



**Anand Vasantao Khairnar
Pramod Ramchandra Ingale
Advocates**

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

Date:24.01.2023.

To,
MAHARERA,

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to the plot property bearing plot No.71 area adm.1247.75 Sq. Mtr. out of Survey No.328/2/1/71 (CTS No.7679) situated at Village Pathardi-1, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik

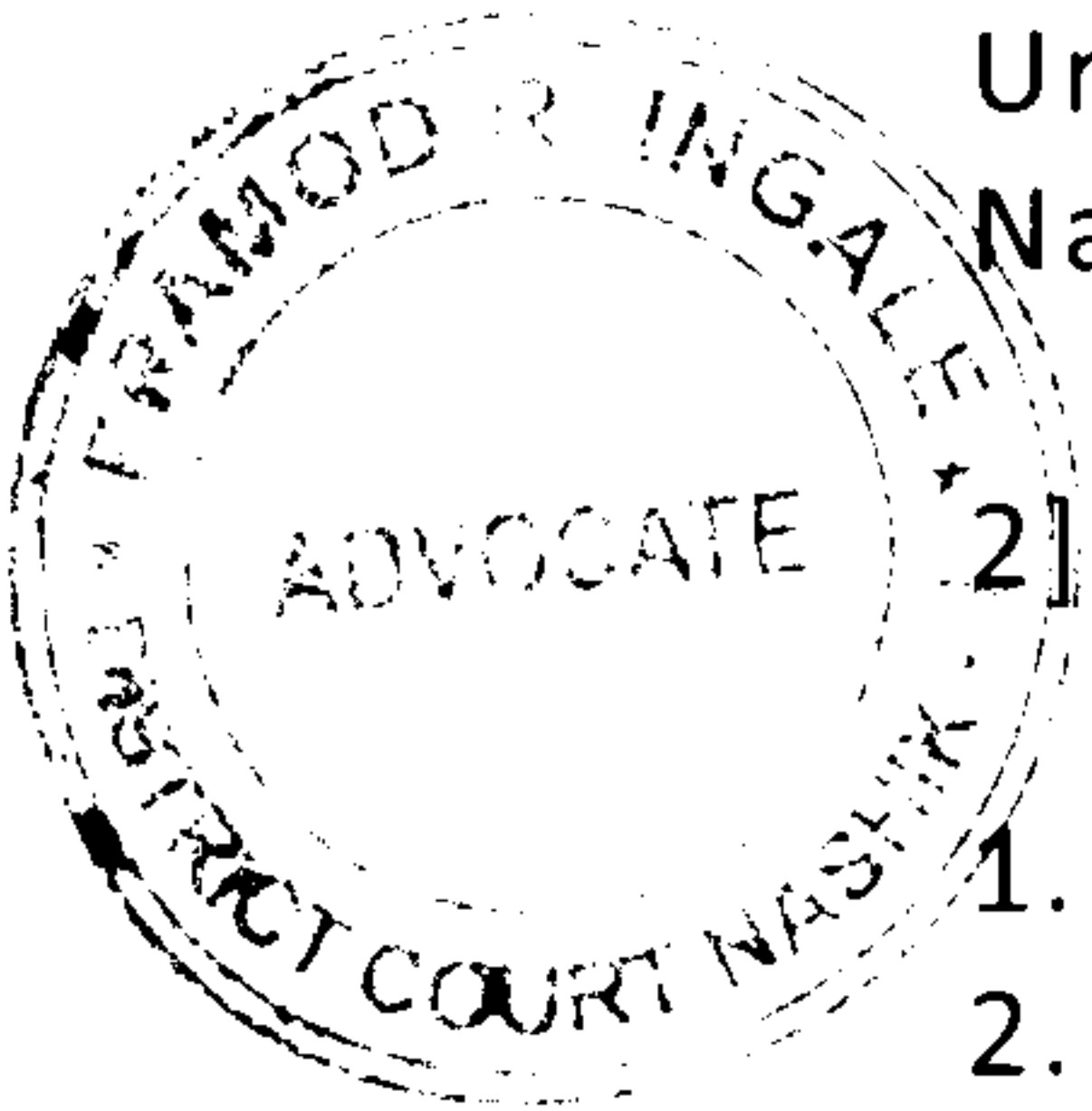
(herein after referred as the said property)

I have investigated the title of the said property on the request of Mr.Atul Anil Nerpagar and Mr.Praful Anil Nerpagar.

1] DESCRIPTION OF PROPERTY : All that piece and parcel of the non-agricultural plot property bearing plot No.71 area adm.1247.75 Sq. Mtr. cut of Survey No.328/2/1/71 (CTS No.7679) situated at Village Pathardi-1, 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 1986 to 2022.
2. Relevant mutation entries (6-D Entries).
3. CTS extract.
4. Layout dtd.26.12.2002.
5. N. A. Order dtd.31.10.1998.
6. ULC Order dtd.31.05.2007.
7. Commencement Certificate dtd.17.10.2013.



