admeasuring 12188.00 Sq.Mtrs., has jointly come to the share of (1) Shri. Namdev Bhikaji Kamble, (2) Shri. Rajaram Bhikaji Kamble, (3) Shri. Madhukar Bhikaji Kamble, (4) Shri. Vishnu Bhikaji Kamble and (5) Smt. Sonubai Bhikaji Kamble. Hence, Survey No.868/2/2 has been partitioned in the above manner by certifying present mutation entry.
- p) It appears from Mutation Entry No.23815, dtd. 08/09/1987 that, lands bearing Survey No. 868/2/2, Hissa No. A to Survey No.868/2/2,Hissa No. E had been mortgaged by the landholders (1) Shri. Namdev Bhikaji Kamble, (2) Shri. Rajaram Bhikaji Kamble, (3) Shri. Madhukar Bhikaji Kamble, (4) Shri. Vishnu Bhikaji Kamble and (5) Smt. Sonubai Bhikaji Kamble, with The United Western Bank Ltd., Nashik and charge of said bank has been created over above mentioned lands. However, said landholders have repaid the entire mortgage loan amount together with interest to the said bank and hence said bank has issued Letter, dtd.



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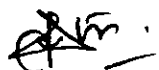


07/09/1987 to that effect. Hence, the charge of said bank with respect to said mortgage has been deleted from the other rights column of Survey No.868/2/2, Hissa No. A to Survey No.868/2/2, Hissa No. E by certifying present mutation entry.

- q) It appears from Mutation Entry No.24932, dtd. 19/09/1988 that, (1) Shri. Pandharinath Ramchandra Wani, (2) Shri. Pandurang Kondaji Wani, (3) Shri. Suresh Jagannath Morankar, (4) Shri. Chagan Pandurang Wani and (5) Kumari Anita Chagan Wani have purchased the land area of 9588.00 Sq. Mtrs., out of Survey No.868/2/2E/1 from (1) Shri. Namdev Bhikaji Kamble, (2) Shri. Rajaram Bhikaji Kamble, (3) Shri. Madhukar Bhikaji Kamble, (4) Shri. Vishnu Bhikaji Kamble and (5) Smt.Sonubai Bhikaji Kamble for the total consideration of Rs.1,60,000/- on 03/06/1988. Hence, the names of the above purchasers have been entered in the record of rights of Survey No.868/2/2E/1 to the extent of above mentioned land purchased by them by certifying present mutation entry.
- r) It appears from Mutation Entry No.25050, dtd. 25/10/1988 that, the land area of 9588.00 Sq.Mtrs., out of Survey No.868/2/2E/1 was purchased by (1) Shri. Pandharinath Ramchandra Wani and others 4 from (1) Shri. Namdev Bhikaji Kamble and Others. Accordingly, Mutation Entry No. 24932 came to be certified. But the remaining land area of 2600.00 Sq. Mtrs., is the Excess land reserved for school. That, the purchasers (1) Shri. Pandharinath Ramchandra Wani and others 4 have filed an application for separating the land area purchased by them. Hence, Survey No.868/2/2E/1 came to be separated in the following manner:

- 1) Survey No.868/2/2E/1, Hissa No. 01, admeasuring 9588.00 Sq. Mtrs., came to the share of (1) Shri. Pandharinath Ramchandra Wani and others-4.
- 2) Survey No.868/2/2E/1, Hissa No.02, admeasuring 2600.00 Sq. Mtrs., came to the share of (1) Shri. Namdev Bhikajia Kamble and Others.

Hence, the 7/12 extracts of the above newly formed lands have been separated as above by certifying present mutation entry.

  
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s) It appears from Mutation Entry No.26515, dtd. 12/02/1990 that, the landholders (1) Shashikala Ganpat Lendghar, (2) Shevantabai Sitaram Waghchaure, (3) Hirabai Sitaram Waghchaure, (4) Smt.Aarti Babanrao Waghchaure and (5) Manisha Balasaheb Waghchaure, a minor through her Guardian Shevantabai have sold below mentioned Retention land areas out of Survey No.868/1 to the following persons:

