



**Anand Vasantao Khairnar  
Pramod Ramchandra Ingale  
Advocates**

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Office : Dhruvtara, 2<sup>nd</sup> Floor , Circle Plaza, Sarda Circle, Nashik.  
Mob.No.9823256270, 9822771775

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To,

Date : 09.05.2023.

MAHARERA,

**LEGAL TITLE REPORT**

Sub : Title clearance certificate with respect to the land bearing S. No.23/2/A/1/2 area adm.3417.39 Sq.Mtr. (CTS No.1329/3 area adm.3417.39 sq.mtr.) situated at Village Chehadi Budruk, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik  
(herein after referred as the said property)

I have investigated the title of the said property on the request of Mr. Ramdeo Hariharprasad Pandey.

**1] DESCRIPTION OF PROPERTY:** All that piece and parcel of the non-agricultural land bearing Survey No.23/2/A/1/2 total area adm.3417.39 Sq.Mtr. (bearing CTS No.1329/3 area adm.3417.39) situated at Chehadi Budruk, within the limits of Nashik Municipal Corporation, Urban Agglomeration, registration & sub-registration, Tal. & Dist. Nashik.

**2] Documents of allotment of plot produced before me.**

1. 7/12 Extracts 1988 to 2023.
2. Relevant mutation entries (6-D Entries).
3. CTS extracts.
4. Tahsildar Sanad dtd.17.08.2022.
5. Building Plan dtd.14.03.2023.
6. Commencement Certificate dtd.14.03.2023



- 7 Sub-Division order dtd.06.12.2022.
8. Sub-Division plan dtd.06.12.2022.
9. Partnership dtd.18.07.2022.
10. Copy of Sale Deed No.14153 dtd.22.12.2022.

3] 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 Shree Mateshwari Developers Partnership Firm is clear, marketable and without any encumbrances.

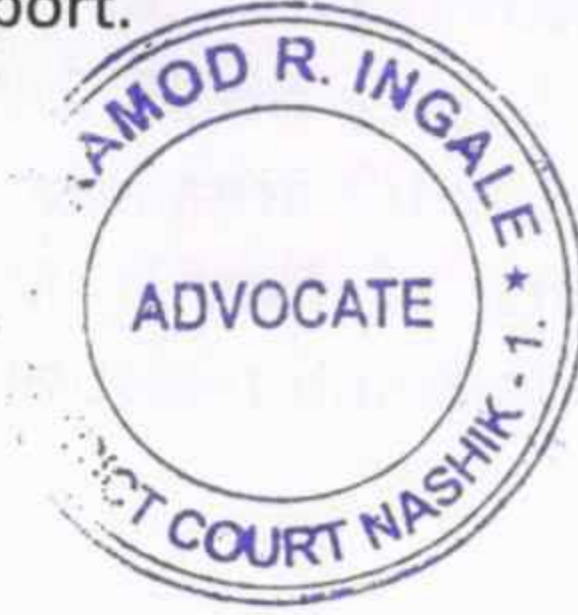
4] Owner of the land:  
Shree Mateshwari Developers Partnership Firm  
Through Partners  
1.Ramdeo Hariharprasad Pandey  
2.Sandip Santu Chakane  
3.Harish Ambu Sanap  
All R/o.Nashik.

5] Qualifying comments/remarks if any - NIL.

6] The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Title & Search Report.

Date: 09.05.2023.



*Pramod R. Ingale*  
Adv.  
09.05.2023  
**PRAMOD R. INGALE**  
ADVOCATE  
Chamber No.124/1, Maruti Chambers,  
District Court, Nashik.



**Anand Vasant Rao Khairnar  
Pramod Ramchandra Ingale  
Advocates**

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Office : Dhruvtara, 2<sup>nd</sup> Floor , Circle Plaza, Sarda Circle, Nashik.  
Mob.No.9823256270, 9822771775

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**FORMAT – A**

(Circular No.:- 28/2021)

**FLOW OF THE TITLE OF THE SAID LAND.**

Sr.No.

