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FORMAT - A

(Circular No.:- 28/2021)

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to **the Non-Agricultural Plots** bearing **Survey No.39/1B/39/1B/3 to 9/Plot/2**, Adm. **5.64.51 R.Sq.Mtrs.Sq.Cms., i.e., 564.51 Sq.Mtrs.**, to **Survey No.39/1B/39/1B/3 to 9/Plot/7**, Adm. **7.11.45 R.Sq.Mtrs.Sq.Cms., i.e., 711.45 Sq.Mtrs.**, situated within the limits of **village Anandwalli**, Tal. & Dist. Nashik.

Hereinafter the above **N.A. Plots** shall collectively be referred to as "**said Plots**" and individually as "**Plot No.2**", "**Plot No.3**", "**Plot No.4**", "**Plot No.5**", "**Plot No.6**" and "**Plot No.7**".

[1] I have investigated the title of said Plots on the request of my client **Daksha Realty** through its Partners (1) **Shri. Ketan Maganbhai Ladani** and (2) **Shri. Hiren Prabhudas Bhadja**, and following documents and details were made available for my inspection and perusal.

1. **Description of said Plots:-** All that piece and parcel of **the Non Agricultural Plots**, within the limits of **village Anandvalli**, Tal. & Dist. Nashik and well within the limits of Nashik Municipal Corporation, Nashik bearing -

- (1) **Survey No.39/1B/39/1B/3 to 9/Plot/2**, Adm. **5.64.51 R.Sq.Mtrs.,Sq.Cms., i.e. 564.51 Sq.Mtrs.**, (Having Old Survey No.39/1B+39/1B/3 to 9, Plot No.2, Adm.564.51 Sq.Mtrs);
- (2) **Survey No.39/1B/39/1B/3 to 9/Plot/3**, Adm. **5.78.05 R.Sq.Mtrs.,Sq.Cms., i.e. 578.05 Sq.Mtrs.**, (Having Old Survey No.39/1B+39/1B/3 to 9, Plot No.3, Adm.578.05 Sq.Mtrs);
- (3) **Survey No.39/1B/39/1B/3 to 9/Plot/4**, Adm. **6.71.14 R.Sq.Mtrs.,Sq.Cms., i.e. 671.14 Sq.Mtrs.**, (Having Old Survey No.39/1B+39/1B/3 to 9, Plot No.4, Adm.673.14 Sq.Mtrs);
- (4) **Survey No.39/1B/39/1B/3 to 9/Plot/5**, Adm. **6.80.43 R.Sq.Mtrs.,Sq.Cms., i.e. 680.53 Sq.Mtrs.**, (Having Old Survey No.39/1B+39/1B/3 to 9, Plot No.5, Adm.680.53 Sq.Mtrs);
- (5) **Survey No.39/1B/39/1B/3 to 9/Plot/6**, Adm. **6.89.66 R.Sq.Mtrs.,Sq.Cms., i.e. 689.66 Sq.Mtrs.**, (Having Old Survey No.39/1B+39/1B/3 to 9, Plot No.6, Adm.689.66 Sq.Mtrs);
- (6) **Survey No.39/1B/39/1B/3 to 9/Plot/7**, Adm. **7.11.45 R.Sq.Mtrs.,Sq.Cms., i.e. 711.45 Sq.Mtrs.**, (Having Old Survey No.39/1B+39/1B/3 to 9, Plot No.7, Adm.711.45 Sq.Mtrs);

That, the all of the above plots are collectively bounded as under:

East : By 15.00 Mtrs., wide road.
West : By Plot No.3, 8 to 14 out of Survey No.38.
South : By 24.00 Mtrs., wide D.P. road.
North : By Plot No.39 out of Survey No.38.

That, said Plots together with all right, title, interest and all the property and all the estate therein.

2. The Details of **Document** with respect to **said Plots**:

(1) Copy of **Partition Deed**, dated **04/02/2013** executed among (1) **Shri. Shankar Sitaram Gangurde and Others-8** with respect to the land **the Plotted area of 10747.00 Sq.Mtrs.**, out of **Survey No.39/1B, 39/1B/3 to 9**, total Adm. **01 Hectare 46 R's., i.e., 14600.00 Sq.Mtrs.**, That, present Partition Deed has been registered in the Office of Notary Public **Shri. Prakash K. Sonawane** at **Serial No.223/2013** on **04/02/2013**.

(2) Copies of **Development Agreement** and **General Power of Attorney** both dated **30/11/2023** executed by (1) **Shri. Prakash Shankar Gangurde and Others-11** as **Executors** in favour of **Daksha Realty** through its Partners (1) **Shri. Ketan Maganbhai Ladani** and (2) **Shri. Hiren Prabhudas Bhadja** with respect to said Plots. That, said Development Agreement and General Power of Attorney have been registered with **Sub-Registrar, Class-II, Nashik-7** at **Serial No.13934-2023** and **13937-2023** respectively on **01/12/2023**.

3. Copy of **Index-II Search Report**, dated **22/04/2024** issued by **Adv. Nisha Gopi/Thakariya** with respect to said Plots.

[2] That, on perusal of the above mentioned documents and all other relevant documents relating to said Plots it appears that the title of the landholders (1) **Shri. Prakash Shankar Gangurde and Others-11** to said Plots is clear, marketable and without any encumbrances and charges, and that the developer **Daksha Realty** through its Partners (1) **Shri. Ketan Maganbhai Ladani** and (2) **Shri. Hiren Prabhudas Bhadja** has acquired good development rights over said Plots as discussed and mentioned hereinafter.

