

Vilas Lahanu Ghorpade

Advocate

B.com L.L.B

Office : ¾ Purnam Apt. Kanherewadi , Old cbs, Nashik

FORMAT – A

(CIRCULAR NO- 28/2021)

To,

MahaRERA

MUMBAI.

LEGAL TITAL REPORT

1) Subject – Title clearance certificate with respect to plot No. 18 admeasuring Area of 566.00 sq. mtrs. Out of Survey No. 119/1/2/18/PLOT/18 situated at village Nashik-1, Tal. & Dist. Nashik, (Hereinafter referred as the said Plot No- “18”)

I have investigated the Title of the said Plot on the request of **M/s Skyline Builders through Prop. Mr. Amol Shashikant Ahirrao and following documents i.e.:-**

1) Property description: -

All that piece and parcel of the property bearing 18 of Survey No. 119/1/2/18/PLOT/18 having Area of 566.00 sq. mtrs. Assessed laying and being at Village Nashik-1 Tal and Dist. Nashik and within the limits of Nashik Municipal corporation Nashik bounded as follows:-

Towards East	:	Plot No. 17 Mr. Shejale Property
Towards West	:	Plot No. 19 Mr. Oturkar Property
Towards South	:	9 Mtrs. Colony Road
Towards North	:	30 Mtrs. D. P. Road

2) The documents of allotment plot –

- a) copy of sale deed dated 08/07/1965 which is duly registered at the office of Sub Registrar Nashikat Sr. No. 1231 on 08/07/1965.
- b) copy of sale deed dated 28/07/1969 which is duly registered at the office of Sub Registrar Nashikat Sr. No. 1634 on 28/07/1969.
- c) copy of sale deed dated 25/09/1990 which is duly registered at the office of Sub Registrar Nashikat Sr. No. 6601 on 25/09/1990.
- e) copy of Confirmation deed dated 08/01/2024 which is duly registered at the office of Sub Registrar Nashik-4 at Sr. No. 283/2024 dtd. 08/01/2024.
- d) copy of Development Agreement and General Power of Attorney dated 22/04/2024 which is duly registered at the office of Sub Registrar Nashik -5 at Sr. No. 5328/2024 and 5329/2024 on 22/04/2024.
- 3) 7/12 extract or property card issued by Talathi Nashik, mutation entry No. 9320,9692,12378,12484,100906,103319,114162,115221,115643,116356
- 4) Search report for 30 years from 1994 till 2024.
- 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 **M/s Skyline Builders through Prop. Mr. Amol Shashikant Ahirrao** is clear, Negotiable and marketable and without any charge, encumbrance.

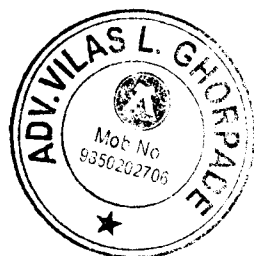
Owner of the land-

Chairman Vandana Gauri Co-Opp. Housing Society Ltd. Nashik, Plot No. 18 out of Survey No. 119/1/2/18/PLOT/18 admeasuring area 566.00 Sq. mtrs.

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

Encl: Annexure

Date- 08 /07/2024



Vilas Lahanu Ghorpade
Advocate

(Vilas Lahanu Ghorpade)

Vilas Lahanu Ghorpade



Advocate

B.com L.L.B

Office : ¾ Purnam Apt. Kanherewadi , Old cbs, Nashik

FORMAT – A

(CIRCULAR NO- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

- a) **Mutation Entry No. 9320:-** dtd. 15/04/1965, it reveals that, The D.I.L.R. Nashik order No. 209 and Mamalatdar Nashik order No. LND/WS/860/65 dtd. 27/02/1965 and according to approval Lay-out S. No. 119/1 and 119/2 has been renumbered as S. No. 119/1+2 and laid into different plots and plots shown in the name of Krushnakumar Ramsharad Tarwala . Hence mutation entry is made and certified.
- b) **Mutation Entry No. 9692:-** dtd. 30/10/1965, it reveals that, Mr. Lukdu Laxman Mahale has purchased Plot No. 18 Out of S. No. 119/2 from Mr. Krushnakumar Ramsharan Tarwala for the Consideration of Rs. 2000/- by way of Registered Sale Deed which is registered before Sub-Registrar Nashik at document Sr. 1231/1965 dtd. 08/07/1965. Purchaser has taken permission from Collector Nashik as per order dtd. 22/05/1965. Hence Purchaser's names recorded in owners Column of the said property mutation entry is made and certified.
- c) **Mutation Entry No. 12378:-** dtd. 19/05/1971, it reveals that, Maharashtra State Weights, Measures & Scales (Enforcement) Act and Indian Coinage Act made applicable and revenue record has been changed into metric system.
- d) **Mutation Entry No. 12484:-** dtd. 09/08/1971, it reveals that, Mr. Shrawan Pandu Mhasde has purchased Plot No. 18 Out of S. No. 119/2 from Mr. . Lukdu Laxman Mahale for the Consideration of Rs. 5416/- by way of Registered Sale Deed which is registered before Sub-Registrar Nashik at document Sr. 1634/1969 dtd. 28/07/1969. Hence Purchaser's names recorded in owners Column of the said property. Hence mutation entry is made and certified.