- 1) 7/12 extract as on date of 27.02.2023 application for registration.
- 2) Mutation Entry No.2938, 2979, 3160, 3912, 4479, 4703, 4888, 4896, 6443, 6462, 7183, 7743, 8406, 8745, 8765 and 8808.
- 3) Search report for 30 years from the year 1994 till today taken from Joint Sub-Registrar office at Nashik and online record.
- 4) Litigations if any. - No.

Date: 09.05.2023.



*Pramod R. Ingale*  
Adv.

**PRAMOD R. INGALE**  
ADVOCATE  
Chamber No.124/1, Maruti Chambers,  
District Court, Nashik.



**Anand Vasant Rao Khairnar**  
**Pramod Ramchandra Ingale**  
Advocates

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Office : Dhruvtara, 2<sup>nd</sup> Floor , Circle Plaza, Sarda Circle, Nashik.  
Mob.No.9823256270, 9822771775

---

Date : 09.05.2023.

**TITLE REPORT**  
**TO WHOMSOEVER IT MAY CONCERN**

**1] NAME OF THE OWNER AND HOLDER:**

Shree Mateshwari Developers Partnership Firm  
Through Partners  
1.Ramdeo Hariharprasad Pandey  
2.Sandip Santu Chakane  
3.Harish Ambu Sanap  
All R/o.Nashik.



**2] DESCRIPTION OF PROPERTY:** All that piece and parcel of the non-agricultural land bearing Survey No.23/2/A/1/2 total area adm.3417.39 Sq.Mtr. (bearing CTS No.1329/3 area adm.3417.39) situated at Chehadi Budruk, within the limits of Nashik Municipal Corporation, Urban Agglomeration, registration & sub-registration, Tal. & Dist. Nashik.

All the said property together with existing right of easements, access, colony road, Open space and with right of ownership.

3] On the request of Mr. Ramdeo Hariharprasad Pandey and others R/o. Nashik, I have investigated the title of above property, for that purpose they had presented following documents before me.

1. 7/12 Extracts 1988 to 2023.
2. Relevant mutation entries (6-D Entries).
3. CTS extracts.

4. Tahsildar Sanad dtd.17.08.2022.
5. Building Plan dtd.14.03.2023.
6. Commencement Certificate dtd.14.03.2023
7. Sub-Division order dtd.06.12.2022.
8. Sub-Division plan dtd.06.12.2022.
9. Partnership dtd.18.07.2022.
10. Copy of Sale Deed No.14153 dtd.22.12.2022.

After perusing above documents I found the details of title as follows.

1. It appears from the record in the year 1988 as per 7/12 extract the land was previously owned & possessed by Madhukar Lahanu Tajanpure.

2. M.E.No.2938 dtd.22.07.1989 shows that the land owner Madhukar Lahanu Tajanpure availed loan from Union Bank of India that was totally repaid with interest by him hence the charge of bank was deleted from record.

3. M.E.No.2979 dtd.24.01.1990 shows that the land owner Madhukar Lahanu Tajanpure died on 13.01.1990 leaving behind following legal heirs.

Sr.No.	Name	Age	Relation
1.	Tarabai Madhukar Tajanpure	37	Wife
2.	Vijay Madhukar Tajanpure	15	Son
3.	Sanjay Madhukar Tajanpure	12	Son
4.	Lalita Madhukar Tajanpure	17	Daughter

Hence the names of above heirs entered on record and No.1 as a guardian of No.2 to 4.

4. M.E.No.3160 dtd.01.07.1992 shows that as per the order of Addl. Collector and Competent Authority, ULC, Nashik the area adm.21644.50 sq.mtr. was declare as excess hence the remark of access area entered on record.

5. M.E.No.3912 dtd.02.02.2000 shows that as per letter of Chehadi Budruk Vi.Ka.Se. Society there is no dues from owner Tarabai Madhukar Tajanpure hence the charge of society was deleted from record.