Owner of said Plots:- That, said Plots i.e., **the Non-Agricultural land** bearing **Survey No.39/1B/39/1B/3 to 9/Plot/2**, Adm. **5.64.51 R.Sq.Mtrs.Sq.Cms., i.e., 564.51 Sq.Mtrs.**, to **Survey No.39/1B/39/1B/3 to 9/Plot/7**, Adm. **7.11.45 R.Sq.Mtrs.Sq.Cms., i.e., 711.45 Sq.Mtrs.**, situated within the limits of **village Anandwalli**, Tal. & Dist. **Nashik** referred to above are presently hold and possessed by (1) **Shri. Prakash Shankar Gangurde and Others-11** and developed by **Daksha Realty** through its Partners (1) **Shri. Ketan Maganbhai Ladani** and (2) **Shri. Hiren Prabhudas Bhadja**.

[3] The report reflecting the flow of the title of said Plots and that of its holders (1) **Shri. Prakash Shankar Gangurde and Others-11** is enclosed as **Annexure-'A'**.

Hence, this Legal Title Report

Encl: **Annexure - 'A'**.

Place: **Nashik**.

Date: **30/04/2024**.


Sandeep P. Kapote

Advocate

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ANNEXURE-A
FLOW OF TITLE

1. **COPIES OF 7/12 EXTRACTS OF SAID PLOTS AS ON DATE OF APPLICATION FOR REGISTRATION:**
2. Copies of **7/12 extracts**, dated **21/07/2023** of **said Plots** i.e., said Plots i.e., **the Non-Agricultural land** bearing **Survey No.39/1B/39/1B/3 to 9/Plot/2**, Adm. **5.64.51 R.Sq.Mtrs.Sq.Cms.**, i.e., **564.51 Sq.Mtrs.**, to **Survey No.39/1B/39/1B/3 to 9/Plot/7**, Adm. **7.11.45 R.Sq.Mtrs.Sq.Cms.**, i.e., **711.45 Sq.Mtrs.**, situated within the limits of **village Anandwalli**, Tal. & Dist. Nashik
3. **MUTATION ENTRIES:**
Copies of Mutation Entries with respect to **said Plots** bearing Nos. 456, 747, 782, 796, 854, 1325, 1583, 2637, 8913, 10566, 13423, 13528, 13549 and 14055.

The flow of the title of said Plots on the basis of Mutation Entries is as under:

1) **Details regarding devolution of title of said Plots on the basis of Mutation Entries are as under:**

1. **Mutation Entry No.456, dated 11/10/1955:-** That, on perusal of present Mutation Entry it appears that, present mutation entry is with respect to Survey No.64/2 and not related with Survey No.39/1. Hence, it is discarded and not discussed herein.
2. **Mutation Entry No.747, dated 16/12/1969:-** That, on perusal of present Mutation Entry it appears that, as per the Enforcement Act, 1958 and Indian Coinage Act, the measurements of the entire lands of village Anandwalli, Tal. & Dist. Nashik have been converted into decimal units. Accordingly, the previous measurement of **Survey No.39/1** in Acres and Gunthas has been changed and converted into Hectares and R's., by certifying present mutation entry.
3. **Mutation Entry No.782, dated 15/10/1971:-** That, on perusal of present Mutation Entry it appears that, present mutation entry is with respect to Survey No.243 and not related with Survey No.39/1. Hence, it is discarded and not discussed herein.
4. **Mutation Entry No.796, dated 21/05/1972:-** That, on perusal of present Mutation Entry it appears that, in view of Order No. Jamabandi / 2 / 10 / 17 /72, dated 08/05/1972 issued by Tahsildar, Nashik coupled with D.L. Record 80, Hissa Form No.12 together with Plan has come. And hence, corrections have been made in the record of rights, which is as under:-

(1) Survey No.39/1A, Adm.01 Hectare 61 R's., assessed at Rs.3.52 paise stands in the name of Sau. Ratnabai Appa Patil; &

(2) Survey No.39/1B, Adm.01 Hectare 38 R's., + Pot Kharaba of 00 Hectare 08 R's., totaling to 01 Hectare 46 R's., assessed at Rs.2.86 paise stands in the name of Smt. Zingarabai Sitaram Mahar.

Hence, the corrections as above in accordance with the Hissa Form No.12 has been done by certifying present mutation entry.

5. **Mutation Entry No.854, dated 11/10/1974:-** That, on perusal of present Mutation Entry it appears that, the landholder Smt. Zingarabai Sitaram Mahar has mortgaged (by way of नजर गहाण) Survey No.39/1B another with Union Bank of India, Nashik Branch for an amount of Rs.1400/- on 03/08/1973. Hence, the charge of said bank for said amount has been entered in the other rights column of Survey No.39/1B by certifying present mutation entry.
6. **Mutation Entry No.1325, dated 13/02/1986:-** That, on perusal of present Mutation Entry it appears that, the landholder Smt. Zingarabai Sitaram Mahar has filed an application and intimated that she had mortgaged Survey No.39/1B another with Union Bank of India, Nashik Branch. However, she has repaid the entire mortgage amount and hence, the charge of said bank for said amount be deleted from the other rights column of Survey No.39/1B. Hence, said charge has been deleted by certifying present mutation entry.
7. **Mutation Entry No.1583, dated 04/03/1989:-** That, on perusal of present Mutation Entry it appears that, the landholder Smt. Zingarabai Sitaram Gangurde had filed an application with Tahsildar, Nashik and had obtained permission for **Partition** vide its **Order No.R.T.S. / Partition Case No.209/89, dated 04/03/1989.** That, as per said Partition **Survey No.39/1B, Adm.01 Hectare 38 R's., + Pot Kharaba of 00 Hectare 08 R's., totaling to 01 Hectare 46 R's.,** assessed at Rs.2.86 paise has jointly come to the share of **(1) Shri. Shankar Sitaram Gangurde and (2) Smt. Jayvantabai Shankar Gangurde** in the ratio of 50% each.
- Hence, present mutation entry has been certified accordingly.
8. **Mutation Entry No.2637, dated 27/02/1997:-** That, on perusal of present Mutation Entry it appears that, **Survey No.39/1B** is jointly hold and possessed by **(1) Shri. Shankar Sitaram Gangurde and (2) Smt. Jayvantabai Shankar Gangurde.** However, they had partitioned said land i.e., Survey No.39/1B among their sons and have filed an application, Partition Deed and the copy of Affidavit to that effect. Hence, the entire Survey No.39/1B has been partitioned as under –

