



NIRMAL DILIP KHABIYA
B.Com., LL.B.

📍 FJ-13, Thakker's Buzz'r,
New C.B.S., Nashik-422002
✉ khabiyanimral@yahoo.com
☎ 7588617382 / 8007278050

FORMAT-A
(Circular No.:- 28/2021)

To,
MahaRERA,
Mumbai

LEGAL TITLE REPORT

Subject: Legal Title Report for all that piece & parcel of an immovable property bearing **Block No. 15** area measuring 0 H 69 R 00 sq. Meters + non-cultivable area measuring 0 H 12 R 00 sq. Meters total aggregating to 0 H 81 R 00 sq. Meters i.e., 8,100.00 sq. Meters, along with project namely **Sahil Nagar** being erected thereon, situated at village **Niphad**, Tal. Niphad, Dist. Nashik, within the limits of Nagar Panchayat Niphad...

Sir / Madam,

I have investigated the title of the said immovable property on the request of **Sohanlal Bhandari Realty, a partnership firm through Partner Sagar Sohanlal Bhandari** and on perusal of the following documents:

1) **DESCRIPTION OF THE PROPERTY:**

All that piece & parcel of immovable property being **Block No. 15** area measuring 0 H 69 R 00 sq. Meters + non-cultivable area measuring 0 H 12 R 00 sq. Meters total aggregating to 0 H 81 R 00 sq. Meters i.e., 8,100.00 sq. Meters, along with project namely **Sahil Nagar** being erected thereon, situated at village **Niphad**, Tal. Niphad, Dist. Nashik, within the limits of Nagar Panchayat Niphad and boundaries are as under:

On or towards:

Block No. 15	
East	: Block No. 14
West	: Niphad-Pimpalgaon Road
South	: Block No. 11
North	: Block No. 224

2) **DOCUMENTS OF ALLOTMENT OF PLOT:**

1. Sale Deed registered on 20/01/2023 at Sr.No. NPD-224-2023
2. Sale Deed registered on 27/10/2021 at Sr.No. NPD-2582-2021
- 3) Digital Extract dated 14/02/2024 of Block No. 15
- 4) On perusal of above documents and all other relevant documents relating to title of the said property I am of the opinion that title of the owners **Asif Amankhan Pathan, Pankaj Prakash Surana, Arshad Asif Pathan, Tarannum Asif Pathan and Shakib Asif Pathan** in respect of an immovable property bearing an area measuring 16,754.83 sq. Meters out of **Block No. 15** area measuring 0 H 69 R 00 sq. Meters + non-cultivable area measuring 0 H 12 R 00 sq. Meters total aggregating to 0 H 81 R 00 sq. Meters i.e., 8,100.00 sq. Meters, situated at village **Niphad**, Tal. Niphad, Dist. Nashik, within the limits of Nagar Panchayat of Niphad, is clear, negotiable & marketable and free from charges or encumbrances of whatsoever nature and a residential (group housing) project namely **Sahil Nagar** being erected thereon by developer **Sohanlal Bhandari Realty, a partnership firm** by virtue of Development Agreement & General Power of Attorney executed and duly registered in its favour.

Owners of the Land:

1. **Asif Amankhan Pathan,**
2. **Pankaj Prakash Surana,**
3. **Arshad Asif Pathan,**
4. **Tarannum Asif Pathan and**
5. **Shakib Asif Pathan** – Block No. 15

Developer of the Land:

Sohanlal Bhandari Realty, a partnership firm

- 5) The report reflecting the flow of the title of **Asif Amankhan Pathan, Pankaj Prakash Surana, Arshad Asif Pathan, Tarannum Asif Pathan and Shakib Asif Pathan** on the said immovable property and the developer **Sohanlal Bhandari Realty, a partnership firm** has acquired its valid, legal, enforceable development rights.

Encl.: Annexure

Nashik

Date: 19/02/2024



Nirmal D. Khabiya

Advocate

NIRMAL DILIP KHABIYA
B.Com, LLB (**ADVOCATE**)
FJ-34, Thakkar Bazar,
New CBS, Nashik
Mob.7588617382/8007278050



ADVOCATE

NIRMAL DILIP KHABIYA

B.Com., LL.B.