6. M.E.No.4479 dtd.23.03.2004 shows that the land owners by the order of Collector, Nashik bearing order No. Mah/Kaksh-3/4/Bi.She.Pra.Kra./4/52/2003 dtd.20.11.2003 converted land adm.338.00 sq.mtr. and land was limited rights type as per Sec.43 of Tenancy Act. Hence obtained permission from Sub-Divisional officer , Sub-Division, Nashik by order No. Tenancy/SR/101/2003 dtd.13.01.2003. Hence the 7/12 extract were separated as follows.

S.No.	Hissa No.	Area
23/2A	1	2.15.62 R
23/2A	2	338.00 sq.mtr.

The 7/12 extracts were separated and on the record of area 338.00 sq.mtr. remark of old condition was entered.

7. M.E.No.4703 dtd.15.12.2005 shows that as per rectified order of Addl. Collector and Competent Authority, ULC, Nashik bearing order No.Na.Ja.Ka.Ma./A-4/1609/88 dtd.30.06.1998 the rectification done as area 750.00 sq.mtr. for D.P. road and area 20812.00 sq.mtr. for garden. Hence as per order No. Adhi/Abhi/Kavi/1780/2005 dtd.08.12.2005 passed by Tahsildar, Nashik the effect entered on record.

8. M.E.No.4888 dtd.13.06.2007 shows that in other right column the land owner given a declaration for Rs.4,50,000/- to Chehadi Budruk Vi.Ka.Se. Society on 13.06.2007. Hence the charge of society entered on record.

9. M.E.No.4896 dtd.14.07.2007 shows that in other right column there is charge for Rs.4,50,000/- dtd.13.06.2007 of Chehadi Budruk Vi.Ka.Se. Society that was deleted as per the letter of society .

10. M.E.No.6443 dtd.14.08.2014 shows that as per Sec.43 of Tenancy Act. The land belongs to limited right type and possessor class-2. As per Government Gazette No. TNC/04/2013/Pra.Kra.199/No.1 dtd.11.02.2014 and order No.Kaksh-4/ Setu/268/14 dtd.07.08.2014 passed by Collector, Nashik the possessor holding lands from more than 10 years and they paid 40 times amount of assessment as Nazarana by challan dtd.14.08.2014 and Tahsildar, Nashik directed to delete the remark of restrain right and



possessor class-2 by letter No.Ku.Ka./SR/30/2014 dtd.14.07.2014 hence the remarks were deleted and remark of possessor class-1 and Junishart entered on record.

11. M.E.No.6462 dtd.09.09.2014 shows that the land owners partition the lands between them by registered partition deed No.7244/2014 dtd.02.09.2014. Hence the land was divided as follows.

S.No.	Area	Name
23/2A/1 pai.	0.61.60.50 (6160.50 sq.mtr.)	Vijay Madhukar Tajanpure Vaishali Vijay Tajanpure
23/2A/1 pai.	0.34.95 (3495.00 sq.mtr.)	Vijay Madhukar Tajanpure Vaishali Vijay Tajanpure
23/2A/1 pai.	0.61.60.50 (6160.50 sq.mtr.)	Sanjay Madhukar Tajanpure Gaytri Sanjay Tajanpure
23/2A/1 pai.	0.34.95 (3495.00 sq.mtr.)	Sanjay Madhukar Tajanpure Gaytri Sanjay Tajanpure
23/2A/1 pai.	0.22.51 (2251.00 sq.mtr.)	Lalita Madhukar Tajanpure alias Lalita Rajendra Govardhane

Hence the changes took place on record.

12. M.E.No.7183, This mutation is regarding computerization of 7/12 extracts and there is no change in the record of rights of subjected title plot.

13. M.E.No.7743 dtd.02.06.2020 shows that the land owner Vijay Madhukar Tajanpure died on 19.03.2020 leaving behind following legal heirs.

Sr.No.	Name	Age	Relation
1.	Vaishali Vijay Tajanpure	43	Wife
2.	Vishal Vijay Tajanpure	22	Son
3.	Vaishanvi Vijay Tajanpure	19	Daughter

Hence the names of following legal heirs entered on record.