- (1) **Survey No.39/1B/1, Adm.00 Hectare 46 R's.,** has come to the share of **Smt. Jayvantabai Shankar Gangurde;**

- (2) **Survey No.39/1B/2**, Adm.00 Hectare 20 R's., has come to the share of **Shri. Shankar Sitaram Gangurde;**
- (3) **Survey No.39/1B/3**, Adm.00 Hectare 20 R's., has come to the share of **Smt. Mandakini Uttamrao Salve;**
- (4) **Survey No.39/1B/4**, Adm.00 Hectare 10 R's., has come to the share of **Shri. Prakash Shankar Gangurde;**
- (5) **Survey No.39/1B/5**, Adm.00 Hectare 10 R's., has come to the share of **Shri. Prabhakar Shankar Gangurde;**
- (6) **Survey No.39/1B/6**, Adm.00 Hectare 10 R's., has come to the share of **Shri. Sanjay Shankar Gangurde;**
- (7) **Survey No.39/1B/7**, Adm.00 Hectare 10 R's., has come to the share of **Shri. Manohar Shankar Gangurde;**
- (8) **Survey No.39/1B/8**, Adm.00 Hectare 10 R's., has come to the share of **Shri. Bharat Shankar Gangurde;**
- (9) **Survey No.39/1B/9**, Adm.00 Hectare 10 R's., has come to the share of **Shri. Sharad Shankar Gangurde;**

Hence, **Survey No.39/1B**, Adm.01 Hectare 38 R's., + **Pot Kharaba of 00 Hectare 08 R's.**, totaling to **01 Hectare 46 R's.**, has been partitioned in the above manner and new 7/12 extracts of above survey numbers have been formed by certifying present mutation entry.

9. Mutation Entry No.8913, dated 11/02/2013:- That, on perusal of present Mutation Entry it appears that, the below mentioned lands are in the names of below mentioned persons, which is as under:-

- (1) **Survey No.39/1B**, Adm.6600.00 Sq.Mtrs., stands in the name of (1) **Shri. Shankar Sitaram Gangurde** and (2) **Smt. Jayvantabai Shankar Gangurde;**
- (2) **Survey No.39/1B/3**, Adm.2000.00 Sq.Mtrs., stands in the name of **Smt. Mandakini Uttamrao Salve;**
- (4) **Survey No.39/1B/4**, Adm.1000.00 Sq.Mtrs., stands in the name of **Shri. Prakash Shankar Gangurde;**
- (5) **Survey No.39/1B/5**, Adm.1000.00 Sq.Mtrs., stands in the name of **Shri. Prabhakar Shankar Gangurde;**
- (6) **Survey No.39/1B/6**, Adm.1000.00 Sq.Mtrs., stands in the name of **Shri. Sanjay Shankar Gangurde;**
- (7) **Survey No.39/1B/7**, Adm.1000.00 Sq.Mtrs., stands in the name of **Shri. Manohar Shankar Gangurde;**
- (8) **Survey No.39/1B/8**, Adm.1000.00 Sq.Mtrs., stands in the name of **Shri. Bharat Shankar Gangurde;**
- (9) **Survey No.39/1B/9**, Adm.1000.00 Sq.Mtrs., stands in the name of **Shri. Sharad Shankar Gangurde.**

That, the above land holders have jointly approved Final Layout with respect to above lands vide **Letter** No. **Nagarrachana Vibhag / Final / Satpur / B1 / 33**, dated

30/01/2013 issued by the **Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik**. And they have also obtained **N.A., permission** with respect to above lands from **the Collector, Nashik** vide **N. A. Order**, bearing No. **Maha / Kaksha / 3 / 4 / Bi. She. Pra. Kra. / 137 / 2012**, dated **02/05/2012** for **Residential purpose**. Hence, in view of the aforesaid N.A. Order and Sanctioned Final Lay out above mentioned survey numbers have been converted into plotted areas of Survey No.39/1B+39/1B/3 to 9, Plot No.1, Adm.9426.66 Sq.Mtrs., and stands jointly in the names of (1) Shri. Shankar Sitaram Gangurde, (2) Smt. Jayvantabai Shankar Gangurde, (3) Smt. Mandakini Uttamrao Salve, (4) Shri. Prakash Shankar Gangurde, (5) Shri. Prabhakar Shankar Gangurde, (6) Shri. Sanjay Shankar Gangurde, (7) Shri. Manohar Shankar Gangurde, (8) Shri. Bharat Shankar Gangurde and (9) Shri. Sharad Shankar Gangurde and **Survey No.39/1B+39/1B/3 to 9, Plot No.2 to 7** jointly stand in the names of (1) **Shri. Shankar Sitaram Gangurde** and (2) **Smt. Jayvantabai Shankar Gangurde**. That, 7/12 extracts of the above mentioned survey numbers have been closed and new 7/12 extracts of said newly formed 7 plots have been prepared and the names of the holder as mentioned above have been entered in the holder's column of said plots. Hence, the new 7/12 extracts of above mentioned plots have been formed by certifying present mutation entry.