- e) **N.A. Order :-** It is seen from record that Mr. Shrawan Pandurang Mhaske has Taken Non Agricultural Permission was granted by Collector, Nashik vide Order No. Sah/ kaksha-3/BSPK/217/89, dtd. 07/07/1989 for residential purpose plot No. 18 out of S. No. 119/1+2/18.
- f) **Commencement Certificate:-**It is seen from record that Mr. Shrawan Pandurang Mhaske has Prepared a Building Plan for Construction of Building it has been Approved by Nashik Municipal Corporation Nashik as per Commencement Certificate No. LND/BP/425/1901 dtd. 18/08/1989. Plot No. 18 out of S. No. 119/1+2/18 situated at Nashik.
- g) **Society Registration Certificate :-** It is seen from record that Vandana Gauri Co- opp. Housing Society Ltd. Nashik is a Housing Society having Registration No. NSK/(NSK)/HSG/(TC)/1736/1990 dtd. 27/01/1990
- h) It is seen from record that Mr. Mohanlal Hirji Ramjiyani Chairman Vandana Gauri Co- Opp. Housing Society Ltd. Nashik has Purchased Plot No. 18 from Shrawan Pandu Mhaske by way of Registered Sale Deed which is registered before Sub-Registrar Nashik at document Sr. 6601/1990 dtd. 25/09/1990.
- i) **Completion Certificate :-** It seen from record that Vandana Gauri Co- Opp. Housing Society Ltd. Nashik has completed construction of the said building and Nashik Municipal Corporation Nashik has given Completion Certificate Vide Order No. Ja. No. /Nagar Rachana/ 470 dtd. 26/10/1990
- j) **Mutation Entry No. 100906:-** dtd. 23/03/2016, it reveals that, it is related with Necessary changes into record for computerized 7/12 extract.
- k) **Mutation Entry No. 103318:-** dtd. 03/12/2016, It is related with necessary changes into numbering of Mutation entries for computerized 7/12 extract.
- l) **Mutation Entry No. 103319:-** dtd. 03/12/2016, It is Related with Sub-division of Nashik into five parts i.e. Nashik City -1 to Nashik City- 5.
- m) **Mutation Entry No. 103393:-** dtd. 09/05/2019, that as per the GR of government bearing No. Ra. bhu. a. / pa.kra / 180 / L_1 on Dt. 07/05/2016, Tahasildar Dist. Nashik issued the order Dt. 20/05/2017 rectified the area on



line record of 7/12 extract of S. No.119/1/2/18/Plot/18, Hence mutation entry is dated on 09/05/2019.

- n) **Mutation Entry No. 114162:-** dtd. 07/11/2023, it reveals that, Shrawan Pandu Mhaske died on 05/07/2019, accordingly the name of his legal hairs following

No	Name of legal hairs	Relation
1)	Pramila Shrawan Mhasde	widow
2)	Mrs. Ujwalrekha Hemchandra Jadhav	Daughter
3)	Rajesh Shrawan Mhasde	son
4)	Prabha kamlakar Salve	Daughter
5)	Neha Nitin Gangurde	Daughter
6)	Nandkumar Shrawan Mhasde	son
7)	Gurudev Shrawan Mhasde	son

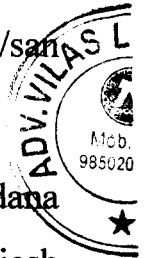
As per names of legal hairs Tharav No. 678 recorded in S.No. 119/1/2/Plot/18The Mutation Entry is rejected. Hence mutation entry is made and certified.

- o) **Mutation Entry No. 115221:-** dtd. dtd. 14/06/2023, it reveals that, Shrawan Pandu Mhaske died on 05/07/2019, accordingly the name of his legal hairs following

No	Name of legal hairs	Relation
1)	Pramila Shrawan Mhasde	widow
2)	Mrs. Ujwalrekha Hemchandra Jadhav	Daughter
3)	Rajesh Shrawan Mhasde	son
4)	Prabha kamlakar Salve	Daughter
5)	Neha Nitin Gangurde	Daughter
6)	Nandkumar Shrawan Mhasde	son
7)	Gurudev Shrawan Mhasde	son

As per names of legal hairs Tharav No. 770 as per recorded in S. No. 119/1/2/Plot/18. Hence mutation entry is made and certified.

