

# Subodh M. Shah

B.Sc.(Hons.),LL.B.  
Advocate

Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422005.  
Tel. : +91-0253-2312638. Email : adv.smshah@gmail.com

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

To,  
MahaRERA  
MUMBAI.

## LEGAL TITLE REPORT

**Sub : Title clearance certificate with respect following properties :-**

All that piece and parcel of the property bearing situated at Anandvalli Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, S. No. Area and bounded as follows :-

- A] S. NO. 59/1/1/B admeasuring H. 00.40 R. i.e. 4000.00 Sq. Mtrs.  
B] S. NO. 59/1/1/C admeasuring H. 00.40 R. i.e. 4000.00 Sq. Mtrs.  
C] S. NO. 59/1/2 admeasuring H. 00.40 R. i.e. 4000.00 Sq. Mtrs.  
D] S. No. 59/1/3/1 admeasuring 162.00 Sq. Mtrs.

(hereinafter referred as the said "Land property")

I have investigated the tile of the said property on the request of [1] HIGHLAND BUILDERS AND DEVELOPERS, A PARTNERSHIP FIRM [2] MR. MANOJ BHAGWANDAS MOTAWANI and following documents i.e. :-

### 1) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of the property bearing situated at Anandvalli Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, S. No. Area and bounded as follows :-

A] S. NO. 59/1/1/B admeasuring H. 00.40 R. i.e. 4000.00 Sq. Mtrs. Bounded as follows :-

On or towards East : S. No. 59/1  
On or towards West : Adjoining S. NO. 60  
On or towards South : S. NO. 59/1/2  
On or towards North : S. NO. 57

B] S. NO. 59/1/1/C admeasuring H. 00.40 R. i.e. 4000.00 Sq. Mtrs. Bounded as follows :-

On or towards East : S. No. 59/1/2  
On or towards West : Adjoining S. NO. 60  
On or towards South : S. NO. 59 part and thereafter D. P. Road  
On or towards North : S. NO. 59/1/1B

C] S. NO. 59/1/2 admeasuring H. 00.40 R. i.e. 4000.00 Sq. Mtrs. Bounded as follows :-

On or towards East : Remaining land out of S. No. 59/1/2 Part  
On or towards West : S. No. 59/1/1/1/C and 59/1/1/A  
On or towards South : 24 Mtr. D. P. Road  
On or towards North : S. NO. 59/1/1B

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D] S. No. 59/1/3/1 admeasuring 162.00 Sq. Mtrs. Bounded as follows :-

On or towards East : 24 Mtr. D. P. Road and remaining land out of  
S. No. 59/1/2 Part  
On or towards West : S. No. 59/1/1/1/C  
On or towards South : 24 Mtr. D. P. Road  
On or towards North : Remaining land out of S. NO. 59/1/2

**2) The documents of allotment of plot -**

- a) Sale Deed dated 30/12/2020 which is duly registered at the office of Sub Registrar Nashik at Sr. NO. 8331 on 30/12/2020 for S. NO. 59/1/1B.
- b) Sale Deed dated 7/4/2021 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 3364 on 7/4/2021 for S. NO. 59/1/2.
- c) Agreement of Sale registered at Sr. NO. 3788 on 26/4/2021 for S. NO. 59/1/2.
- d) Sale Deed dated 14/06/2021 which is duly registered at the office of Sub Registrar Nashik at Sr. NO. 4518 on 15/06/2021 for S. No. 59/1/1/C.

3) 7/12 extract or property card issued by Talathi Nashik, mutation entry No. 1606, 1948, 2008, 2134, 2164, 9894, 11636, 12571, 12689, 3017, 3666, 11292, 3907, 12902, 2211, 3317, 4804, 13030, 5421, 9754, 13340, 10566, 11256, 13156.

4) Search report for 30 years from 1981 till 2021.