FJ-13, Thakker's Buzz'r,
New C.B.S., Nashik-422002

✉ khabiyanirmal@yahoo.com

☎ 7588617382 / 8007278050

Format-A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID IMMOVABLE PROPERTY

1. Digital 7/12 Extract dated 14/02/2024 of **Block No. 15** area measuring 0 H 69 R 00 sq. Meters + non-cultivable area measuring 0 H 12 R 00 sq. Meters total aggregating to 0 H 81 R 00 sq. Meters stands as follows:

A/c. No.	Name/s of the Occupant/s	Area	Non-cultivable	Assess. (₹)
501344	Asif Amankhan Pathan and Pankaj Prakash Surana	0 H 48 R 00 sq. Meters	0 H 12 R 00 sq. Meters	1.34
501733	Arshad Asif Pathan, Tarannum Asif Pathan and Shakib Asif Pathan	0 H 21 R 00 sq. Meters	-	0.59

In other rights column no charges or encumbrances of whatsoever nature are seen.

The pending mutation entry's column reads as 'NO'.

The last mutation entry's column shows that Mutation Entry No. 15912 dated 08/03/2023 is the last entry mutated.

2. As per provisions of The Bombay Prevention of the Fragmentation & Consolidation of Holdings Act, 1947, Block Scheme (*Gat Yojana*) was implemented on 31/03/1977 for village Niphad, comprising of Block No. 1 to 2029, vide Government Notification dated 21/03/1977, bearing No. CON/SR/397 issued by Hon. Deputy Director of Land Records, State of Maharashtra, Mumbai Region, Mumbai and published on Page No. 31 of Government Gazette dated 20/10/1977, to that effect **Mutation Entry No. 1** dated 24/10/1978 duly certified & mutated accordingly.
3. Laxmanrao Ramchandra Kulkarni died on 26/03/1983 leaving behind the following legal heirs i.e., (1) Sharadchandra Laxmanrao Kulkarni, (2) Vijay Laxmanrao Kulkarni, (3) Prakash Laxmanrao Kulkarni, (4) Digambar Laxmanrao Kulkarni, (5) Nandkumar Laxmanrao Kulkarni, (6) Ujwala Udayrao Gautam and (7) Leelabai Laxmanrao Kulkarni, therefore name of Leelabai Laxmanrao Kulkarni only incorporated as owner & possessor in the revenue records of Block No. 335, 336, 12, 13 & 15 as she was having actual possession of the properties and names of all the other legal heirs were incorporated in other rights column, to that effect **Mutation**

Entry No. 64 dated 11/04/1983 duly certified on 26/04/1983 is mutated accordingly.

4. (1) Sharadchandra Laxmanrao Kulkarni, (2) Vijay Laxmanrao Kulkarni, (3) Prakash Laxmanrao Kulkarni, (4) Digambar Laxmanrao Kulkarni, (5) Nandkumar Laxmanrao Kulkarni and (6) Ujwala Udayrao Gautam submitted an application for removal of their names from the revenue records of Block No. 12, 13, 15, 335 & 336, to that effect **Mutation Entry No. 65** dated 11/04/1983 is mutated and names of the above-said applicants were deleted.
5. Leelabai Laxmanrao Kulkarni died on 29/03/2002 leaving behind the following legal heirs i.e., 1) Sharadchandra Laxmanrao Kulkarni, 2) Vijay Laxmanrao Kulkarni, 3) Prakash Laxmanrao Kulkarni, 4) Digambar Laxmanrao Kulkarni, 5) Nandkumar Laxmanrao Kulkarni and 6) Pramila Udayrao Gautam, however as per Will dated 15/02/2000 she wished not to give any share to her daughter Pramila Udayrao Gautam, therefore names of all the other legal heirs were brought on record of rights of Block No. 13 & 15 and to that effect **Mutation Entry No. 3701** dated 17/02/2003 duly certified on 25/03/2003 is mutated accordingly.
6. Sharadchandra Laxmanrao Kulkarni died on 17/06/2003 at Pune leaving behind the legal heirs i.e., 1) Mandar Sharadchandra Kulkarni, 2) Varsha Arvind Deshmukh and 3) Smita Sharadchandra Kulkarni, another landlord Nandkumar Laxmanrao Kulkarni also died on 26/02/2004 at Mumbai leaving behind the following legal heirs i.e., 1) Lalit Nandkumar Kulkarni, 2) Gaurav Nandkumar Kulkarni and 3) Megha Nandkumar Kulkarni, therefore names of the above-mentioned legal heirs were brought on record of rights of Block No. 13 & 15 and to that effect **Mutation Entry No. 5808** dated 31/03/2005 duly certified on 10/05/2005 is mutated accordingly.
7. Prakash Laxmanrao Kulkarni died on 16/11/2018 leaving behind the following legal heirs i.e., 1) Vaishali Prakash Kulkarni (68, wife), 2) Umesh Prakash Kulkarni (45, son) and 3) Mahendra Prakash Kulkarni (41, son), therefore names of the above-mentioned legal heirs were brought on record of rights of Block No. 13, 15 & 17/49, to that effect **Mutation Entry No. 13431** dated 07/10/2019 duly certified on 29/11/2019 is mutated accordingly.
8. Smita Sharadchandra Kulkarni died on 18/04/2018, therefore her name had been deleted from the revenue records of Block No. 13 & 15 as the names of her legal heirs were already brought on record of rights, to that effect **Mutation Entry No. 14227** dated 19/11/2020 duly certified on 11/12/2020 is mutated accordingly.
9. Asif Amankhan Pathan and Pankaj Prakash Surana have purchased an area measuring 0 H 48 R + non-cultivable area measuring 0 H 12