10. Mutation Entry No.10566, dated 08/01/2017:- That, on perusal of present mutation entry it appears that, there is Government Circular, bearing No. Ra. Bhu. A. / Pra. Kra. 180 / L - 1, dated 07/05/2016 thereby giving directions to match exactly, the handwritten and computerized rights columns of the holders as mentioned in 7/12 extracts of the lands held by them by using Re-Edit Module under the E - 6 D project. Hence, on the basis of above mentioned circular and as per the Order, dated 08/01/2017 issued by Tahsildar, Nashik, corrections have been made in computerised 7/12 extracts of **Survey No.39/1B+39/1B/3 to 9, Plot No.1, Adm.9426.66 Sq.Mtrs., and Survey No.39/1B+39/1B/3 to 9, Plot No.2 to 7**. Accordingly, corrections have been made in previously mentioned **Survey No.39/1B+39/1B/3 to 9, Plot No.2, Adm.564.51 Sq.Mtrs., to Survey No.39/1B+39/1B/3 to 9, Plot No.7, Adm.711.45 Sq.Mtrs.,** have been corrected to **Survey No.39/1B/39/1B/3 to 9/Plot/2, Adm.5.64.51 H.R.Sq.Mtrs., to Survey No.39/1B/39/1B/3 to 9/Plot/9, Adm.7.11.45 H.R.Sq.Mtrs.,** by certifying present mutation entry.

11. Mutation Entry No.13423, dated 05/12/2021:- That, on perusal of present Mutation Entry it appears that, the joint plot holder of said Plots, **Smt. Jayvantabai Shankar Gangurde** expired on 09/09/2013 leaving behind below mentioned legal heirs:-

(1) Shri. Prakash Shankar Gangurde	65 Yrs.	Son.
(2) Shri. Prabhakar Shankar Gangurde	63 Yrs.	Son.

- | | | |
|------------------------------------|--|-----------|
| (3) Shri. Manohar Shankar Gangurde | 55 Yrs. | Son. |
| (4) Shri. Bharat Shankar Gangurde | 56 Yrs. | Son. |
| (5) Shri. Sharad Shankar Gangurde | 54 Yrs. | Son. |
| (6) Shri. Sanjay Shankar Gangurde | Deceased Son -
expired on 06/06/2020. | |
| (7) Smt. Mandakini Uttamrao Salve | | Daughter. |
| (8) Shri. Shankar Sitaram Gangurde | 90 Yrs. | Husband. |

Above being the legal heirs. However, the deceased while she was alive had executed a Will, which has been registered in the office of Sub Registrar, Class-II, Nashik-3 at Serial No.999-2012 on 25/01/2012. That, said Will has been registered with respect to Survey No.39/1B of village Anandwalli i.e., with respect to present plotted area viz.,

- (1) S.No.39/1B/39/1B/3 to 9, Plot No.1/2, Adm.815.66 Sq.Mtrs.,
- (2) S.No.39/1B/39/1B/3 to 9, Plot No.2, Adm.564.51 Sq.Mtrs.,
- (3) S.No.39/1B/39/1B/3 to 9, Plot No.3, Adm.578.05 Sq.Mtrs.,
- (4) S.No.39/1B/39/1B/3 to 9, Plot No.4, Adm.671.14 Sq.Mtrs.,
- (5) S.No.39/1B/39/1B/3 to 9, Plot No.5, Adm.680.53 Sq.Mtrs.,
- (6) S.No.39/1B/39/1B/3 to 9, Plot No.6, Adm.689.66 Sq.Mtrs.,
- (7) S.No.39/1B/39/1B/3 to 9, Plot No.7, Adm.711.45 Sq.Mtrs.,

That, the deceased Jayvantabai Shankar Gangurde vide her Will has given her above plots to her sons (1) Shri. Prakash Shankar Gangurde, (2) Shri. Prabhakar Shankar Gangurde, (3) Shri. Manohar Shankar Gangurde, (4) Shri. Bharat Shankar Gangurde, (5) Shri. Sharad Shankar Gangurde and (6) Shri. Sanjay Shankar Gangurde. Hence, the name of deceased Jayvantabai Shankar Gangurde has been deleted from the record of rights and the names of above named 6 legal heirs have been entered in the record of rights of above plots by certifying present mutation entry.

12. Mutation Entry No.13528, dated 12/01/2022:- That, on perusal of present Mutation Entry it appears that, Smt. Lata Prabhakar Gangurde has filed an application that the landholder **Shri. Prabhakar Shankar Gangurde** expired on 22/11/2021 leaving behind below mentioned legal heirs -

- | | | |
|-------------------------------------|---------|-----------|
| (1) Smt. Lata Prabhakar Gangurde | 56 Yrs. | Wife. |
| (2) Smt. Sandhya Prabhakar Gangurde | 36 Yrs. | Daughter. |
| (3) Shri. Vikas Prabhakar Gangurde | 34 Yrs. | Son. |
| (4) Shri. Ajay Prabhakar Gangurde | 32 Yrs. | Wife. |

Hence, the present mutation entry has been certified by entering the names of the above legal heirs in the record of rights of (1) S.No.39/1B/39/1B/3 to 9, Plot No.1/2, (2) S.No.39/1B/39/1B/3 to 9, Plot No.2, (3) S.No.39/1B/39/1B/3 to 9, Plot No.3, (4) S.No.39/1B/39/1B/3 to 9, Plot No.4, (5) S.No.39/1B/39/1B/3 to 9, Plot No.5, (6) S.No.39/1B/39/1B/3 to 9, Plot No.6, (7) S.No.39/1B/39/1B/3 to 9, Plot No.7.