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 the aforesaid property is clear, negotiable and marketable and without any charge, encumbrance and defect in title and [1] HIGHLAND BUILDERS AND DEVELOPERS, A PARTNERSHIP FIRM [2] MR. MANOJ BHAGWANDAS MOTAWANI are entitled to develop the said properties and construct building thereon and sell the super structure thereon and appropriate the sale proceeds.

**Owners of the land - [1] HIGHLAND BUILDERS AND DEVELOPERS, A PARTNERSHIP FIRM [2] MR. MANOJ BHAGWANDAS MOTAWANI.**

A] S. NO. 59/1/1/B admeasuring H. 00.40 R. i.e. 4000.00 Sq. Mtrs.

B] S. NO. 59/1/1/C admeasuring H. 00.40 R. i.e. 4000.00 Sq. Mtrs.

C] S. NO. 59/1/2 admeasuring H. 00.40 R. i.e. 4000.00 Sq. Mtrs.

D] S. No. 59/1/3/1 admeasuring 162.00 Sq. Mtrs.

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

Encl: Annexure

Date - 18/05/2022



*Subodh*  
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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 7/12 extract that Narayan Rama Teli and other were the owner of S. No. 59/1 since prior to 1989.

That Narayan Rama Teli died on 4/12/1983 and as such names of his legal heirs one son Madhukar Narayan Teli and his name is mutated in the owners column under M. E. NO. 1606 on 11/6/1989.

That Madhukar Narayan Teli and Chandrakatn Madhukar Teli sold the different areas out of S. No. 59/1 to the different purchasers in the following manners by sale deeds dated 18/4/1992 respectively and as such names of the said purchasers area mutated in the owners column under M. E. No. 1948 on 10/7/1992 and whereby S. NO. 59/1 is sub divided into three hissass as follows :-

S. No.	area	Names of the holder
59/1/1	H. 1.59 R.	Original owner Madhukar Narayan Teli
59/1/2	H. 00.40 R.	Shakunatala Chintaman Patil Kalpana Vijay Patil
59/1/3	H. 1.03 R.	Snehalata Omprakash Chaursiya Madhuri Shivajirao Jadhav

That Dhananjay Ramdas Somvanshi and others purchased H. 00.40 R. out of S.NO. 59/1/1 from Madhukar Narayan Teli by Sale Deed dated 28/9/1992 and as such names of the said purchasers are mutated in the owners column under M. E. NO. 2008 on 28/1/1993.

That Kishor Chelaram Jagatiyani purchased H. 00.40 R. out of S.NO. 59/1/1 from Madhukar Narayan Teli and others with the consent of Viraj Builders & Developers by Sale Deed dated 30/8/1993 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 384 on 30/8/1993 and as such names of the said purchaser is mutated in the owners column under M. E. NO. 2134 on 2/3/1994.

That Kishor Chelaram Jagatiyani and others partitioned S. No. 59/1/1 amongst themselves and whereby S. NO. 59/1/1 was sub divided into two hissass A and B, Hissa No. A admeasuring H. 1.16 R. + Pot Kharaba H. 00.61 R. is allotted to the Madhukar Narayan Teli and others while Hissa No. B H. 00.40 R. is allotted to Kishor Chelaram Jagatiyani and as such names of the respective allottees are mutated in the owners column under M. E. No. 2164 on 17/5/1994.

That Kishor Chelaram Jagtiyani died on 14/1/2015 and as such names of his legal heirs namely Priya Kishor Jagtiyani, Bhavana Kishor Jagtiyani alias Bhavna Purushottam Punjabi and Sanjay Kishor Jagatiyani are mutated in the owners column under M. E. NO. 9894 on 18/3/2015.

That Priya Kishor Jagtiyani released her rights out of S. No. 59/1/1B in favour of sons and daughters by Released Deed dated 6/2/2019 which is duly registered at the office of Sub Registrar Nashik at Sr. NO. 896/2021 on 6/2/2019 and as such name of Priya Kishor

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Jagatiyani is deleted from the owners column under M. E. No. 11636 on 14/02/2019.

