

Subodh M. Shah

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FORMAT - A
(Circular No. 28/2021)

To,

MahaRERA
MUMBAI.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect property admeasuring 715.92 Sq. Mtrs. out of Plot No. 42 S. No. 229/234/1A/302/2/4/5 admeasuring 759.12 Sq. Mtrs. (admeasuring 43.20 Sq. Mtrs. is subjected for Road widening area for NMC) Situated at Mhasrul, Tal. & Dist. Nashik (hereinafter referred as the said "Land property")

I have investigated the tile of the said property on the request of M/S. NEELAM BUILDERS & DEVELOEPRS, A PARTNERSHIP FIRM and following documents i.e. :-

1) DESCRIPTION OF THE PROPERTY : All that piece and parcel of the admeasuring 715.92 Sq. Mtrs. out of Plot No. 42 S. No. 229/234/1A/302/2/4/5 admeasuring 759.12 Sq. Mtrs. (admeasuring 43.20 Sq. Mtrs. is subjected for Road widening area for NMC) situated at Village Mhasrul, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and bounded as follows :-

On or towards East	:	By Colony Road
On or towards West	:	By Colony Road
On or towards South	:	By 15.00 Mtr. Wide Road
On or towards North	:	By Plot NO. 41 and 43

2) The documents of allotment of plot - land owners executed Development Agreement and General Power of Attorney dated 18/3/2024 in favour of M/S. NEELAM BUILDERS & DEVELOEPRS which is duly registered at the office of Sub Registrar Nashik at Sr. NO. 2777 and 2778 on 18/3/2024.

3) 7/12 extract or property card issued by Talathi Nashik, mutation entry No. 12895, 12926, 14961, 14479, 14784, 15279, 17047, 19987, 20742, 20863, 23314, 26551, 27494.

4) Search report for 30 years from 1994 till 2024.

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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 (following owner/promoter/developer) is clear, negotiable and marketable and without any charge, encumbrance.

Owners of the land -

- (1) [1] MR. CHANDRAKANT RAMCHANDRA TEJALE - OWNERS OF LAND ADMEASRUING 89.49 SQ. MTRS.
- [2] RATNAMALA VILAS AHIWALE
- [3] AMOGH VILAS AHIWALE
- [4] BHARATI CHANDRAKANT GAIKWAD - OWNERS OF LAND ADMEASRUING 357.96 SQ. MTRS.
- [5] MRS. NEELAM CHANDRAKANT TEJALE - OWNERS OF LAND ADMEASRUING 89.49 SQ. MTRS.
- [6] PAURNIMA SUDHAKAR TEJALE
- [7] MR. SUDHAKAR RAMCHANDRA TEJALE - OWNERS OF LAND ADMEASRUING 178.98 SQ. MTRS.

owners of admeasuring 715.92 Sq. Mtrs. out of Plot No. 42 S. No. 229/234/1A/302/2/4/5 admeasuring 759.12 Sq. Mtrs. (admeasuring 43.20 Sq. Mtrs. is subjected for Road widening area for NMC) situated at Mhasrul, Tal. & Dist. Nashik.

(2) Qualifying comments/remark if any - Property is clear, negotiable and marketable and without any charge, encumbrance.

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

Encl: Annexure

Date - 22/3/2024.


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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 records of rights shows that Vilas Madhavrao Jore and Sharad Madhav Jore are the owners of Plot No. 42 since prior to 2006.

That Mukunda Mhasuji Jore and others amalgamated and prepared a layout for S. No. 229+234+1A+302 Hssa NO. 2, 4 and 5 which is duly sanctioned by the Nashik Municipal Corporation Nashik under No. Nagarrachna Vibhag/Panchavati/163 dated 15/1/2005 and the said property is duly converted to N.A. use u/s. 44 of the M.L. R. Code under order of Collector, Nashik under No. Maha/ kaksha-3/Bi.She.Pa.Kra./4/62/2004 Dated 31/7/2004 and as per the approved layout separate 7/12 extracts are prepared for the individual plots under M. E. No. 12895 on 22/2/2005 and all the owners have distributed plots amongst themselves and as such Plot No. 42 came to the share of Vilas Madhavrao Jore and Sharad Madhav Jore.

That Ulhas Bhaskarrao Patil purchased Plot NO. 42 from Vilas Madhavrao Jore and Sharad Madhav Jore by Sale Deed dated 28/3/2005 and as such name of the said purchaser is mutated in the owners column under M. E. No. 12926 on 29/3/2005.