- 1) Survey No.868/1, Hissa No.1, admeasuring 00 H. 20 Ares, to (1) Dilip Sumatilal Shah and (2) Minaben Dilip Shah;
- 2) Survey No.868/1, Hissa No.2, admeasuring 00 H. 20 Ares, to (1) Popatlal Ratanlal Shah and (2) Vijaya Popatlal Shah;
- 3) Survey No.868/1, Hissa No.3, admeasuring 00 H. 20 Ares, to (1) Aashaben Suresh Shah and (2) Suresh Sumatilal Shah;
- 4) Survey No.868/1, Hissa No.4, admeasuring 00 H 20 Ares, to (1) Jayendra Madhavji Mehta and (2) Chanda Jayendra Mehta;
- 5) Survey No.868/1, Hissa No.5, admeasuring 00 H. 20 Ares, to Dipesh Suresh Shah;
- 6) Survey No.868/1, Hissa No.6, admeasuring 00 H. 20 Ares, to Sumatilal Nandulal Shah;

Hence, the names of the above purchasers have been entered in the record of rights of above Survey Nos., and the remaining land area has been given Survey No. 868/1, Hissa No.7. That, the landholders and the above purchasers have permission for the above land area of 01 Hectare 20 Ares from the Sub Divisional Officer, Nashik vide their Order No. Tenancy/Vashi./45/89, dtd. 26/05/1989. Similarly, out of the above purchasers, Shri. Popatlal Ratanlal Shah has also taken permission from Sub Divisional Officer, Nashik vide their Order No. TNC-SR/62/89, dtd.11/07/1989.

t) It appears from Mutation Entry No.28482, dtd. 26/09/1991 that, Smt. Pramila Raghunath Khataokar has purchased the land area of 2000.00 Sq.Mtrs., out of Survey No.868/2/2/E-1 from (1) Shri. Pandharinath Ramchandra Wani, (2) Shri. Pandurang Kondaji Wani, (3) Shri. Suresh

  
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Jagannath Morankar, (4) Shri. Chagan Pandurang Wani and (5) Shri. Anita Chagan Wani, all No.1 to 5 through their G.P.A. holder Shri. Nanakram Jesaram Chawla for the total consideration amount of Rs. 65,000/- on 23/01/1991. Hence, the name of above purchaser has been entered in the record of rights of Survey No.868/2/2/E-1 to the extent of said land area purchased by certifying present mutation entry.

- u) It appears from Mutation Entry No.28720, dtd. 02/01/1992 that, Smt. Shashikala Ganpat Lendghar has filed an application and intimated that, the land area of 6137.00 Sq. Mtrs., out of Survey No 868/1/7 has been shown to be lying in Agricultural Zone in view of Letter No. U.L.C./A-4/1077/256, dtd. 22/02/1989 issued by the Additional Collector and Competent Authority, ULC, Nashik. That, said lands are also governed by the Provisions of Section 43 of the Tenancy Act. Hence, the Sub Divisional Officer, Nashik has given the permission to hold the land area of 6137.00 Sq.Mtrs., out of Survey No.868/1/7 by old tenure vide its Order No. Tenancy/S.R./113/1991, dtd. 03/09/1991. Hence, the land holder has intimated that the 7/12 extract with respect to said land area of 6137.00 Sq. Mtrs., be separated. Hence, the same has been done by forming separate two sub parts of Survey No.868/1/7 in the following manner:-

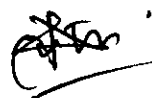
(1) Survey No.868/1/7, Hissa No. A, admeasuring 33163.00 Sq. Mtrs., &

(2) Survey No.868/1/7, Hissa No.B, admeasuring 6137.00 Sq.Mtrs.

Hence, in the above manner Survey No.868/1/7 has been partitioned or sub divided into 2 parts and their 7/12 extracts have been separated by certifying present mutation entry.

- v) It appears from Mutation Entry No.31080, dtd. 07/10/1993 that, (1) Smt Shashikala Ganpat Lendghar and Others 6 have sold the following mentioned lands as under :-

- (1) Survey No.868/1B/7/1(P), admeasuring 2000.00 Sq. Mtrs., for the total consideration amount of Rs.62,500/- on 27/02/1992 to Shri. Bapu Hari Katad;



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- (2) Survey No.868/1B/7/2(P), admeasuring 2000.00 Sq.Mtrs., for the total consideration amount of Rs.62,500/- on 12/02/1992 to Shri. Rangnath Shivram Patil;
- (3) Survey No. 868/1B/7/3(P), admeasuring 2000.00 Sq. Mtrs., for the total consideration amount of Rs.62,500/- on 27/03/1992 to Shri. Baburao Vithoba Kashmire.