Bhavana Kishor Jagatiyani and others agreed to sell S. No. 59/1/1/B H. 00.40 R. and Shreeji Life Space agreed to purchased the said property and executed Agreement of Sale which is duly registered at Sr. NO. 1520/2019 on 25/2/2019.

Shreeji Life Space purchased S. NO. 59/1/1B admeasuring H. 00.40 R. from Bhavana Kishor Jagatiyani and others by Sale Deed dated 11/11/2020 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 9424/2020 and as such name of the said purchaser is mutated in the owners column under M. E. No. 12571 on 18/11/2020.

That aforesaid holder No. 1 purchased S. NO. 59/1/1B from previous owner Shreeji Life Space by Sale Deed dated 30/12/2020 which is duly registered at the office of Sub Registrar Nashik at Sr. NO. 8331 on 30/12/2020 and as such name of the aforesaid holder is mutated in the owners column under M. E. NO. 12689 on 4/1/2021.

That land owners of S. No 59/1/2 prepared a layout for the said property which is duly approved from NMC under No. Nagarrachna Vibhag/Antim/420/4970 ON 30/12/1997 and the said property is duly converted into N. A. use under order from Collector Nashik dated 11/8/1998 under M. E. No. 3017 on 1/2/1999.

That one of the land owner of S. No. 59/1/2 Kalpana Vijay Patil died on 29/10/1998 and as such names of the legal heirs namely Ketaki Vijay Patil and Vijay Chintaman Patil are mutated in the owners column under M. E. No. 3666 on 2/4/2001.

That Shankutala Chintaman Patil gifted H. 00.20 R. out of S. No. 59/1/2 total admeasuring H. 00.40 R. to Vijay Chintaman Patil with the consent of Ketaki Vijay Patil by Gift Deed dated 26/5/2017 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 3653/2017 on 26/5/2017 and as such name of the donee is mutated in the owners column under M. E. No. 11292 on 10/7/2018.

That the land of S. NO. 59/1/2 converted the said property into N. A. use under order from Collector, Nashik dated 12/12/2018 under No. Masha/Kaksh-3/7-2/S.R./461/2018.

Vijay Chintaman Patil and others agreed to sell S. No. 59/1/2 H. 00.40 R. and Shreeji Life Space agreed to purchased the said property and executed Agreement of Sale which is duly registered at Sr. NO. 3907 on 10/06/2019.

Shreeji Life Space purchased S. NO. 59/1/2 admeasuring H. 00.40 R. from Vijay Chintaman Patil and others by Sale Deed dated 7/4/2021 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 3364 on 7/4/2021 and as such name of the said purchaser is mutated in the owners column under M. E. No. 12902 on 7/4/2021.

Shreeji Life Space agreed to sell S. No. 59/1/2 H. 00.40 R. and Holder NO. 1, Highland Builders And Developers, A Partnership Firm agreed to purchased the said property and Shreeji Life Space executed Agreement of Sale in favour of Holder NO. 1, Highland Builders And Developers, A Partnership Firm which is duly registered at Sr. NO. 3788 on 26/4/2021 and as per the agreement of sale Shreeji Life Space has delivered clear and vacant piece full possession of the land to Holder NO. 1 and holder No. 1 has paid entire amount of consideration to the said

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owner as per the terms of agreement of sale and as such holder No. 1 is deemed to be owner of the said property.

That Satish Manakchand Maniyar and Gunwant Manakchand Maniyar purchased H. 00.40 R. out of S. No. 59/1/1A from Madhukar Narayan Teli by Sale Deed dated 8/9/1993 which is duly registered at the office Sub Registrar Nashik at Sr. No. 1203 on 4/4/1994 and as such names of the said purchasers are mutated in the owners column for the area purchased under M. E. NO. 2211 on 1/11/1994.

