

SAU. VIDYULLATA K. TATED

Advocate

Resi. : 5, Jeevan Swapna Co-op.Hsg. Scty, L.I.C.Colony Indira Nagar, Nashik- 9. Ph.: 2324769
Office : Office No. 907, Business Centre ,Govind Nagar , Nashik - 422009 Mob. 9823133121

FORMAT-A

(CIRCULAR NO:- 28/2021)

TO

MAHARERA

NASHIK

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to **Gat No. 298/A, Plot No.1, admeasuring 6.63.30 R sq.mtr. i.e. 663.30 sq.mtrs. out of which area admeasuring 54.28 sq.mtrs transfered to NMC for road widening ,remaining area admeasuring 609.02 sq.mtrs lying and being at Ambadkhurd Shiwar, Tal. Dist.Nashik (hereinafter referred as the said plot").**

I have investigated the title of the said plot on the request of **Shivshakti Buildcon Partnership Firm,**

and following documents i.e. :-

1) Description of the property : - **Gat No. 298/A, Plot No.1, admeasuring 6.63.30 R sq.mtr. i.e. 663.30 sq.mtrs. out of which area admeasuring 54.28 sq.mtrs transfered to NMC for road widening ,remaining area admeasuring 609.02 sq.mtrs lying and being at Ambadkhurd Shiwar, Tal. Dist.Nashik**

2) The documents of allotment of plot.

- i. 7/12 extracts
- ii. Mutation Entries from form No. 6-D .
- iii. N.A.Order
- iv. Sale Deed
- v. Layout Blue Print & Approved letter.

3) 7/12 extract or property card issued by Talathi **AMbadkhurd, Nashik** dated 21/06/2023 , mutation entry no. 15614.

4) Search report for 30 years from 1990-91 to 2023-24

✓

2/- On persual 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 **Shivshakti Buildcon Partnership Firm, through its partners 1) Mr. Sandip Ramdas Shinde and 2) Mr. Chaturbhai Dhirubhai Kacha** is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)

Owners of the land

**Shivshakti Buildcon Partnership Firm through its partners 1)
Mr. Sandip Ramdas Shinde and 2) Mr. Chaturbhai Dhirubhai Kacha**

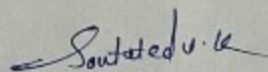
(1) Gat No. 298/A, Plot No.1, admeasuring 6.63.30 R sq.mtr. i.e. 663.30 sq.mtrs. out of which area admeasuring 54.28 sq.mtrs transfered to NMC for road widening ,remaining area admeasuring 609.02 sq.mtrs lying and being at Ambadkhurd Shiwar, Tal. Dist.Nashik

(2) Qualifying comments / remarks if any.....

3/- The report reflecting the flow of the title of the **Shivshakti Buildcon Partnership Firm** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date : 20/03/2024



Advocate Vidyullata Kantilal Tated

Mrs. VIDYULLATA K. TATED
M.Com., LL.B.
Advocate
Office No. 907, Business Centre,
Above SBI Bank, Govind Nagar, Nashik-422 009

Resi. : 5, Jeevan Swapna Co-op.Hsg. Scty, L.I.C.Colony Indira Nagar, Nashik- 9. **Ph.:** 2324769
Office : Office No. 907, Business Centre ,Govind Nagar , Nashik - 422009 Mob. 9823133121

FORMAT-A

(CIRCULAR NO:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND

Gat No. 298/A, Plot No.1, admeasuring 6.63.30 R sq.mtr. i.e. 663.30 sq.mtrs. out of which area admeasuring 54.28 sq.mtrs transfered to NMC for road widening ,remaining area admeasuring 609.02 sq.mtrs lying and being at Ambadkhurd Shiwar, Tal. Dist.Nashik within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik

1. 7/12 extract / P.R. Card issued by Talathi Ambadkhurd Shiwar, Tal. Dist.Nashik
2. Mutation Entry No. 735, 829,1080,1184,1288,1469,3782,3783,3811,3977, 3978,3979,4060,11430,11984,15139, 15614,15723
3. Search report for 30 years from 1990-91 to 2022-24 Taken from Sub Registrar office at Nashik.
4. Any other relevant title – NA
5. Litigations if any - NA