R from and out of Block No. 15 from Umesh Prakash Kulkarni, Gaurav Nandkumar Kulkarni, Digambar Laxmanrao Kulkarni, Mahendra Prakash Kulkarni, Megha Nandkumar Kulkarni, Mandar Sharadchandra Kulkarni, Lalit Nandkumar Kulkarni, Varsha Arvind Kulkarni, Vijay Laxmanrao Kulkarni, Vaishali Prakash Kulkarni, for the consideration of ₹ 1,40,74,000/- (Rupees One Crore Forty Lakh Seventy-four Thousand only), by way of Sale Deed duly registered on 14/10/2021 at the office of Hon. Sub-Registrar, Grade 1, Niphad at Sr. No. NPD-2581-2021, therefore names of the purchasers have been entered as owner & possessor in the revenue records and to that effect **Mutation Entry No. 14958** dated 27/10/2021 duly certified on 23/11/2021 is mutated accordingly.

10. Asif Amankhan Pathan and Pranali Ganesh Kunde had purchased an area measuring 0 H 21 R from and out of Block No. 15 from Umesh Prakash Kulkarni, Gaurav Nandkumar Kulkarni, Digambar Laxmanrao Kulkarni, Mahendra Prakash Kulkarni, Megha Nandkumar Kulkarni, Mandar Sharadchandra Kulkarni, Lalit Nandkumar Kulkarni, Varsha Arvind Kulkarni, Vijay Laxmanrao Kulkarni and Vaishali Prakash Kulkarni, for the consideration of ₹ 49,26,000/- (Rupees Forty-nine Lakh Twenty-six Thousand only), by way of Sale Deed registered on 27/10/2021 at Sr.No. NPD-2582-2021, therefore names of the purchasers were entered as owner & possessor in the revenue records and to that effect **Mutation Entry No. 14959** dated 27/10/2021 duly certified on 23/11/2021 is mutated accordingly.
11. Arshad Asif Pathan, Tarannum Asif Pathan and Shakib Asif Pathan have purchased an area measuring 0 H 21 R from and out of Block No. 15 from Asif Amankhan Pathan and Pranali Ganesh Kunde, for the consideration of ₹ 36,00,000/- (Rupees Thirty-six Lakh only), by way of Sale Deed registered on 20/01/2023 at Sr.No. NPD-224-2023, therefore names of the purchasers have been entered as owner & possessor in the revenue records and to that effect **Mutation Entry No. 15912** dated 04/02/2023 duly certified on 08/03/2023 is mutated accordingly.
12. Hon. Tahsildar, Nashik issued **Non-Agricultural Conversion Notice** dated 23/05/2023, bearing No. *Jama./SR/17/2023* asking Asif Amankhan Pathan and other 4 for the payment of ₹ 12,150/- (Rupees Twelve Thousand One Hundred Fifty only) consisting of Non-Agricultural Tax of ₹ 810/- (Rupees Eight Hundred Ten only), Zilha Parishad Cess of ₹ 5,670/- (Rupees Five Thousand Six Hundred Seventy only), Grampanchayat Tax of ₹ 810/- (Rupees Eight Hundred Ten only) and Conversion Tax of ₹ 4,050/- (Rupees Four Thousand Fifty only) for the Non-Agricultural use and utilization of Block No. 15 area measuring 8,100.00 sq. Meters at village Niphad for the Residential/Commercial purpose.