- p) **Mutation Entry No. 115643:-** dtd. 16/01/2024, it reveals that, 1) Pramila Shrawan Mhasde @ Mhaske 2) Ujjawalrekha Hemchand Jadhav 3) Rajesh Shrawan Mhasde @ Mhaske 4) Prabha Kamalakar Salve 5) Neha Nitin Gangurde 6) Nandkumar Shrawan Mhasde @ Mhaske 7) Gurudev Shrawan Mhasde @ Mhaske has Confirmation Deed for sale deed No. 6601/1990 dtd. 25/09/1990 Out of S. No. 119/1/2/18/plot/18 in favour of Vandana Gauri Co- Opp. Housing Society Ltd. Nashik Through Chairman Rajesh Shrawan Mhasde @ Mhaske without Consideration by way of Registered Confirmation Deed which is registered before Sub-Registrar Nashik-4 at document Sr. 283/2024 dtd. 08/01/2024. Hence Vandana Gauri Co- Opp. Housing Society Ltd. Nashik names recorded in owners Column of the said property mutation entry is made and certified.
- r) **DDR ORDER:-** It is seen from record that, Deputy Registrar, Co- Operative Society Nashik Tal. Dist. Nashik pass the Redevelopment order in favour of Vandana Gauri Co- Opp. Housing Society Ltd. Nashik vide Order No. ja. Kra. Vi-4/Vandana Gauri/hau.So./Redevelop/Prastav/Manjuri/san 2023/7842 dtd. 21/08/2023.
- s) **Mutation Entry No. 116356:-** dtd. 18/05/2024, it reveals that Vandana Gauri Co- Opp. Housing Society Ltd. Nashik Through 1) Chairman- Rajesh Shrawan Mhasde 2) Secretary – Nandkumar Shrawan Mhasde and Co- Opp. Housing Society Ltd. Nashik Through Member 1) Nandkumar Shrawan Mhasde and other 12 has executed Development Agreement and General Power of Attorney of Plot No. 18 admeasuring area 566.00 sq. mtrs. Out of S. No. 119/1/2/18/plot/18 in favour of M/s Skyline Builders Nashik through Prop. Mr. Amol Shashikant Ahirrao. The said document are registered before Sub- Registrar, Nashik-5 at document Sr. No. 5328/2024 and 5329/2024, dtd. 22/04/2024. Hence Developers's names recorded in other rights Column of the said property. Hence mutation entry is made and certified.
- t) **TDR SALE DEED:-** It is seen from the record that, M/s Skyline Builders Nashik through Prop. Mr. Amol Shashikant Ahirrao is Purchased TDR has executed TDR Sale Deed out of S. No. 496/9 and 499/19 situated at Adgaon -1 admeasuring Area 353.43 sq. mtrs. TDR Certificate No. 1162



dtd. 07/05/2024 from Mrs. Sumanbai Chhabu Mogal and others by way of Registered TDR sale deed which is registered before Sub Registrar Nashik - 6 at document Sr. No. 5190/2024 dtd. 29/05/2024.

- u) **Commencement Certificate:-** The executive engineer, Town planning Nashik Municipal Corporation Nashik has issued commencement certificate vide order No. LND/BP/C-1/40/2024 dtd. 07/06/2024. Plot No. 18 out of S. No. 119/1/2/18/plot/18 situated at Nashik-1.
- v) That I have taken search of index II record of all the offices of Sub – Registrar Nashik, record from year 1994 to 2003 is in torned condition and some record is sent for data processing. I have verified on line record from year 2003 to 2024 there are entries of sale /purchase transactions of flats in the said building, as per record available on the portal, I have not found adverse entry affecting title of society over the said plot.

w) PERIOD OF SEARCH:-

From the year 1994 to 2024 for 30 years.

- x) **OPINION:-** After perusing all the above revenue record and other related papers I am of the opinion that all that piece and parcel of non-agricultural property bearing Plot No. 18 area admeasuring Area 566.00 sq. mtrs. Assessed at Rs 272.00 ps. Out of Survey No. 119/1/2/18/plot/18 situated at village Nashik-1, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation Nashik **Owner Chairman Vandanagauri Co-Opp. Housing Society Ltd. Nashik Through Developers and G.P.A holder M/s Skyline Builders through Prop. Mr. Amol Shashikant Ahirrao** is having clear, legal and Marketable title over the above said property and is free from all encumbrance, charge of whatsoever nature.

Hence, This Legal Title Report.

Thanking you,

Nashik

Date- 08/07/2024



Yours faithfully,

Vilas Lahanu Ghorpade

Advocate

VILAS L. GHORPADE

ADVOCATE

Dist. Court Nashik.