Date - 20 /03/2024

Santosh K. Tated

Adv. Vidyullata Kantilal Tated

Mrs. VIDYULLATA K. TATED
M.Com., LL.B.
Advocate
Office No. 907, Business Centre,
Above SBI Bank, Govind Nagar, Nashik-422 009

SAU. VIDYULLATA K. TATED

Advocate

Resi. : 5, Jeevan Swapna Co-op.Hsg. Scty, L.I.C.Colony Indira Nagar, Nashik- 9. Ph.: 2324769
Office : Office No. 907, Business Centre ,Govind Nagar , Nashik - 422009 Mob. 9823133121

ANNEXURE

S. No.298 :-

It appears from M. E. No. 735 dated 25/09/1960 that Mr. Mahadu Gunaji More was died on 10/08/1960 leaving behind his legal heirs, two sons namely 1) Mr. Nana Mahadu More 2) Mr. Dattu Mahadu More, and one daughter namely Mrs. Kashibai Mard Govind were recorded on 25/09/1960 and therefore their names were recorded in other right column.

It further appears from M. E. No. 829 dated 01/11/1964 that Mrs. Kashibai Govind Khandbahale submitted application stating that the said propoerty was jointly owend by 1) Mr. Nana Mahadu More 2) Mr. Dattu Mahadu More and 3) Mrs. Kashibai Govind Khandbahale, however, since she did not live in this village only names of 1) and 2) be recorded and 3) be deleted, thereby releasing her rights in the said property and hence her name was deleted from other rights column.

It further appears from M. E. No.1080 dated 07/08/1974 that Mr. Nana Mahadu More had taken loan on the said property from Kamatwade Vi.Ka.Seva Co-operative society on 07/08/1974. Hence charge of society was recorded in other rights column.

It further appears from M. E. No.1184 dated 13/12/1982 that Mr. Nana Mahadu More was died on 25/10/1979. Hence names of his legal heirs, 3 sons namely 1) Mr. Laxman Nana More 2) Mr. Popat Nana More 3) Sahebrao Nana More; 4 daughters namely 1) Mrs. Hirabai Nivrutti Gaydhani 2) Bhimabai Bhagwanta Borade 3) Mrs. Tanhubai Sampat Gaikwad 4) Mrs. Madhurabai Nana More and wife Laxmibai Mard Nana More were recorded.

It further appears from M. E. No.1288 dated 30/09/1982 that under Section 20 of Urban Land (Ceiling and Regulation) Act , remark of Concession for agriculture for area admeasuring 9325.42 sq.mtrs. of Gat No.298 was taken in other rights column.

It further appears from M. E. No.1469 dated 12/07/1986 that Mr. Dattu Mahadu More died on 24/05/1984. Hence names of his legal heirs, four sons namely 1) Ashok Dattu More 2) Trimbak Dattu More 3) Prakash Dattu More 4) Baban Dattu More, two daughters namely 1) Mrs. Tarabai Ramdas Bochare 2) Mrs. Sumanbai Kalu Karade, and wife Mrs.

Chandrabhagabai Dattu More were recorded. Names of daughters were recorded in other rights column. Name of guardian mother Chandrabhagabai Dattu More was recorded for Sr. no. 3 & 4.

It further appears from M. E. No. 3782 dated 07/01/2004 that joint owner of S.No. 298 Ashok Dattu More died on 04/02/1998. His wife Radhabai Ashok More was already died. Hence names of his legal heirs, son Mr. Sachin Ashok More, and two daughters namely 1) Ms. Savita Ashok More 2) Ms. Kavita Ashok More were recorded. Chandrabhagabai Dattu More was legal guardian.

It further appears from M. E. No. 3783 dated 07/01/2004 that Madhurabai Nana More alias Mrs. Madhurabai Shivaji Wagchaure was died on 20/01/2000. Hence, names of her legal heirs, three daughters namely 1) Ms. Rupali Shivaji Wagchaure 2) Ms. Komal Shivaji Wagchaure 3) Ms. Tejal Shivaji Waghchaure through legal gaurdian Mr. Popat Nana More.