That Suresh Prabhudas Kriplani and Nandlal Prabhudas Kriplani purchased H. 00.40 R. out of S. No. 59/1/1A from Satish Manakchand Maniyar and Gunwant Manakchand Maniyar by Sale Deed dated 7/2/2020 which is duly registered at the office Sub Registrar Nashik at Sr. No. 1204 on 7/2/2000. Thereafter Correction deed is executed on 22/3/2000 registered at Sr. No. 2956 on 27/3/2000 for correcting the S. No. and as such names of the said purchasers are mutated in the owners column for the area purchased under M. E. NO. 3317 on 1/3/2000 and separate 7/12 S. NO. 59/1/1C is allotted to H. 00.40 R. to the purchaser.

Kashinath Rambhau Desai and others purchased S. NO. 59/1/1C admeasuring H. 00.40 R. from Suresh Prabhudas Kriplani and Nandlal Prabhudas Kriplani by Sale Deed dated 20/12/2004 which is duly registered at Sr. No. 6842 on 20/12/2004 and as such names the said purchasers are mutated in the owners column under M. E. No. 4804 on 24/12/2004.

Mr. Kashinath Rambhau Desai and others agreed to sell S. No. 59/1/1/C H. 00.40 R. and aforesaid holder agreed to purchased S. NO. 59/1/1/C and executed Agreement of Sale which is duly registered at Sr. NO. 6017/2020 on 29/10/2020.

That the land of S. NO. 59/1/1C converted the said property into N. A. use under order from Collector, Nashik dated 8/4/2021 under Noo. Masha/Kaksh-3/7-1/Ru.Ka.Aa./S.R./66/2021.

That aforesaid holder No. 1 purchased S. NO. 59/1/1/C from previous owner Mr. Kashinath Rambhau Desai and others with the consent of Mrs. Sunita Ramesh Pawar and others by Sale Deed dated 14/06/2021 which is duly registered at the office of Sub Registrar Nashik at Sr. NO. 4518 on 15/06/2021 and as such name of the aforesaid holder is mutated in the owners column under M. E. NO. 13030 on 15/6/2021.

Suhas Ramkumar Giri and Namita Suhas Giri purchased land S. NO. 59/1/3 admeasuring H. 00.40 R. from Omprakash Ramgopal Choursiya and others by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 5140/2006 on 2/9/2006 and as such names of the said purchaser is mutated in the owners column under M. E. No. 5421 on 4/9/2006.

Rushiraj Realters through its Prop. Yogendra Pravinchandra Trivedi purchased 3838.00 Sq. Mtrs. out of S. No. 59/1/3 from Suhas Ramkumar Giri and Namita Suhas Giri by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 5166/2013 on 26/04/2013 and as such names of the said purchasers area mutated in the owners column.

M. E. No 9754 is mutated on 11/12/2011 for effecting the Sub Division Hlssa form No. 11 and whereby following S. NOs. are prepared :-

S. NO. 59/1/3/1 admeasuring 162.00 Sq. Mtrs.

S. NO. 59/1/3/2 admeasuring 1080.00 Sq. Mtrs.



S. NO. 59/1/3/3 admeasuring 2758.00 Sq. Mtrs.

Aforesaid holder No. 2 Manoj Bhagwandas Motawani purchased S. No. 59/1/3/1 admeasuring 162.00 Sq. Mtrs. out of S. No. 59/1/3/1 from Suhas Ramkumar Giri and Namita Suhas Giri by Sale Deed 5/11/2020 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 8421 on 5/11/2020 and but names of the said Manoj Bhagwandas Motwani is yet to be mutated in the owners column.

M. E. NO. 13340 is effected for the area correction of the S. No. 59/1/3/1 admeasuring 162.00 Sq. Mtrs.

M. E. No. 10566 is effected for E-conversion of 7/12 extract.

M. E. No. 11256 is effected for E-conversion of 7/12 extract.

M. E. NO. 13156 is not pertaining the said property.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide Ref. No. 271779806 dated 10/12/2021 for the remaining period 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 - 18/05/2022.



*Shah*  
Advocate

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