13. Hon. Tahsildar, Nashik issued **Non-Agricultural Sanad** dated 24/05/2023, bearing No. /Jama.1/42-C/KaVi/18/2023 under Section 42(c) of The Maharashtra Land Revenue Act, 1966 in the name of Asif Amankhan Pathan and other 4 for the Non-Agricultural use and utilization of Block No. 15 area measuring 8,100.00 sq. Meters at Niphad for the Residential-cum-Commercial purpose.
14. Asif Amankhan Pathan, Pankaj Prakash Surana, Arshad Asif Pathan, Tarannum Asif Pathan and Shakib Asif Pathan have prepared Building Plan for the erection of Residential-cum-Commercial Group Housing Scheme at Block No. 15 which is sanctioned by Hon. Chief Officer, Niphad Nagar Panchayat, Niphad, vide **Building Permission** dated 10/05/2023, bearing Outward No. Ni.Na.Pa./Bandh/Karya-247/2022-23.
15. The landowners 1. Asif Amankhan Pathan, 2. Pankaj Prakash Surana, 3. Arshad Asif Pathan, 4. Tarannum Asif Pathan and 5. Shakib Asif Pathan have entrusted Block No. 15 for the development purposes to Sohanlal Bhandari Realty, a partnership firm through Partner Sagar Sohanlal Bhandari, entered into **Development Agreement** dated 10/08/2023 to that effect which is duly registered on 22/08/2023 at the office of Hon. Sub-Registrar, Grade 1, Niphad-1 at Sr. No. NPD1-2514-2023, bearing Registration Receipt No. 4187.
16. In consonance with above-said Development Agreement dated 10/08/2023 the landowners 1. Asif Amankhan Pathan, 2. Pankaj Prakash Surana, 3. Arshad Asif Pathan, 4. Tarannum Asif Pathan and 5. Shakib Asif Pathan also executed **General Power of Attorney** dated 10/08/2023 in favour of the developer Sohanlal Bhandari Realty, a partnership firm through Partner Sagar Sohanlal Bhandari to carry & complete the development project for Block No. 15, which is duly registered on 22/08/2023 at the office of Hon. Sub-Registrar, Grade 1, Niphad-1 at Sr. No. NPD1-2515-2023, bearing Registration Receipt No. 4188.
17. Hon. Tahsildar, Niphad issued order/s more particularly described herein below in consonance with Government Circular dated 07/05/2016, bearing No. Ra.Bhu.A./Pra.Kra. 180/L-1 for getting handwritten and computerized record of rights (7/12 Extracts) tally up, accordingly, the following mutation entries are mutated for concern properties at village Niphad for carrying out marginal rectifications in the revenue records.

Order Dated	Mutation Entry No.	Date of Certification
27/05/2018	12224	-
20/05/2018	12699	27/05/2018

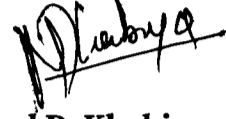
18. Mutation Entry No. 5804 dated 31/03/2005 is mutated about a plot property from Block No. 401 to 405, hence irrelevant as far as this

report is a concern and need/s no comment.

19. Search Report for 30 Years from 01/01/1995 taken from Sub-Registrar's office at Nashik.
20. Any other relevant title. **NIL**
21. Litigations if any. **NIL**

Nashik

Date: 19/02/2024



Nirmal D. Khabiya

Advocate

NIRMAL DILIP KHABIYA

B.Com, LLB (**ADVOCATE**)

FJ-34, Thakkar Bazar,

New CBS, Nashik

Mob.7588617382/8007278050