14. M.E.No.8406 dtd.30.11.2021 shows that as per Sec.155 of MLRC 1996 Tahsildar, Nashik passed order No. Adhi.Abhi./Kavi./2745/2021 dtd.26.11.2026 and directed to delete remark of restrained to transfer without previous permission of Competent officer and inam and vatan



lands and to transfer as possessor class-2 into possessor class-1. Hence the above remark was deleted.

15. M.E.No.8745 dtd.10.12.2022 shows that as per letter No.NMCB/LF/2022/APL/01120 dtd.02.12.2022 of Nashik Municipal Corporation, Nashik and Sanad issued by Tahsildar, Nashik bearing No. Astha-1/42-B/SR/225/2022 dtd.17.08.2022 the land was divided and converted into non-agricultural use. Hence the 7/12 extract of old land bearing S.No.23/2/A/1 was closed and new 7/12 extracts were created as follows.

S.No.	Area	Name
23/2/A/1/1	0.9655	Gayatri Sanjay Tajanpure Sanjay Madhukar Tajanpure
23/2/A/1/2	34.1739	Lalita Madhukar Tajanpure alias Lalita Rajendra Govardhane, Vaishanvi Vijay Tajanpure, Vishal Vijay Tajanpure and Vaishali Viajy Tajanpure
23/2/A/1/3	0.8490	Lalita Madhukar Tajanpure alias Lalita Rajendra Govardhane, Vaishanvi Vijay Tajanpure, Vishal Vijay Tajanpure and Vaishali Viajy Tajanpure.

16. M.E.No.8765 dtd.28.12.2022 shows that for the consideration of Rs.2,52,70,000/- the present owner Mateshwari Developers Partnership Firm through its partners Ramdeo Hariharprasad Pandey, Sandip Santu Chakane and Harish Ambu Sanap purchased subjected land bearing S.No.23/2/A/1/2 from Lalita Madhukar Tajanpure alias Lalita Rajendra Govardhane, Vaishanvi Vijay Tajanpure, Vishal Vijay Tajanpure and Vaishali Viajy Tajanpure by way of registered sale deed No.14153/2022 dtd.22.12.2022. Hence the name of purchaser entered on record.

At the time of registration of sale deed the name of partner Ramdeo Hariharprasad Pandey due to mistake record as Ramdeo Hariprasad Pandey.





17. M.E.No.8808 as per this mutation the name of owner was changed as Shree Mateshwari Developers Partnership Firm through its partners Ramdeo Hariharprasad Pandey instead of Mateshwari Developers Partnership Firm through its partners Ramdeo Hariharprasad Pandey.

**OPINION**

After perusing all the above mentioned documents, I am of the opinion that above said owner Shree Mateshwari Developers Partnership Firm through its partners Ramdeo Hariharprasad Pandey, Sandip Santu Chakane and Harish Ambu Sanap is legally clear, negotiable and marketable title over above said Non-Agricultural plot property, which is free from all charges, encumbrances and defects of whatsoever nature.

And in the sale deed No. 14153/2022 dtd.22.12.2022 it is requiring to correct the name of partner Ramdeo Hariharprasad Pandey instead of Ramdeo Hariprasad Pandey.

This title report is issued on the strength of documents presented before me by Mr. Ramdeo Hariharprasad Pandey and others.

Hence This TITLE REPORT

NASHIK

Date : 09.05.2023.



*Pramod R. Ingale*  
Adv.  
09.05.2023

**PRAMOD R. INGALE**  
ADVOCATE

Chamber No.124/1, Maruti Chambers,  
District Court, Nashik.



MH001209106202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 May 2023	Receipt	Receipt no.: 1112904941
	Name of the Applicant :	Pramod Ramchandra Ingale
	Details of property of which document has to be searched :	Dist :Nashik Village :Chehadi Bu. S.No/CTS No/G.No. : 23
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH001209106202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



**Anand Vasant Rao Khairnar**  
**Pramod Ramchandra Ingale**  
Advocates

Office : Dhruvtara, 2<sup>nd</sup> Floor , Circle Plaza, Sarda Circle, Nashik.  
Mob.No.9823256270, 9822771775

Date : 09.05.2023.