8. Completion Certificate dtd.21.12.2013.
9. Building Plan dtd.21.12.2013.
10. Copy of Development Agreement and General Power of Attorney No.6224 dtd.18.12.1995.
11. Copy of Development Agreement No.7670 dtd.20.11.1997.
12. Copy of Cancellation Deed No.7830 dtd.17.08.2000.
13. Copy of Development Agreement No.9389 dtd.04.10.2000.
14. Copy of General Power of Attorney No.9390 dtd.04.10.2000.
15. Copy of sale deed No.7771 dtd.26.10.2007.
16. Copy of sale deed No.4356 dtd.13.05.2016.
17. Copy of sale deed No.4489 dtd.21.04.2022.
18. Copy of TDR sale deed No. 10668/2022 dtd.27.10.2022.
19. Copy of TDR sale deed No. 10549/2022 dtd.15.11.2022.
20. Copy of TDR sale deed No. 11128/2022 dtd.17.11.2022.
21. Copy of TDR sale deed No. 12229/2022 dtd.30.12.2022.
22. Building Plan dtd.04.01.2023.
23. Commencement certificate dtd.04.01.2023.

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 Jaap Builders And Developers Partnership Firm is clear, marketable and without any encumbrances.

1] **NAME OF THE OWNER AND HOLDER:**
Jaap Builders And Developers Partnership Firm
Through partners
1.Mr.Atul Anil Nerpagar
2.Mr. Praful Anil Nerpagar
R/o.Nashik.

6] Qualifying comments/remarks if any - NIL.

7] 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: 24.01.2023.



Pramod R. Ingaale
Adv.
24.01.2023
PRAMOD R. INGALE
ADVOCATE
Chamber No.124/1, Marol Chambers,
District Court, Nashik.



**Anand Vasantao Khairnar
Pramod Ramchandra Ingale
Advocates**

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FORMAT – A

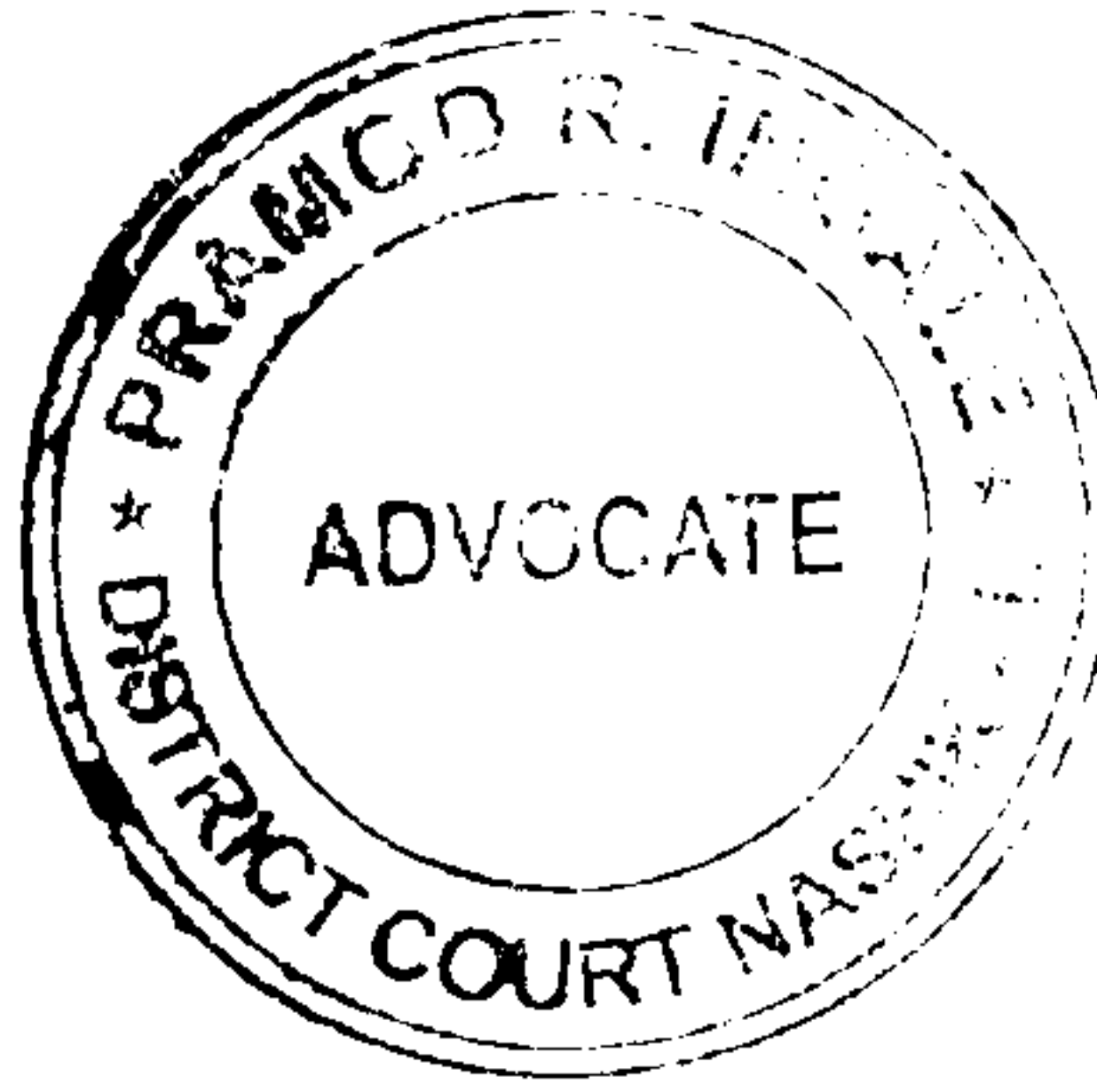
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract as on date of 11.01.2023.
- 2) Mutation Entry No. 6212, 6297, 6752, 6813, 6985, 7118, 7556, 7893, 8207, 8832, 12726, 24266, 24588, 25869 and 31419.
- 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: 24.01.2023.