13. Mutation Entry No.13549, dated 18/01/2022:- That, on perusal of present Mutation Entry it appears that, Smt. Ratna Sanjay Gangurde has filed an application that the landholder

Shri. Sanjay Shankar Gangurde expired on 06/06/2020 leaving behind below mentioned legal heirs –

- | | | |
|----------------------------------|---------|-----------|
| (1) Smt. Ratna Sanjay Gangurde | 51 Yrs. | Wife. |
| (2) Smt. Shilpa Sanjay Gangurde | 32 Yrs. | Daughter. |
| (3) Smt. Kirti Sanjay Gangurde | 27 Yrs. | Daughter. |
| (4) Shri. Dhiraj Sanjay Gangurde | 27 Yrs. | Son. |

Hence, the present mutation entry has been certified by entering the names of the above legal heirs in the record of rights of (1) S.No.39/1B/39/1B/3 to 9, Plot No.1/2, (2) S.No.39/1B/39/1B/3 to 9, Plot No.2, (3) S.No.39/1B/39/1B/3 to 9, Plot No.3, (4) S.No.39/1B/39/1B/3 to 9, Plot No.4, (5) S.No.39/1B/39/1B/3 to 9, Plot No.5, (6) S.No.39/1B/39/1B/3 to 9, Plot No.6, (7) S.No.39/1B/39/1B/3 to 9, Plot No.7.

14. Mutation Entry No.14055, dated 14/08/2022:- That, on perusal of present Mutation Entry it appears that, joint landholder Shri. Shankar Sitaram Gangurde has executed Relinquishment Deed, registered with Sub Registrar, Class-II, Nashik-6 at Serial No.8368-2022 on 05/08/2022. That, said Relinquishment Deed has been executed by Shri. Shankar Sitaram Gangurde in favour of (1) Shri. Ajay Prabhakar Gangurde, (2) Smt. Kirti Sanjay Gangurde, (3) Shri. Dhiraj Sanjay Gangurde, (4) Shri. Prakash Shankar Gangurde, (5) Shri. Bharat Shankar Gangurde, (6) Shri. Manohar Shankar Gangurde, (7) Smt. Ratna Sanjay Gangurde, (8) Smt. Lata Prabhakar Gangurde, (9) Shri. Vikas Prabhakar Gangurde, (10) Shri. Sharad Shankar Gangurde, (11) Smt. Shilpa Sanjay Gangurde and (12) Smt. Sandhya Prabhakar Gangurde.

Hence, by certifying present mutation entry, the name of Shri. Shankar Sitaram Gangurde has been deleted from the record of rights of (1) S.No.39/1B/39/1B/3 to 9, Plot No.1/2, (2) S.No.39/1B/39/1B/3 to 9, Plot No.2, (3) S.No.39/1B/39/1B/3 to 9, Plot No.3, (4) S.No.39/1B/39/1B/3 to 9, Plot No.4, (5) S.No.39/1B/39/1B/3 to 9, Plot No.5, (6) S.No.39/1B/39/1B/3 to 9, Plot No.6, (7) S.No.39/1B/39/1B/3 to 9, Plot No.7.

3. That, I have perused the Copy of **Index-II Search Report**, dated **22/04/2024** issued by **Adv. Nisha Gopi/Thakariya** with respect to said Plots. That, said search has been conducted by her with **Sub-Registrar office, Class-II, Nashik-1 to 7** for a period of **30 years** starting from **1995 to 2024**. That, she has paid necessary search fees of **Rs.750/-** on **22/04/2024** with respect to each of **said Plots** i.e., for Plot No.02 to 07 vide 6 different Challans bearing **Challan Nos. GRN MH000960392202425P, MH000962162202425, MH000963231202425, MH00096410 7202425, MH000965311202425 and MH000966042202425** with **Inspector General of Registration**. That, the copy of said Index-II Search Report is enclosed alongwith present Title Search cum Verification Report. That, I have gone through said Index-II Search Report. That, while going through said Index-II Search Report **I did not find any transaction thereby adversely affecting the title of said Plots.**

4. **Other Relevant Documents with respect to the Title:**

That, I have perused the below mentioned relevant documents with respect to the title of said Plots, the details of said documents are as under:

1. That, I have perused the Copy of Will, dated 25/01/2012 executed by (1) Shri. Shankar Sitaram Gangurde and (2) Sau. Jayvantabai Shankar Gangurde as the Executors with respect to Survey No.39/1B, Adm.00 Hectare 66 R's. That, present Will has been registered in the office of Sub-Registrar, Class-II, Nashik-3 at Serial No.00999-2012 on 25/01/2012. That, as per Clause No.2 on page No.2 of the Will, it appears that, the details, and description of Survey No.39/1B, Adm.00 Hectare 66 R's., of village Anandwalli, Tal. & Dist. Nashik have been mentioned. That, as per Clause No.2 on page No.2 of the Will, it appears that, the executors (1) Shri. Shankar Sitaram Gangurde and (2) Sau. Jayvantabai Shankar Gangurde are husband and wife by relation and that they have 6 sons and 1 daughter namely - (1) Shri. Prakash Shankar Gangurde, (2) Shri. Prabhakar Shankar Gangurde, (3) Shri. Sanjay Shankar Gangurde, (4) Shri. Manohar Shankar Gangurde, (5) Shri. Bharat Shankar Gangurde, (6) Shri. Sharad Shankar Gangurde and daughter - (7) Smt. Mandakini Uttamrao Salve. That, as per Clause Nos.5 & 6 on page No.3 of the Will, it appears that, the executors have become old and are staying with their said 6 sons and that they are taking their care. And that previously they have partitioned their other properties and have given share to their said daughter. And hence, the executors vide present Will are desirous of giving the subject property i.e., Survey No.39/1B, Adm.00 Hectare 66 R's., to their above mentioned 6 sons in equal ratio. And further expressed their desire that their sons should get partitioned the subject property in equal ratio after their death.
2. That, I have perused the Copy of N.A. Order, bearing No. Maha/Kaksha-3/4/Bi.She.Pra.Kra./137/2012, Nashik, dated 02/05/2012 issued U/s. 44 of M.L.R.C., 1966 with respect to Survey No. 39/1B, Adm.6600 Sq.Mtrs., and Others-7 total Adm.14600.00 Sq.Mtrs., out of which the available land area is 14350.00 Sq.Mtrs., - (Less) 1663.50 Sq.Mtrs., towards D.P. Road = 12686.50 Sq.Mtrs., for Residential purpose issued by the Collector, Nashik. That, as per present N.A. Order it appears that the Collector, Nashik in view of Section 44 of MLRC, 1966 has allowed Shri. Shankar Sitaram Gangurde and Others to change the user of the land area of 12686.50 Sq.Mtrs., out of Survey No. 39/1B, Adm.6600 Sq.Mtrs., and Others-7 for Non-Agricultural Residential purpose on the terms and conditions as stated in present N.A. Order.
3. That, I have perused the Copy of Layout Plan and a Letter bearing Outward No. / Nagarrachana Vibhag / Final / Satpur / B1 / 33, dated 30/01/2013 regarding Sanction of Final Layout with respect to Survey No.39/1B/3 to 9, Plot Nos. 1 to 7, of village Anandvalli, Tal. & Dist. Nashik issued by Assistant

Director, Town Planning, Nashik Municipal Corporation, Nashik. It appears that as the landholders (1) Shri. Shankar Sitaram Gangurde and Others have made all the necessary compliances as required under the letter regarding sanction of the **Tentative Layout** bearing Outward No. **B-1 / 30**, dated **01/12/2012**. And hence in pursuance of it the Assistant Director Town Planning, Nashik Municipal Corporation, Nashik has sanctioned **Final Layout** with respect to **Survey No.39/1B/3 to 9, Plot Nos. 1 to 7**, of village **Anandwalli**, Tal. & Dist., subject to 12 conditions as mentioned therein. Hence, as per said final layout, the N.A. land area of 12,686.50 Sq. Mtrs., out of **Survey No. 39/1B, Adm.6600 Sq.Mtrs., and Others-7** total Adm.14600.00 Sq.Mtrs., has been converted into plotted areas as mentioned in the layout plan and the newly formed 7/12 extracts of all the plots have been separated.

4. That, I have perused the Copy of **Partition Deed**, dated **04/02/2013** executed among **(1) Shri. Shankar Sitaram Gangurde and Others-8** with respect to the land **the Plotted area of 10747.00 Sq.Mtrs.**, out of **Survey No.39/1B, 39/1B/3 to 9**, total Adm. **01 Hectare 46 R's., i.e., 14600.00 Sq.Mtrs.**, That, present Partition Deed has been registered in the Office of Notary Public **Shri. Prakash K. Sonawane** at **Serial No.223/2013** on **04/02/2013**. That, as per Clause No.1 on page No.2 of the Partition Deed, it appears that, the details, and description together with the boundaries of **the Plotted area of 10747.00 Sq.Mtrs.**, out of **Survey No.39/1B, 39/1B/3 to 9**, total Adm. **01 Hectare 46 R's., i.e., 14600.00 Sq.Mtrs.**, of village Anandwalli, Tal. & Dist. Nashik have been mentioned. That, as per Clause No.2 on page No.3, it appears that, the subject land is the joint family property of the executors (1) Shri. Shankar Sitaram Gangurde, (2) Sau. Jayvantabai Shankar Gangurde, (3) Smt. Mandakini Uttamrao Salve, (4) Shri. Prakash Shankar Gangurde, (5) Shri. Prabhakar Shankar Gangurde, (6) Shri. Sanjay Shankar Gangurde, (7) Shri. Manohar Shankar Gangurde, (8) Shri. Bharat Shankar Gangurde and (9) Shri. Sharad Shankar Gangurde. And that, they hold subject property in the land share proportion as mentioned in present clause 2. Further it appears that the details regarding the N.A. Order with respect to subject land area have been mentioned. That, as per Clause No.3 on page No.3 & 4, it appears that, the executors have also obtained Final Layout with respect to said N.A. land area and have thereby converted it into plotted areas having in all 7 plots and are jointly hold by all of them. That, as per Clause No.4 on page No.4 & 5, it appears that, the executors have partitioned all of said 7 plots among themselves. And as per said partition it appears that out of the total plot area of **9426.66 Sq.Mtrs.**, out of **Survey No.39/1B+39/1B/3 to 9, Plot No.1**, the plot area of **5300.00 Sq.Mtrs.**, and the area of **2575.00 Sq.Mtrs.**, transferred towards **D.P. road** has jointly come in the names of **(1) Smt. Mandakini Uttamrao Salve, (2) Shri. Prakash Shankar Gangurde, (3) Shri. Prabhakar Shankar Gangurde, (4) Shri. Sanjay Shankar Gangurde, (5) Shri. Manohar Shankar**