Hence, the names of the above purchasers have been entered in the record of rights of the above mentioned lands purchased by them by certifying present mutation entry.

- w) It appears from Mutation Entry No.34295, dtd. 18/04/1996 that, the landholders (1) Shri. Pandharinath Ramchandra Wani, (2) Shri. Pandurang Kondaji Wani, (3) Shri.Suresh Jagannath Morankar, (4) Shri. Chagan Pandurang Wani and (5) Smt. Anita Chagan Wani, all the above through their G.P.A. holder Shri.Nanakram Jesaram Chawla have sold the below mentioned land areas out of Survey No.868/2/2E/1, admeasuring 9588.00 Sq Mtrs., to the below mentioned purchasers, which is as under:-

- 1) The land area of 2000.00 Sq.Mtrs., out of Survey No.868/2/2E/1 for the total consideration of Rs.65,000/on 31/01/1991 to Shri. Balu Fakira Pekhale; and
- 2) The land area of 2000.00 Sq. Mtrs., out of Survey No.868/2/2E/1 for the total consideration of Rs.65,000/- on 25/01/1991 to Shri. Motiram Fakira Pekhale.

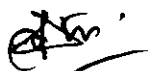
Hence, the name of the above purchasers have been entered in the record of rights of Survey No.868/2/2E/1 to the extent of above mentioned lands purchased by the above purchasers by certifying present mutation entry.

- x) It appears from Mutation Entry No.45743, that, present mutation entry is not available for my perusal, hence could not give my comments over it.



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- y) It appears from Mutation Entry No.45743-A, dtd. 04/02/2002 that, in view of Mutation Entry No.31080 separate 7/12 extracts of Survey No 868/1/7B were came to be made. But while preparing separate 7/12 extracts Hissa No.01 and Hissa No.02 were numbered as Survey No. 868/1B/7/1 No. 868/1B/7/2 instead of Survey No.868/1/7/B/1 and Survey No 858/1/7/B/2. That, application has been filed by the land holders to make corrections in survey number. Hence, the correct Survey No. 868/1/7/B/1 and Survey No.868/1/7/B/2 have been entered in the record of rights by certifying present mutation entry.
- z) It appears from Mutation Entry No. 48345, dtd. 26/03/2003 that, (1) Survey No. 868/1/7B/1, (2) Survey No.868/1/7B/2, (3) Survey No.868/1/7B/3, (4) Survey No.868/2/2E/1A/1 and 4) Survey No.868/2/2E/1A/2 stand in the names of (1) Shri. Bapu Hari Katad, (2) Shri. Ranganath Shivram Patil, (3) Shri. Baburao Vithoba Kashmire, (4) Shri. Balu Fakira Pekhale and (5) Shri. Motiram Fakira Pekhale, and that each of them is holding 2000.00 Sq. Mtrs., totaling to 10,000.00 Sq. Mtrs, of land. That, above land holders have prepared a joint layout with respect to above lands and have obtained Final Layout Permission with respect to said land area from the Nashik Municipal Corporation, Nashik vide its Letter bearing Outward No./Nagarrachana Vibhag/ Final/Nashik/91/2266 dtd. 24/03/2003. That, said land holders have also changed the user of said land area to Non Agricultural purpose vide N.A. Order, bearing No. Mah./Kaksha-3/Bi.She.Pra Kra/4/137/ 2001, Nashik, dtd. 28/12/2001. Hence, the above mentioned land area of 10,000.00 Sq.Mtrs., has been converted into plotted areas of Survey No. 868/1/7B/1 to 3-868/2/2E1A/1+2, Hissa No.01, Plot No.01 to Survey No 868/1/7B/1 to 3+868/2/2E/1A/1+2 Hissa No. 23 Plot No 23. Accordingly, 7/12 extracts of all the plots have been separated.
- aa) It appears from Mutation Entry No.67126, dtd. 29/03/2010 that, the plot holders (1) Bapu Hari Katad, (2) Ranganath Shivram Patil (3) Baburao Vithoba Kashmire, (4) Balu Fakira Pekhale and (5) Motiram Fakira Pekhale, No. 01 to 05 through their GPA holder Shri. Rajendra Chabildas Bhavsar have sold (1) Survey No.868/1/7B/1 to 3+868/2/2E/1A/1+2/2, Plot No. 02. (2) Survey No.868/1/7B/1 to