Pramod R. Ingale Adv.
24.01.2023

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



**Anand Vasantao Khairnar
Pramod Ramchandra Ingale
Advocates**

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

Date : 24.01.2023.

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

- 1] **NAME OF THE OWNER AND HOLDER:**
Jaap Builders And Developers Partnership Firm
Through partners
1.Mr.Atul Anil Nerpagar
2.Mr. Praful Anil Nerpagar
R/o.Nashik.

2] **DESCRIPTION OF PROPERTY :** All that piece and parcel of the non-agricultural plot property bearing plot No.71 area adm.1247.75 Sq. Mtr. out of Survey No.328/2/1/71 (CTS No.7679) situated at Village Pathardi-1, within the limits of Nashik Municipal Corporation, Urban Agglomeration, registration & sub-registration, Tal.& Dist. Nashik.

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

3] On the request of Mr.Atul Anil Nerpagar and Mr.Praful Anil Nerpagar R/o.Nashik. I have investigated the title of above plot property, for that purpose he has presented following documents before me.

1. 7/12 Extracts 1986 to 2022.
2. Relevant mutation entries (6-D Entries).
3. CTS extract.

4. Layout dtd.26.12.2002.
5. N. A. Order dtd.31.10.1998.
6. ULC Order dtd.31.05.2007.
7. Commencement Certificate dtd.17.10.2013.
8. Completion Certificate dtd.21.12.2013.
9. Building Plan dtd.21.12.2013.
10. Copy of Development Agreement and General Power of Attorney No.6224 dtd.18.12.1995.
11. Copy of Development Agreement No.7670 dtd.20.11.1997.
12. Copy of Cancellation Deed No.7830 dtd.17.08.2000.
13. Copy of Development Agreement No.9389 dtd.04.10.2000.
14. Copy of General Power of Attorney No.9390 dtd.04.10.2000.
15. Copy of sale deed No.7771 dtd.26.10.2007.
16. Copy of sale deed No.4356 dtd.13.05.2016.
17. Copy of sale deed No.4489 dtd.21.04.2022.
18. Copy of TDR sale deed No. 10668/2022 dtd.27.10.2022.
19. Copy of TDR sale deed No. 10549/2022 dtd.15.11.2022.
20. Copy of TDR sale deed No. 11128/2022 dtd.17.11.2022.
21. Copy of TDR sale deed No. 12229/2022 dtd.30.12.2022.
22. Building Plan dtd.04.01.2023.
23. Commencement certificate dtd.04.01.2023.

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

1. It appears from the record that the 7/12 extract in the year 1986 shows that land bearing S.No.328/2 was previously owned & possessed by Hamidbhai Budhanbhai Bagwan.

2. M.E.No.6212 dtd.13.09.1995 shows that the land owner Hamidbhai Budhanbhai Bagwan died on 22.03.1994 leaving behind following legal heirs.

No.	Name	Age	Relation
1.	Zubrabi Hamidbhai Bagwan	61	Wife
2.	Hasan Hamidbhai Bagwan	37	Son
3.	Rajiya Mahammad Iliyas Bagwan	41	Daughter
4.	Ruksana Harun Bagwan	34	Daughter
5.	Rehana Hajirafiq Bagwan	31	Daughter
6.	Chandbi Hajisalim Bagwan	38	Daughter
7.	Shama Babulal Bagwan	26	Daughter
8.	Shabina Mahammad Husain Bagwan	24	Daughter

Hence the names of above heirs were entered on record.



3. M.E.No.6297 dtd.26.12.1995 shows that Rajiya Mahammad Iliyas Bagwan, Ruksana Harun Bagwan, Rehana Hajirafiq Bagwan, Chandbi Hajisalim Bagwan, Shama Babulal Bagwan and Shabina Mahammad Husain Bagwan released their rights in favor of Zubrabi Hamidbhai Bagwan and Hasan Hamidbhai Bagwan by release deed. Hence the names of releasers were deleted from record.

4. M.E.No.6752 dtd.07.05.1997 shows that the land was owned by Hamidbhai Budhanbhai Bagwan on the said land the Talegaon dabhade Scheme was approved by Competent Officer and Additional Collector, Nashik by order No.ULC/C-1/20(1) T & D/368 dtd.14.08 .1995 on excess land and area 5194 Sq. Mtr. given to Government of Maharashtra without any consideration. Hence the name of Government of Maharashtra entered for that area by order No .Na.Ja.Ka.Ma/A-3/4604/27/97 dtd.06.05.1997 of ULC office.

5. M.E.No.6813 dtd.25.06.1997 shows that the land owner Smt. Zubrabi Hamidbhai Bagwan given application to take effect of Excess, retention and DP road area as per Sec.8(4) and 9(3) of ULC Act. Hence as per order No.ULC/A-3-4604/27 dtd.31.03.1996 passed by Competent Officer and Additional Collector, Nashik the affect taken on record.

6. Further it appears that the land owners Smt. Zubrabi Hamidbhai Bagwan and others for the valuable consideration executed Development Agreement and General Power of Attorney in favor of Shriram Narayandas Mantri on 18.12.1995. The said Development Agreement and General Power of Attorney was registered in the office of Sub-Registrar, Nashik at Sr.No.6224/1997 dtd.16.09.1997.