Gangurde, (6) Shri. Bharat Shankar Gangurde and (7) Shri. Sharad Shankar Gangurde. And- the plot area of 736.00 Sq.Mtrs., has come to the share of Smt. Mandakini Uttamrao Salve and the remaining plot area of 815.66 Sq.Mtrs., out of Plot No.1 has jointly come to the share of (1) Shri. Shankar Sitaram Gangurde and (2) Sau. Jayvantabai Shankar Gangurde. And the remaining Plot Nos.2 to 7 out of Survey No.39/1B+39/1B/3 to 9 as per sanctioned Final Layout have jointly come to the share of (1) Shri. Shankar Sitaram Gangurde and (2) Smt. Jayvantabai Shankar Gangurde.

5. That, I have perused the Copy of Sanad, bearing No. Jama-1/Reg.No./85/2013, Nashik, dated 01/06/2013 issued by Tahsildar, Nashik with respect to Survey No.39/1B, 39/1B-3 to 9(P), Adm.12686.50 Sq.Mtrs., of village Anandwalli, Nashik. It appears that, Tahsildar, Nashik has issued present Sanad U/s. 44 of the M.L.R.R., 1966 with respect to the land area bearing Survey No.39/1B, 39/1B-3 to 9, Adm.12686.50 Sq.Mtrs., as shown in location plan and marked as Schedule-"A". Hence, in view of present Sanad above land has been permitted to be used for Non Agricultural purpose subject to 7 conditions as mentioned therein.
6. That, I have perused the Copies of Development Agreement and General Power of Attorney both dated 30/11/2023 executed by (1) Shri. Prakash Shankar Gangurde and Others-11 as Executors in favour of Daksha Realty through its Partners (1) Shri. Ketan Maganbhai Ladani and (2) Shri. Hiren Prabhudas Bhadja with respect to said Plots. That, said Development Agreement and General Power of Attorney have been registered with Sub-Registrar, Class-II, Nashik-7 at Serial No.13934-2023 and 13937-2023 respectively on 01/12/2023. That, as per Clause No.1 on Reg. page Nos.5 & 6 of the Development Agreement, it appears that, the details regarding said Plots i.e., Survey No.39/1B/39/1B/3 to 9/Plot/2, Adm.564.51 Sq.Mtrs., to Survey No.39/1B/39/1B/3 to 9/Plot/7, Adm.311.45 Sq. Mtrs., together with their collective boundaries have been mentioned. That, as per Clause 2 on Reg. page No.7, it appears that the details regarding the title of the landholders to said Plots and the nature of their rights to develop said Plots have been mentioned. That, as per Clause 3 on Reg. page Nos.7 & 8, it appears that the landholders have given said Plots for development to the developer Daksha Realty through its Partners for development in lieu of the constructed premises of shops and flat units as mentioned in Schedule-I of the Development Agreement. That, as per Clause 26 on Reg. page Nos.20 to 25 it appears that the details regarding the distribution of the proposed shops and flats between the parties hereto have been mentioned. As per Schedule-A of Clause 26, it appears that the details of Shops and Flats to be given to the landholders by way of consideration in the form of constructed premises have been mentioned. And as per Schedule-B of Clause 26, it appears that

the details of Shops and Flats to be retained by the developer by way of development charges have been mentioned.

It further appears that the landholders have also executed **General Power of Attorney**, dated **30/11/2023** in favour of the developer - **Daksha Realty** through its Partners, which GPA has been registered with **Sub-Registrar, Class-II, Nashik-2** at **Serial No. 13937-2023** on **01/12/2023**. That, vide said GPA the landholders have given all the necessary rights, powers and authority to the developer to carry out the development process over said Plots, subject to the terms and conditions of said Development Agreement as mentioned therein.