  
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3+868/2/2E/1A/1-2/3. Plot No.03, and (3) Survey No.868/1/7B/1 to 3+868/2/2E 1A 1+2/5, Plot No.05 and Others 11 to the Purchasers (1) Shri. Rajendra Chabildas Bhavsar, (2) Mrs. Sunita Rajendra Bhavsar, (3) Shri. Narayan Chabildas Bhavsar, deceased through his legal heirs Ratnamala Narayandas Bhavsar vide Sale Deed registered with Sub Registrar, Class-II, Nashik-4 at Sr. No 2736/2010 on 22/03/2010. Hence, the names of the above purchasers have been entered in the record of rights of the above mentioned plots by certifying present mutation entry.

- bb) It appears from Mutation Entry No. 91188, dtd. 19/10/2013 that, the plot holders (1) Ranganath Shivram Patil, (2) Baburao Vithoba Kashmire, (3) Balu Fakira Pekhale, (4) Motiram Fakira Pekhale and (5) Bapu Hari Katad, No. 01 to 05 through their GPA holder Shri. Rajendra Chabildas Bhavsar have sold land bearing Survey No.868/1/7B/1 to 3 + 868/2/2E/1A/1+2/4, Plot No. 04 to the Purchasers (1) Shri. Rajendra Chabildas Bhavsar and (2) Mrs Sunita Rajendra Bhavsar vide Sale Deed registered with Sub-Registrar, Class-II, Nashik-4 at Sr. No. 12109/2013 on 28/10/2013. Hence, the names of the above purchasers have been entered in the record of rights of the above mentioned plots by certifying present mutation entry.
- cc) It appears from Mutation Entry No.A-906, dtd. 23/03/2016 that with respect to Survey Nos. 1 to 1065 of village Nashik, an Order bearing No.Ku. Kaa./ Kaa. Vi./ 219/ 16, Nashik, dtd. 02/03/2016 issued by Tahsildar, Nashik and the Remark Letter bearing No.191/16, dtd. 09/03/2016 issued by Circle Officer, Nashik have been received. As per said order and letter it appears that in order to convert the manual 7/12 extracts into computerized 7/12 extracts under the Modernization Programme of the National Land Records, N.I.P. Pune has developed software. That, under said software, the trial 2 N.C.D. of Nashik Taluka has already been presented with a Settlement Commissioner and Director of Land Records, Pune and hence it has become necessary to make blank () the Report No.1 to 14 and to match exactly the hand written and computerized 7/12 extracts by taking match of Report No.9. And it has become necessary to correct the 7/12 extracts of all



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the lands of village Nashik. Hence, in short view of the Order issued by Tahsildar, Nashik as mentioned above, necessary corrections have been made in the 7/12 extracts of all lands of village Nashik bearing Survey Nos. 1 to 1065 by certifying present mutation entry.

- dd) It appears from Mutation Entry No.103318, dtd. 03/12/2016 that with respect to Survey Nos. 1 to 1094 of village Nashik, Tahsildar, Nashik has issued Letter bearing Outward No. Ku.Ka. Ka. Vi. 2192016, Nashik, dtd. 02/03/2016 and the Remark Letter No.191/2016, dtd. 09/03/2016 has been issued by Mandala Adhikari, Nashik. That, as per said order and Letter, the Deputy Director, Land Record (Ordinary) Pune coupled with Letter bearing Outward No.2099/2016, dtd. 13/08/2016 and others 4 issued by Tahsildar, Nashik the number of Mutation Entries has been more than 100000 with respect to the lands of village Nashik. That, due to which, the further mutation entries came to be numbered in the form of Alphabetical and numerical manner i.e. A-1 to A-3318 till 03/12/2016. However, as there is no provision in the computer software of 7/12 extract to continue the mutation entries in such Alphabetical and numerical manner, such mutation entries could not be taken online. However, there is a provision of taking Mutation Entries till 16 digits after the M.E. No.100000 in said software, hence previously recorded M.E. Nos.A-1 to A-3318 have been renumbered as 100001 to 103318 and the effect of the same has been taken in the 7/12 extracts of the lands by certifying present M.E.
- ee) It appears from Mutation Entry No.103319, dtd. 03/12/2016 that, as per Letter bearing Outward No.701/2016, Nashik, dtd. 15/10/2016, there is proposal of sub division of Survey Nos. 1 to 1094 of village Nashik. As per said proposal sanction has been given regarding sub division of lands at Nashik City into 5 Divisions. That, in order to take the effect of said sub division, proposal was presented by Talathi, Nashik vide its Letter, bearing Outward No.2416/2016,dtd. 29/11/2016. In view of it. Letter bearing No. Kaksha-4/Ku. Kaa. Setu-606/201, dtd. 30/11/2016 issued by Collector, Nashik and Letter, bearing No. Ku.Ka.Kavi. /1392/2016, dtd. 03/12/2016 issued by Tahsildar,Nashik has been received. Hence, on the basis of it the lands in Nashik City