7. M.E.No.6985 dtd.28.11.1997 shows that for the consideration of Rs.71,81,000/- Zubrabi Hamidbhai Bagwan and others through attorney Shriram Narayandas Mantri executed Development Agreement in favor of Aditi Infrastructure and Fin Lease Pvt. Ltd. through Director Mr.Kishor Ganesh Sonawane which was registered in the office of Sub-Registrar, Nashik at Sr.No.7670/1997 dtd.20.11 .1997. Hence the affect taken in other right column of 7/12 extract.



8. M.E.No.7118 dtd.27.03.1998 shows that Mr.Kishor Ganesh Sonawane attorney of Zubrabi Hamidbhai Bagwan and others sold land on 26.03.1998 as follows:

No.	S.No.	Area Sq.mtr.	Consideration Rs.	Purchaser
1.	328/2	1000	2,40,000/-	Gangadhar Karbhari Kute
2.	328/2	1000	2,40,000/-	Harshal Gangadhar Kute

Hence the names of purchasers were entered on record.

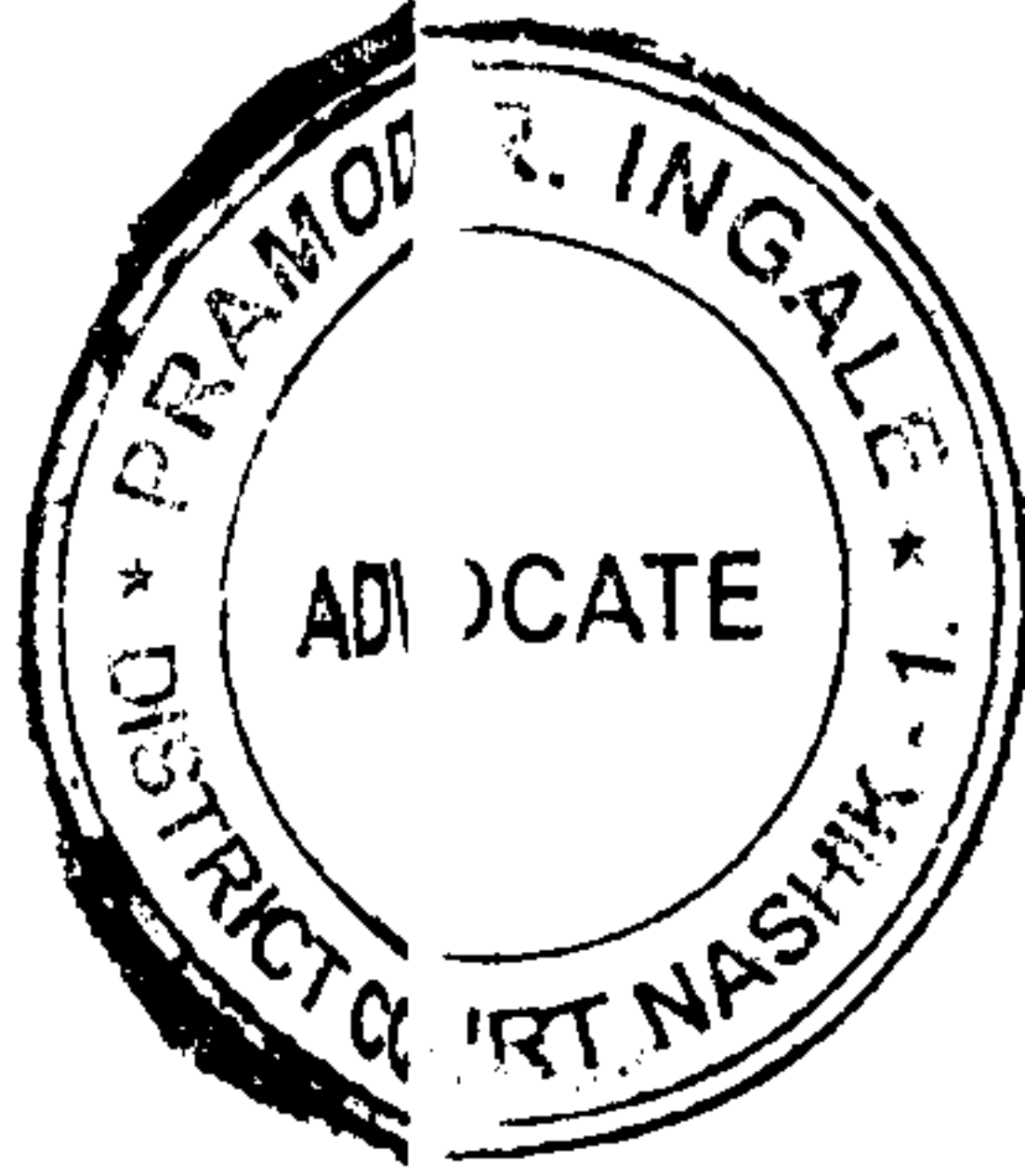
9. M.E.No.7556 dtd.08.07.1999 shows that the land owners Smt. Zubrabi Hamidbhai Bagwan and others for the consideration of Rs.4,00,000/- executed Development Agreement in favor of Shriram Narayandas Mantri on 18.12.1995. The said Development Agreement and General Power of Attorney was registered in the office of Sub-Registrar, Nashik at Sr.No.6224/1997 dtd.16.09.1997. Hence the affect taken in other right column.