7. That, I have perused the Copy of **Letter**, bearing **Ref. No. NMC / Fire / WS / II / Mixed-61 / 2024**, dated **08/01/2024** issued by **the Chief Fire Officer, Nashik Municipal Corporation, Nashik** with respect to Requirements under Maharashtra Fire Prevention & Life Safety Measures Act, 2006 for construction of **High Rise Mixed Occupancy (Residential+Commercial)** Special Building in **Plot No.2 to 7, Survey No.39/1B/39/1B/3 to 9**, of **Anandwali Shivar, Nashik**. It appears that the land holders (1) Shri. Prakash S. Gangurde and Others through their GPA holder Daksh Realty, a Partnership firm through its Partner Shri. Ketan M. Ladani has applied for permission under The Maharashtra Fire Prevention & Life Safety Measures Act, 2006 for construction of High Rise Mixed Occupancy (Residential + Commercial) Special Building in Plot No.2 to 7 of Survey No.39/1B/39/1B/3 to 9 of Anandwalli Shivar, Nashik. Accordingly, it appears that the landholders have submitted municipal drawings after scrutiny from Town Planning department to the Fire Authority and have also paid Fire Prevention Fund of Rs. 13,13,792/- vide Book No.1522, Pass No.83, dated 03/01/2024. Hence, in view of it the Chief Fire Officer, Nashik Municipal Corporation, Nashik has issued present Letter in favour of the Landholders thereby giving the details regarding the Special Requirements as required under the Act for the construction of High Rise Mixed Occupancy (Residential + Commercial) Special Building in Plot No.2 to 7 of Survey No.39/1B/39/1B/3 to 9 of Anandwalli Shivar, Nashik.
8. That, I have perused the Copy of **T.D.R. Sale Deed**, dated **14/01/2024** executed by **Shri. Karan Rajendra Shah** in favour of **Daksha Realty**, a Partnership firm through its Partner Shri. Hiren Prabhudas Bhadja with respect to the TDR area of 4878.82 Sq.Mtrs., out of DRC No.1118, dated 09/10/2023. That, present TDR Sale Deed has been registered in the office of **Sub-Registrar, Class-II, Nashik-7** at **Serial No.573-2024** on **15/01/2024**. That, as per Clause 1 on Reg. page No.2 of the sale deed it appears that the details and description of the total TDR of 4878.82 Sq. Mtrs., with respect to (1) S.No.885/A/1/2/885/A2/49/Plot No./2, Adm. 3396.63 Sq.Mtrs., reserved for Public Amenity and (2) S.No.885/A/1/2/885/A2/49/Plot No./3, Adm. 695.00 Sq.Mtrs., reserved for 18.00 Mtrs., wide D.P. road of village Nashik City-4 as available on DRC No.1118, dated 09/10/2023 have been given. Further, as per Clause 2 on Reg. page Nos.3 & 4 of the sale

deed, the history regarding as to how the above Vendor has acquired ownership rights over said TDR area has been given. As per Clause 5 on Reg. page No.5 of the sale deed, it appears that, the Vendor Shri. Karan Rajendra Shah has sold the **TDR area of 4878.82 Sq.Mtrs.**, out of said **DRC No.1118** to the Purchaser for Daksha Realty, a Partnership firm for the total consideration of Rs.7,39,14,100/-. That the entire of said consideration amount has been paid by the Purchaser to the Vendor, the details of payment of said consideration amount have been mentioned in Clause 6 on Reg. page Nos.5 to 7 of said sale Deed. As per Clause 4 on Reg. page Nos.4 & 5, it appears that the Purchaser Daksha Realty, a Partnership firm shall be utilising said TDR area over said Plots.

9. That, I have perused the Copy of **Sanction of Building Permission and Commencement Certificate**, bearing No. **LND / BP / B1 / BP / 170**, dated **21/02/2024** issued by **the Executive Engineer, Nashik Municipal Corporation, Nashik** with respect to **Plot No.2+3+4+5+6+7, Survey No.39/1B/39/1B/3 to 9**, of **Anandwali Shivar, Nashik** for erection of Residential + Commercial Building. That, as per present Commencement Certificate it appears that the Executive Engineer (Town Planning), Nashik Municipal Corporation, Nashik has permitted the landholders (1) Mr. Prakash Shankar Gangurde and Others to erect a Residential + Commercial building as per the sanctioned plan over said Plots i.e., Plot No.2+3+4+5+6+7, Survey No. 39/1B/39/ 1B/3 to 9 of Anandwali Shivar, Nashik, subject to the Conditions as mentioned in said Commencement Certificate.
5. **Confirmation of Encumbrances and Charges from the Plot holders and Developer:-** I have also got it confirmed from the holders of said Plots - **(1) Shri. Prakash Shankar Gangurde and Others-11** and the developer **Daksha Realty** through its Partners **(1) Shri. Ketan Maganbhai Ladani** and **(2) Shri. Hiren Prabhudas Bhadja** that they have not offered said Plots by way of security and that they have not raised any loan over them, further that they have not created any charge over said Plots and that said Plots are not the subject matter of any litigation. And that they have confirmed the same.
6. Note:- That, I am submitting present title verification report only on the basis of the documents and revenue records that were made available to me, as have been specifically mentioned in Para 3 of the present report. Hence, the present title report has been issued only on the basis of said documents and revenue records made available to me. It shall be further noted that present Title Verification Report has been addressed to my above named client **Daksha Realty** through its Partners **(1) Shri. Ketan Maganbhai Ladani** and **(2) Shri. Hiren Prabhudas Bhadja**. Hence, this Title Report shall not be furnished, presented, quoted or relied by any other person or entity other than my above named client for any purpose. However, it may be disclosed or furnished by my above

named client as may be required in connection with any transaction or legal process.

7. **Opinion:-** On the basis of the observations made above I verify that **said Plots** i.e., **the Non-Agricultural land** bearing **Survey No.39/1B/39/1B/3 to 9/Plot/2**, Adm. **5.64.51 R.Sq.Mtrs. Sq.Cms., i.e., 564.51 Sq.Mtrs.**, to **Survey No.39/1B/39/1B/3 to 9/Plot/7**, Adm. **7.11.45 R.Sq.Mtrs.Sq.Cms., i.e., 711.45 Sq.Mtrs.**, situated within the limits of **village Anandwalli**, Tal. & Dist. Nashik, as mentioned in **Clause 2 above** are free from all encumbrances and charges and the land holders (1) Shri. Prakash Shankar Gangurde and Others-11 have acquired good, clear, marketable and transferable title over them and that the developer **Daksha Realty** through its Partners **(1) Shri. Ketan Maganbhai Ladani** and **(2) Shri. Hiren Prabhudas Bhadja** has acquired good development rights over them.

Place: Nashik.

Date: 30/04/2024.


Sandeep P. Kapote
Advocate

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