  
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have been sub divided in to 5 divisions namely Nashik City-1, Nashik City-2, Nashik City-3, Nashik City-4 and Nashik City-5 and respective survey numbers have been included in the said divisions. Accordingly, it appears that Survey No.868 has been included in Nashik City-4. Further it appears that consecutive mutation entry number for Nashik City-4 is 4000001 and onwards.

- ff) It appears from Mutation Entry No.400175, dtd. 22/07/2017 that there is Government Circular, bearing No. Ra. Bhu. A./Pra. Kra. 180/L-1, dtd. 07/05/2016 thereby giving directions to match exactly, the handwritten and computerized rights columns of the holders as mentioned in 7/12 extracts of the plots or lands held by them by using Re-edit Module under the E-6 D project. Hence, on the basis of above mentioned circular and as per the order, dtd. 22/07/2017 issued by Tahsildar, Nashik, necessary changes as mentioned in present mutation entry have been made in computerized 7/12 extracts of Survey No.868/9/Plot/3, Survey No.868/9/Plot/5 and Others by certifying present mutation entry.
- gg) It appears from Mutation Entry No.400606, dtd. 30/10/2018 that there is Government Circular, bearing No. Ra. Bhu. A. / Pra. Kra. 180/L-1, dtd. 07/05/2016 thereby giving directions to match exactly, the handwritten and computerized rights columns of the holders as mentioned in 7/12 extracts of the plots or lands held by them by using Re-edit Module under the E - 6 D project. Hence, on the basis of above mentioned circular and as per the Order, dtd. 16/03/2018 issued by Tahsildar, Nashik, necessary changes as mentioned in present mutation entry have been made in computerized 7/12 extracts of Survey No.868/9/ Plot/4 & others by certifying present mutation entry.
- hh) It appears from Mutation Entry No.400646, dtd. 17/11/2018 that there is Government Circular, bearing No. Ra. Bhu. A. / Pra. Kra. 180L - 1, dated 07/05/2016 thereby giving directions to match exactly, the handwritten and computerized rights columns of the holders as mentioned in 7/12 extracts of the plots or lands held by them by using Re-edit Module under the E - 6 D project. Hence, on the basis of above



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mentioned circular and as per the Order, dated 21/05/2019 issued by Tahsildar, Nashik, necessary changes as mentioned in present mutation entry have been made in computerized 7/12 extracts of Survey No.868/1/7B/ 1 to 3/868/2/2E/1A/1 to 2/2/Plot/2 & others. It appears that present mutation entry contains in all 10 pages. However, only page No.01, 02 & 20 are able to my and relevant page regarding Plot No.02 is not available.