10. M.E.No.7893 dtd.22.08.2000 shows that Zubrabi Hamidbhai Bagwan and others through attorney Shriram Narayandas Mantri executed Development Agreement in favor of Aditi Infrastructure and Fin Lease Pvt. Ltd. through Director Mr.Kishor Ganesh Sonawane and effect taken on record by mutation No.6985 but now the transaction was cancelled and cancelation deed was registered at Sr.No.7830/2000 dtd.17.08.2000. Hence previous effect of development was deleted from other right column.

11. M.E.No.8207 dtd.30.06.2001 shows that Zubrabi Hamidbhai Bagwan and others through attorney Shriram Narayandas Mantri executed Development Agreement in favor of Millennium properties Pvt. Ltd. through director Suhas Ramkumar Giri which was registered in the office of Sub-Registrar, Nashik at Sr.No.9389/2000 dtd.04.10.2000. Hence the affect taken in other right column.

With the above said development the power of attorney was also registered at Sr.No.9390/2000 dtd.04.10.2000.

12. M.E.No.8832 dtd.01.02.2003 shows that the land owners Zubrabi Hamidbhai Bagwan and others through attorney Shriram Narayan Mantri prepared a layout on land which is approved by Asst. Director, Town planning, Nashik Municipal Corporation, Nashik by letter No.Javak.No./Nagar Rachana Vibhag/Antim/99/02 dtd.26



.12.2002 and the land was converted into non agriculture purpose by order No.Maha/Kaksh-3/Bi.She.Pra.Kra./230/98 dtd.31. 10.1998 passed by Collector, Nashik and Talegaon Dabhade Scheme was approved by order No.ULC/1/Sec.10(1)/T and D / 368 dtd.14.08.1995 by Additional Collector and competent authority, ULC, Nashik. Hence the land was divided into various plots and subjected title plot No.71 adm.1247.75 Sq. mtr. came into existence out of S.No.328/2/1 Hissa No.71.

13. M.E.No.12726 dtd.05.12.2007 shows that for the consideration of Rs.6,86,263/- Smt.Mangla Ramkrushna Kulkrani, Anil Laxman Nerpagar, Subhash Sukdeo Bhosale purchased subjected plot from Zubrabi Hamidbhai Bagwan and others through attorney Millennium properties Pvt. Ltd. through director Suhas Ramkumar Giri on 26.10 .2007 by obtaining ULC permission for sale. Hence the names of purchasers were entered on record.

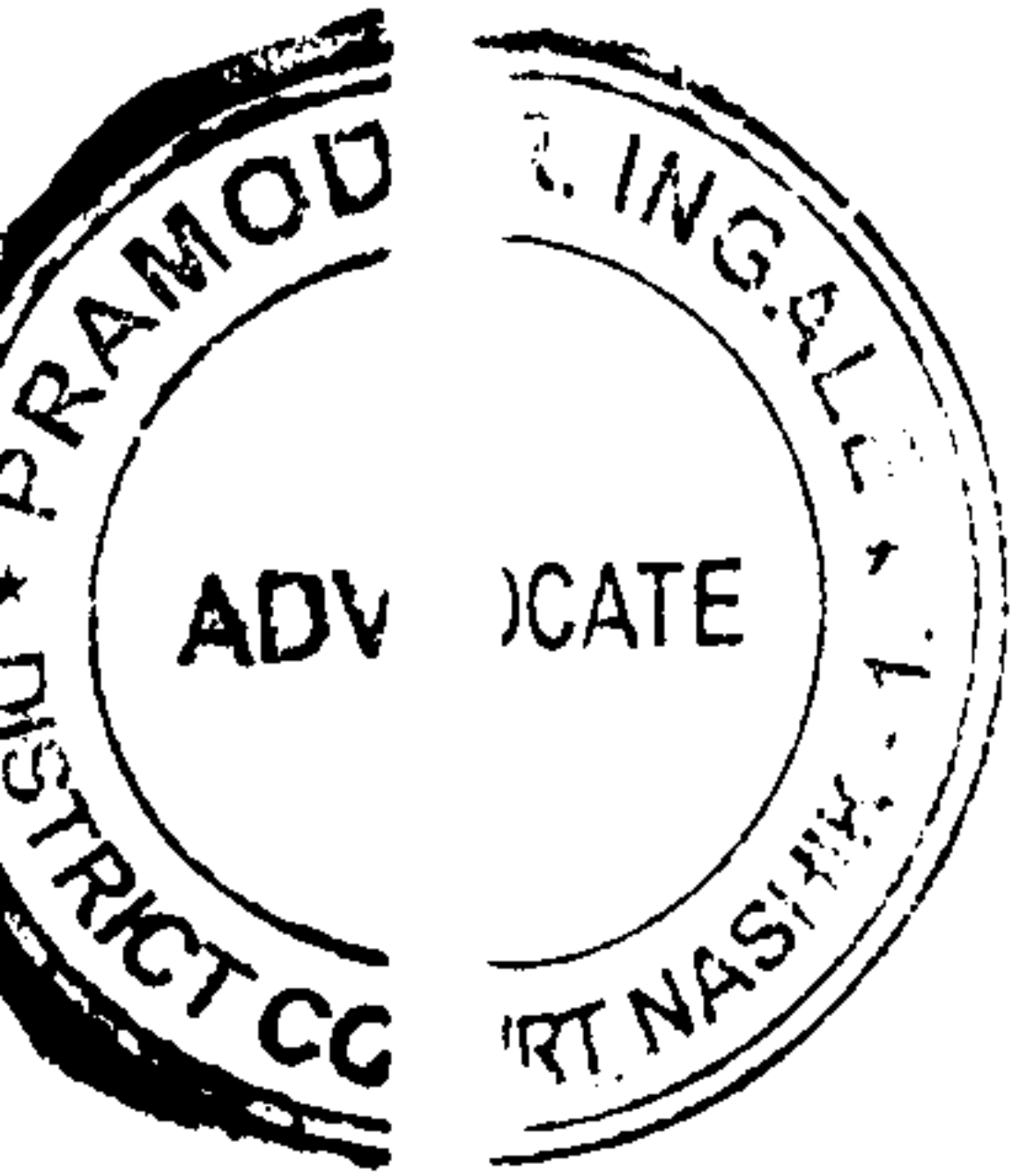
The above sale deed was registered in the office of Sub-Registrar, Nashik at Sr.No.7771/2007 dtd.26.10.2007.