It further appears from M. E. No. 3811 dated 11/02/2004 that 1) Mr. Laxman Nana More 2) Mr. Popat Nana More 3) Mr. Sahebrao Nana More 4) Ms. Rupali Shivaji Wagchaure 5) Ms. Komal Shivaji Wagchaure 6) Ms. Tejal Shivaji Wagchaure (Sr.no.2 for self and legal guardian for Sr.no. 4 & 5) 7) Mrs.Laxmibai Nana More through G.P. holder Mr. Popat Nana More 8) Mr. Sachin Ashok More 9) Ms. Savita Ashok More 10) Ms. Kavita Ashok More 11) Mr. Trimbak Dattu More 12) Mr. Prakash Dattu More 13) Mr. Baban Dattu More 14) Mrs. Chandrabhagabai Dattu More 15) Mrs. Hirabai Nivrutti Gaidhani 16) Mrs. Bhimabai Bhagvant Borade 17) Mrs. Tanhubai Sampat Gaikwad 18) Mrs. Tarabai Ramdas Bochare 19) Mrs. Sumanbai Kalu Korde had executed a development agreement and General Power of Attorney for Gat number 298 in favour of Dharti Developers Partnership Firm through partners 1) Digamber Sadashiv Govardhane 2) Prakash Punjaji Tidke. The said Development Agreement and power of attorney was registered in sub registrar office, Nashik -4 at Sr. no. 6033 and 6034 respectively on 13/10/2003.

It further appears from M. E. No. 3977 dated 27/09/2004 that legal heirs of Mr. Dattu Mahadu More were recorded vide M.E 1469 dated 12/07/1986, however, name of Mr. Prakash Dattu More was not taken on record. Application for the same was submitted.

It further appears from M. E. No. 3978 dated 27/09/2004 that Laxman Nana More submitted application for deleting the charge of loan

of Vi. Ka. Sahakari Society on the said property, and hence the charge of loan was deleted.

It further appears from M. E. No. 3979 dated 27/09/2004 that S.No. 298 was owned by Laxman Nana More and others. Their G.P. Holder Digamber S Govardhane had prepared Lay out for area admeasuring 6875 sq.mtrs. which was approved by Assistant Director Town Planning, Nashik Municipal Corporation having layout order no. Nagarrachana Vibhag/ Antim/96 dated 20/09/2004. The said land was converted for non agricultural use by order of Collector Nashik having order no. Maha/Kaksha/3/NA/4/32/04 dated 13/09/2004. Tahasildar Nashik had issued sanad for area admeasuring 6875 sq.mtrs. Plots were prepared and separate 7/12 extracts were prepared. Hissa no A was prepared for plots. Open Space, MSEB, Colony Road, DP Road, Reserved area were respectively given hissa no. B,C,D,E and F. As said land was converted to NA, concession for agriculture was deleted from other rights column.

It further appears from M. E. No. 4060 dated 02/03/2005 that Mr. Shalin Rameshchandra Sheth had purchased plot no. 1 out of gat number 298/A from 1) Mr. Lakshman Nana More 2) Mr. Popat Nana More 3) Mr. Sahebrao Nana More 4) Ms. Rupali Shivaji Wagchaure 5) Ms. Komal Shivaji Wagchaure 6) Ms. Tejal Shivaji Wagchaure, Sr.no.2 for self and legal guardian for Sr.no. 4 & 5 ,Laxmibai Nana More through G.P. Mr. Popat Nana More 8) Mr. Sachin Ashok More 9) Ms. Savita Ashok More 10) Ms. Kavita Ashok More 11) Mr. Trimbak Dattu More 12) Mr. Prakash Dattu More 13) Mr. Baban Dattu More 14) Mrs. Chandrabhagabai Dattu More 15) Mrs. Hirabai Nivrutti Gaidhani 16) Mrs. Bhimabai Bhagvant Borade 17) Mrs. Tanhubai Sampat Gaikwad 18) Mrs. Tarabai Ramdas Bochare 19) Mrs. Sumanbai Kalu Korde through General Power of Attorney holder Dharti Developers through Mr. Digamber Sadashiv Govrdhane and Mr. Prakash Punjaji Tidke and with consent of Dharti Developers through Mr. Digamber Sadashiv Govrdhane and Mr. Prakash Punjaji Tidke. The said Sale deed was registered in sub registrar office, Nashik -4 at sr. no. 00813 dated 03/02/2005.