**INDEX-II SEARCH REPORT**  
**TO WHOMSOEVER IT MAY CONCERN**

**1] NAME OF THE OWNER AND HOLDER:**

Shree Mateshwari Developers Partnership Firm  
Through Partners

1.Ramdeo Hariharprasad Pandey

2.Sandip Santu Chakane

3.Harish Ambu Sanap

All R/o.Nashik.

**2] DESCRIPTION OF PROPERTY:** All that piece and parcel of the non-agricultural land bearing Survey No.23/2/A/1/2 total area adm.3417.39 Sq.Mtr. (bearing CTS No.1329/3 area adm.3417.39) situated at Chehadi Budruk, within the limits of Nashik Municipal Corporation, Urban Agglomeration, registration & sub-registration, Tal. & Dist. Nashik.

All the said property together with existing right of easements, access, colony road, Open space and with right of ownership.

On the request of Mr. Ramdeo Hariharprasad Pandey and others, I have taken Index-II search of above mentioned plot property for last 30 years i.e. 1994 to 2023.



I have paid the search fee by E-challan No.MH001209106202324E dtd.26.04.2023 and as per register index-II search from 1994 to 2001 & online Index-II search from 2002 to till today vide receipt No.1112904941, the details of search are as follows.

Year	Particulars
1994	Record not available it is in torn position.
1995	Record not available it is in torn position.
1996	Record is available but there is no relevant entry found.
1997	Record not available it is in torn position.
1998	Record is available but there is no relevant entry found.
1999	Record is available but there is no relevant entry found.
2000	Record is available but there is no relevant entry found.
2001	Record is available but there is no relevant entry found.

Online search from 2002 to 2023 the details are as follows.

2002	No Entry Found.
2003	No Entry Found.
2004	No Entry Found.
2005	No Entry Found.
2006	No Entry Found.
2007	No Entry Found.
2008	No Entry Found.
2009	No Entry Found.
2010	No Entry Found.
2011	No Entry Found.
2012	No Entry Found.
2013	No Entry Found.
2014	Entry Found, the details are as follows: Partition Deed No.7244 dtd.02.09.2014 (NSK-2) Parties : Tarabai Madhukar Tajanpure & others (S.No.23/2/A/1 & other lands)
2015	No Entry Found.
2016	No Entry Found.
2017	No Entry Found.
2018	No Entry Found.
2019	No Entry Found.



2020 No Entry Found.  
 2021 No Entry Found.  
 2022 Entry Found, the details are as follows:  
 Sale Deed No.14153 dtd.12.12.2022 (NSK-5)  
 Purchaser : Shree Mateshwari Developers  
 Partnership Firm  
 Through Partners  
 1.Ramdeo Hariprasad Pandey  
 2.Sandip Santu Chakane  
 3.Harish Ambu Sanap  
 Seller : Lalita Madhukar Tajanpure alias  
 Lalita Rajendra Govardhane,  
 Vaishanvi Vijay Tajanpure,  
 Vishal Vijay Tajanpure and  
 Vaishali Viajy Tajanpure.  
 (S.No.23/2/A/1/2)

2023 No Entry Found.

Hence as per register Index-II and online search till today there is no adverse entry found and Shree Mateshwari Developers Partnership Firm through its partners Ramdeo Hariharprasad Pandey, Sandip Santu Chakane and Harish Ambu Sanap is legally clear, negotiable and marketable title over above plot property.

And in the sale deed No. 14153/2022 dtd.22.12.2022 it is requiring to correct the name of partner Ramdeo Hariharprasad Pandey instead of Ramdeo Hariprasad Pandey.

Note. This search report is issued as per available record of Index-II registers & online available record.

Hence This SEARCH REPORT.

NASHIK  
 DATE. 09.05.2023.



*Pramod R. Ingale Adv.*  
 09.05.2023  
**PRAMOD R. INGALE**  
 ADVOCATE  
 Chamber No.124/1, Maruti Chambers,  
 District Court, Nashik.