14. Further it appears that the plot owners prepared a building plan on plot which was approved by Executive Engineer, town Planning, Nashik Municipal Corporation, Nashik by Commencement Certificate No.LND/BP/B5/308/3035/13 dtd.17.10.2013 and the construction was completed hence Executive Engineer, town Planning, Nashik Municipal Corporation, Nashik issued Completion Certificate No.javak.Kra./Naravi/B-5/16332/4173 dtd.21.12.2013.

15. M.E.No.24266 dtd.10.06.2016 shows that shows that for the consideration of Rs.1,79,00,000/- Smt.Mangla Ramkrushna Kulkrani, Anil Laxman Nerpagar and Subhash Sukdeo Bhosale sold subjected plot to Dr.Bhikan Bhadu More by way of registered Sale Deed No.4356/2016 dtd.13.05.2016. Hence the name of purchaser entered on record.

16. M.E.No.24588, This mutation is regarding computerization of 7/12 extracts and there is no change in the record of rights of subjected title plot.

17. M.E.No.25869, This mutation is regarding computerization of 7/12 extracts and there is no change in the record of rights of subjected title plot.



18. M.E.No.31419 dtd.22.04.2022 shows that the present owner Jaap Builders and Developers Partnership Firm Through partners Mr.Atul Anil Nerpagar and Mr.Praful Anil Nerpagar for the consideration of Rs.2,40,00,000/- purchased subjected plot with construction from Bhikan Bhadu More by way of registered sale deed No.4489/2022 dtd.22.04.2022. Hence the name of purchaser entered on record.

19. Further it appears that the owner purchased TDR adm.778.35 Sq.mtr. out of DRC No.1066 dtd.12.09.2022 from Mr.Rahul Ramchandra Rathi by way of registered sale deed No.10668/2022 dtd.27.10.2022.

And TDR adm.550.00 Sq.mtr. out of DRC No.816 dtd.22.02.2019 from Mr.Rahul Ramchandra Rathi by way of registered sale deed No.10549/2022 dtd.15.11.2022.

As well as purchased TDR adm.261.03 Sq.mtr. out of DRC No.1025 dtd.04.02.2022 from Bhakti Associates through partner Mr.Gaurav Jitendra Thakkar by way of registered sale deed No.11128/2022 dtd.17.11.2022.

As well as purchased TDR adm.94.06 Sq.mtr. out of DRC No.1053 dtd.20.06.2022 from Mr.Uttam Kisan Navale by way of registered sale deed No.12229/2022 dtd.30.12.2022.

With using the above said TDR areas the plot owner prepared a Residential and Commercial building plan on subjected title plot which is approved by Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik by Commencement Certificate No.LND /BP/B-2/278/2023 dtd.04.01.2023.

OPINION

After perusing all the above mentioned documents, I am of the opinion that above said owner Jaap Builders and Developers Partnership Firm 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.

This title report is issued on the strength of documents presented before me by Mr.Atul Anil Nerpagar and Mr.Praful Anil Nerpagar.

Hence This TITLE REPORT.

Nashik.

Date : 24.01.2023.



Pramod R. Ingale
Adv.
24.01.2023
PRAMOD R. INGALE
ADVOCATE
Chamber No.124/1, Maruti Chambers,
District Court, Nashik.

MH013372102202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Jan 2023	Receipt	Receipt no.: 1112743789
	Name of the Applicant :	Pramod Ramchandra Ingale
	Details of property of which document has to be searched :	Dist :Nashik Village :Pathardi - 1 S.No/CTS No/G.No. : 328
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH013372102202223E		
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 Vasantao Khairnar
Pramod Ramchandra Ingale
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Office : Dhruvtara, 2nd Floor , Circle Plaza, Sarda Circle, Nashik.
Mob.No.9823256270, 9822771775

Date:24.01.2023.

INDEX-II SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

1] **NAME OF THE OWNER AND HOLDER:**
Jaap Builders And Developers Partnership Firm
Through partners
1.Mr.Atul Anil Nerpagar
2.Mr. Praful Anil Nerpagar
R/o.Nashik.