- ii) It appears from Mutation Entry No. 402584, dtd. 27/12/2018 that on perusal of present Mutation Entry & appears that, in view of Order No. Sec.155/ Ferfaar Kra Badalne/45/2019, dtd. 27/12/2019 issued U/s.155 of MLRC, 1966 by Tahsildar Nashik some mutation entries have been deleted and some of them have been added in the record of rights of as Survey numbers of the lands of village Nashik City-4. Accordingly it appears that Mutation Entry No.203319 has been added in the record of rights of Survey No.868/9/Plot/3 by certifying present mutation entry.
- jj) It appears from Mutation Entry No. 407995 that Shri. Rajendra Chabildas Bhavsar as a Party No. 01, Smt. Sunita Rajendra Bhavsar as a Party No.02 and Smt. Ratnamala Narayandas Bhavsar as Party No.03 have executed Partition Deed among themselves with respect to Survey No.868/9/Plot/2, Survey No.888/9/Plot/3 and Survey No. 868/9/Plot/5 and other plots. That said Partition Deed has been registered with Sub-Registrar, Nashik-5 at Sr. No.4439/2023 on 05/04/2023. It appears that prior to the partition, above mentioned Plot No.02, 03 and 05 were hold and possessed jointly by (1) Shri. Rajendra Chabildas Bhavsar, (2) Mrs. Sunita Rajendra Bhavsar and (3) Smt. Ratnamala Narayandas Bhavsar. However, after partition, above mentioned Plot No.02, 03, and 05 have come to the share of Mrs. Sunita Rajendra Bhavsar. Hence, the name of Mrs. Sunita Rajendra Bhavsar has been continued and the names of other co-owners Shri. Rajendra Chabildas Bhavsar & Smt. Ratnamala Narayandas Bhavsar have been deleted from the ownership column of the said plots. In pursuance whereof the present owner & holder of the said plots Mrs. Sunita Rajendra Bhavsar has become absolute owner & possessor of the said plots.



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- kk) It appears from M.E. No. 408404 that, Shri. Rajendra Chabildas Bhavsar gifted undivided half share admeasuring 121.89 sq. mtrs. out of land bearing Survey No. 868/9/Plot/4 to his wife Sau. Sunita Rajendra Bhavsar vide Gift Deed dtd. 27/09/2023. The said Gift Deed has been duly registered in the office of Sub-Registrar, Nashik vide Reg. No. 7748/2023 dtd. 27/09/2023. In pursuance whereof name of donor Shri. Rajendra Chabildas Bhavsar has been deleted from the ownership column of the said plot.
- ll) It appears from copy of TDR Sale Deed 01/10/2023 that, the present owner Sau. Sunita Rajendra Bhavsar purchased TDR area admeasuring 365.97 sq. mtrs. [vide Formula =  $266.16 \times 16500/12000 = 365.97$  sq. mtrs.] out of DRC No. 1117 dtd. 21/09/2023 from Shri. Madhav Valu Pingale & Shri. Pankaj Vishwanath Pingale vide Sale Deed dtd. 01/10/2023 bearing Reg. No. 7953/2023.
- mm) The present land owner & developer prepared building plan for construction of multistoried building on the said property consisting of various commercial & residential premises and thereby obtained Building Permission from Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik vide Permission No. LND/BP/A-4/182/2023 dtd. 18/10/2023.
- nn) Adv. Sandip Prabhakar Kapote issued Title Search Cum Verification Certificate in respect of the said property on 07/09/2023. The observations made in the present Title Certificate are based on the recitals of the earlier Title Certificate dtd. 07/09/2023.
- oo) Adv. Nisha Gopi Thakariya issued Index-II search report in respect of the said property on 12/08/2023 for the period between 1994 to 2023. I hereby rely upon the said search report of Index-II register in respect of the said property.

**V. OPINION:** - Upon perusal of Revenue Records, Deeds, Orders, Permissions, and Documents referred to hereinabove, I am of the opinion that the title of **Mrs. Sunita Rajendra Bhavsar** in respect of Non-Agricultural land bearing **Survey No. 868/9/Plot/2 area admeasuring 288.90 sq. mtrs., Survey No. 868/9/Plot/3 area**

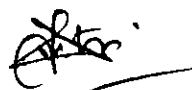


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**admeasuring 297.98 sq. mtrs., Survey No. 868/9/Plot/4 area admeasuring 243.78 sq. mtrs. & Survey No. 868/9/Plot/5 area admeasuring 231.94 sq. mtrs.,** situated, lying and being at **Nashik City-4**, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik is clear, marketable & without any encumbrances whatsoever. I am also of the opinion that the present owner & developer of the said properties is entitled to construct a multistoried building consisting of various commercial & residential premises & to sale the said premises to the intending purchasers on ownership basis is clear, marketable & without any encumbrances whatsoever.

Nashik

Date -18/12/2023



**(Nandkishor H. Lahoti)**

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