That Ratnamala Vilas Ahiwale, Amodh Vilas Ahiwale, Bharati Chandrakant Gaikwad, Purnima Sudhakar Tejale, Sudhakar Ramchandra Tejale, Nitin Ramchandra Tejale and Neelam Chandrakant Tejale have purchased Plot No. 42 total admeasuring 759.12 Sq. Mtrs. from Ulhas Bhaskarrao Patil by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 3737/2009 on 25/6/2009 and as such names of the said purchasers are mutated in the owners column under M. E. No. 14961 on 25/6/2009. As per the said sale deed Bharati Chandrakant Gaikwad have 25% share while all the others have 12.50% share in the purchased property.

That the charge of Tapi Co.Op. Society is mutated in the owners column under M. E. No. 14479 on 7/8/2008 and the said charge is deleted from the other rights column under M. E. No. 14784 on 27/2/2009.

That Rajan Sitaram Patil purchased admeasuring 284.67 Sq. Mtrs. out of Plot NO. 42 from Purnima Sudhakar Tejal, Sudhakar Ramchandra Tejale and Neelam Chandrakant Tejale their respective share of 12.50% each by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7937 on 25/11/2009 and as such

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name of the said purchaser is mutated in the owners column under M. E. No. 15279 on 21/1/2010.

That Chandrakant Ramchandra Tejale purchased area admeasuring 94.89 Sq. Mtrs. out of Plot NO. 42 from Nitin Ramchandra Tejale by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 12314 on 29/11/2011 and as such name of the said purchaser is mutated in the owners column under M. E. No. 17047 on 30/11/2011 and the name of Nitin Ramchandra Tejale is deleted.

M. E. No. 19987 is pertaining to online correction in 7/12 extract.

M. E. NO. 20742 is pertaining to the E-conversion of 7/12 extract.

That Neelam Chandrakant Tejale purchased land admeasuring 94.89 Sq. Mtrs. out of Plot No. 42 from Rajan Sitaram Patil by Sale Deed registered at Sr. NO. 2073 on 16/3/2018 in the office of Sub Registrar Nashik and as such names of the said purchaser are mutated in the owners column under M. E. No. 20863 on 27/6/2018.

That Sudhakar Ramchandra Tejale and Purnima Sudhar Tejale purchased land admeasuring 189.78 Sq. Mtrs. out of Plot No. 42 from Rajan Sitaram Patil by Sale Deed registered at Sr. NO. 3092 on 4/3/2021 in the office of Sub Registrar Nashik and as such names of the said purchaser are mutated in the owners column under M. E. No. 23314 on 8/6/2021.

That at the time of mutating the names of the owners Sudhakar Ramchandra Tejale and Purnima Sudhar Tejale, due to typographic mistake name of the one of the owner Sudhakar Ramchandra Tejale is wrongly written as Sudhkar Chandrakant Tejale and as such said name owner is corrected as Sudhakar Ramchandra Tejale as per the Correction Deed registered at Sr. No. 11313 on 16/11/2022 and accordingly M. E. No. 26551 is effected on 23/1/2023.

That all the land owners handed over land admeasuring 43.20 Sq. mtrs. out of Plot NO. 42 to Nashik Municipal Corporation Nashik for Road widening and as such name of the Nashik Municipal Corporation Nashik is mutated in the owners column of M. E. NO. 27494 is effected on 14/7/2023.

All the land owners entrusted the aforesaid property to the M/s. Neelam Builders & Developers, A Partnership Firm and executed Development Agreement and General Power of Attorney dated 18/3/2024 in favour of said developer which is duly registered at the office of Sub Registrar Nashik at Sr. NO. 2777 and 2778 on 18/3/2024 and as such said developer is competent to develop the

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said property by constructing buildings thereon and dispose off the constructed premises and as per the terms and conditions of the said Development Agreement.

That the builder/developer prepared a building plan on the said property which is duly sanctioned by Nashik Municipal Corporation under commencement certificate Permit No. NMCB/B/2024/APL/11699 dated 12/2/2024 as per the sectioned building plan developer has proposed to construct a building on the aforesaid property.

3) Search report for 30 years from 1994 taken from Sub Registrar office at Nashik 1 to 6.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik and the search receipt Ref. No. 2860216250 on 22/3/2024 is attached hereto 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 - 22/3/2024



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