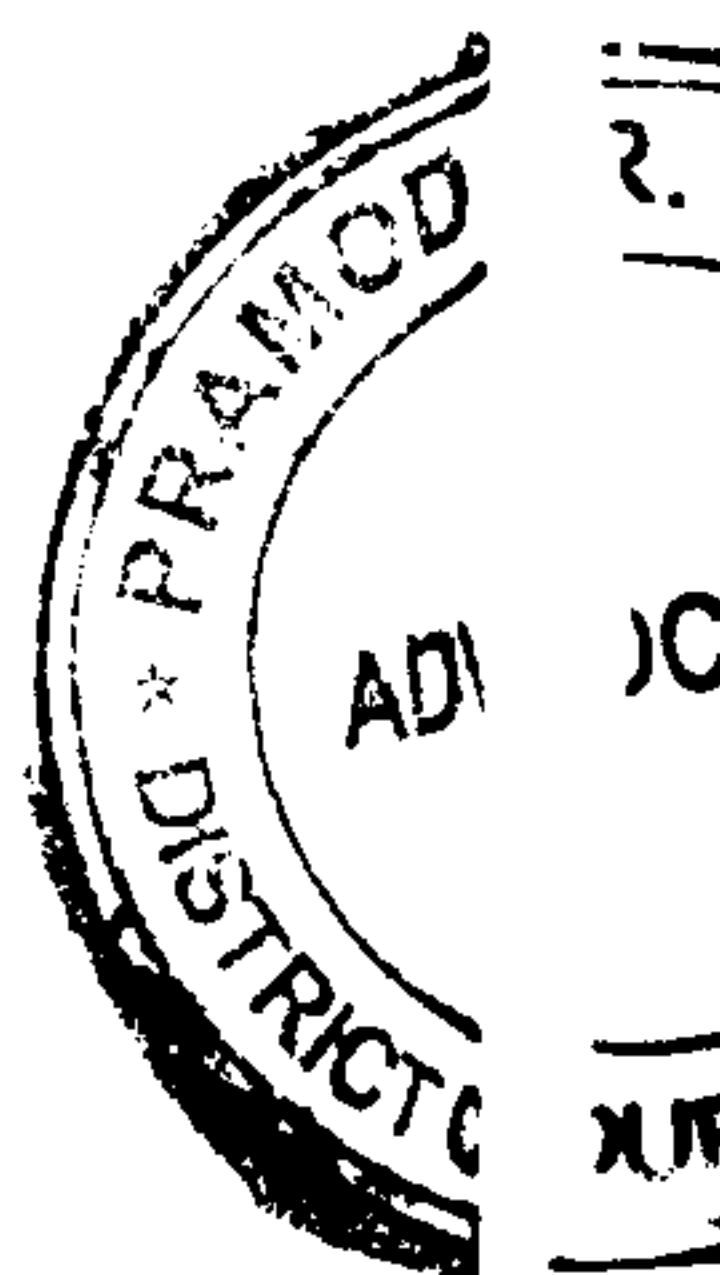
2] **DESCRIPTION OF PROPERTY :** All that piece and parcel of the non-agricultural plot property bearing plot No.71 area adm.1247.75 Sq. Mtr. out of Survey No.328/2/1/71 (CTS No.7679) situated at Village Pathardi-1, within the limits of Nashik Municipal Corporation, Urban Agglomeration, registration & sub-registration, Tal.& Dist. Nashik.

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

On the request of Mr.Atul Anil Nerpagar and Mr.Praful Anil Nerpagar, 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. MH013372102202223E dtd.25.08.2022 and as per register index-II search from 1993 to 2001 & online Index-II search from 2002 to till today (vide receipt No.1112743789), the details of search are as follows.

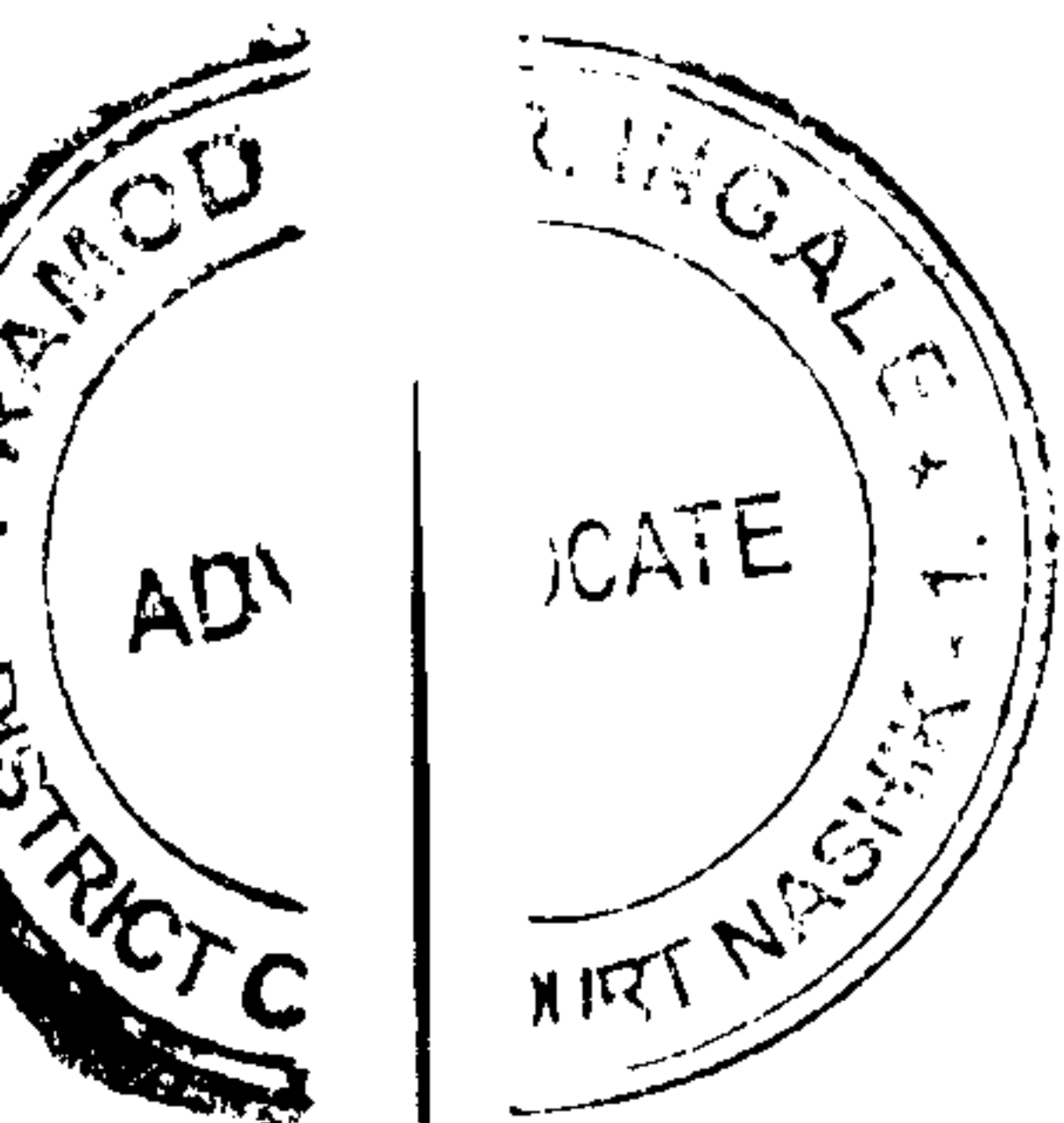
<u>Year</u>	<u>Particulars</u>
1994	Record not available it is in torn position.
1995	Record is available entry found details are as follows. Release Deed No.6025 dtd.18.12.1995 (NSK-2) Releaser : Rajiya mohmmad Iliyas Bagwan and others. Beneficiary : Zubrabi Hamidbhai Bagwan and Hasan Hamidbhai Bagwan (S.No.328/2).
1996	Record not available it is in torn position.
1997	Record is available entry found details are as follows. 1.Development Agreement No.6224 dtd.01.01.1997 (NSK-2) Developer : Shriram Narayandas Mantri. Owner : Zubrabi Hamidbhai Bagwan and Hasan Hamidbhai Bagwan (S.No.328/2). 2.Development Agreement No.6224 dtd.01.01.1997 (NSK-2) Developer : Aditi Infrastructure and fin lease Pvt. Ltd. through Kishor Ganesh Sonawane Owner : Zubrabi Hamidbhai Bagwan and others Through attorney Shriram Narayandas Mantri. (S.No.328/2).
1998	Record is available entry found details are as follows. 1.Sale Deed No.571 dtd.23.01.1998 (NSK-2) Purchaser : Gangadhar Karbhari Kute Seller : Zubrabi Hamidbhai Bagwan and others Through attorney Kishor ganesh Sonawane (1000.00 Sq.Mtr fromS.No.328/2). 2.Sale Deed No.572 dtd.23.01.1998 (NSK-2) Purchaser : Harshal Gangadhar Kute Seller : Zubrabi Hamidbhai Bagwan and others Through attorney Kishor ganesh Sonawane (1000.00 Sq.Mtr fromS.No.328/2).
1999	Record is available but there is no relevant entry found.



- 2000 Record is available entry found details are as follows.
 1.Cancellation Deed No.7830 dtd.17.08.2000 (NSK-2)
 Owners : Zubrabi Hamidbhai Bagwan and others
 Through attorney
 Shriram Narayandas Mantri.
 Seller : Kishor ganesh Sonawane
 (S.No.328/2).
 2.Development Agreement No.9389 dtd.04.10.2000
 (NSK-2)
 Owners : Zubrabi Hamidbhai Bagwan and others
 Through attorney
 Shriram Narayandas Mantri.
 Seller : Millennium Properties Pvt.Ltd.
 Through director
 Suhas Ramkumar Giri
 (S.No.328/2).
- 2001 Record is available but there is no relevant entry found.

Online search from 2002 to 2022 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 Entry Found, the details are as follows.
 Sale Deed No.7771 dtd.26.10.2007 (NSK-2)
 Purchaser : Mangala Ramkrishna Kulkarni & others
 Seller : Zubrabi Hamidbhai Bagwan and others
 Through attorney
 Millennium Properties Pvt.Ltd.
 Through director
 Suhas Ramkumar Giri
 (Plot No.71)
- 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	No Entry Found.
2015	No Entry Found.
2016	Entry Found, the details are as follows. Sale Deed No.4356 dtd.13.05.2016(NSK-3) Purchaser : Dr.Bhikan Bhadu More Seller : Mangala Ramkrishna Kulkarni & others (Plot No.71 with construction)
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.4489 dtd.21.04.2022 (NSK-6) Purchaser : Jaap Builders and Developers Partnership Firm Seller : Dr.Bhikan Bhadu More (Plot No.71 with construction)
2023	No Entry Found.

Hence as per register Index-II and online search till today there is no adverse entry found and Jaap Builders and Developers Partnership Firm is legally clear, negotiable and marketable title over above plot property.

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

Hence This SEARCH REPORT.

Nashik.

Date.24.01.2023.



Pramod R. Ingaile
Adv.
24.01.2023

PRAMOD R. INGAILE
ADVOCATE

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