It further appears from M. E. No. 11430 dated 03/03/2017 that there was rectification of computerised records.

It further appears from M. E. No. 11984 dated 02/05/2018 that there was rectification of computerised records.

✓

It further appears from M. E. No. 15139 dated 12/10/2022 that vide sale deed no. 813/2005 dated 03/02/2005, Mr. Laxman Nana More and others through GP holder Dharti Developers through authorised representative Mr. Digamber Sadashiv Govardhane and Mr. Prakash Punjaji Tidke had sold the said property to Mr. Shalin Rameshchandra Sheth. Hence as per application, remark of Development agreement with Dharti Developers Partnership Firm was deleted from other rights column.

It further appears from M. E. No. 15614 dated 21/06/2023 that Shivshakti Buildcon Partnership Firm through partner chaturbhai Dhirubhai Kacha, and Sandip Ramdas Shinde had purchased plot no. 1 out of Gat no. 298/A from Shalin Rameshchandra Sheth. The said Sale Deed was registered in sub registrar office Nashik - 3 at sr. no. 6029 dated 15/06/2023.

It further appears from M. E. No. 15723 dated 18/08/2023 that Shivshakti Buildcon Partnership Firm through partner chaturbhai Dhirubhai Kacha and Sandip Ramdas Shinde had transfered area admeasuring 54.28 sq.mtrs to Nashik Municipal corporation for 6Mtrs/7.50 Mtrs road widening by registered Sale Deed. The said Sale Deed was registered at sub registrar office, Nashik-3 sr.no. 6029 dated 15/06/2023.

It further appears that Shivshakti Buildcon Partnership Firm through partner chaturbhai Dhirubhai Kacha, and Sandip Ramdas Shinde had purchased TDR of area 77.13 sq.mtrs. from DRC no. 1144 from Nirmala Vijay Sanklecha by registered sale deed. The said Sale Deed was registered in sub registrar office Nashik - 7 at sr. no. 1516 dated 07/02/2024.

It further appears that Shivshakti Buildcon Partnership Firm through partner chaturbhai Dhirubhai Kacha, and Sandip Ramdas Shinde had purchased TDR of area 161.23 sq.mtrs. from DRC no. 1138 from Rajesh Dattatray Salunke by registered sale deed. The said Sale Deed was registered in sub registrar office Nashik - 7 at sr. no. 1520 dated 07/02/2024.

It further appears that Shivshakti Buildcon Partnership Firm, through its partners 1) Mr. Sandip Ramdas Shinde and 2) Mr. Chaturbhai Dhirubhai Kacha had prepared building plan which was approved by Nashik Municipal corporation vide commencement certificate no. LND / BP / B2 / 221 / 2024 dated 22/02/2024 for Residential and commercial purpose. As per the said

plan said firm started Project named as "Shivtej Apartment."

From the records put before me. and subject to the above findings ,
the title of the **Gat No. 298/A, Plot No.1, admeasuring 6.63.30 R sq.mtr.**
i.e. 663.30 sq.mtrs. out of which area admeasuring 54.28 sq.mtrs
transferred to NMC for road widening ,remaining area admeasuring
609.02 sq.mtrs lying and being at Ambadkhurd Shiwar, Tal. Dist.Nashik
owned by Shivshakti Buildcon, through its partners 1) Mr. Sandip Ramdas
Shinde; and 2) Mr. Chaturbhai Dhirubhai Kacha is clear and marketable.
Nashik.

DATE : 20/03/2024

Sau. Vidyullata K. Tated

Sau. Vidyullata K. Tated,

Advocate

Mrs. VIDYULLATA K. TATED

M.Com., LL.B.

Advocate

**Office No. 907, Business Centre,
Above SBI Bank, Govind Nagar, Nashik-422 009**

SAU. VIDYULLATA K. TATED

Advocate

Resi. : 5, Jeevan Swapna Co-op.Hsg. Scty, L.I.C.Colony Indira Nagar, Nashik- 9. Ph.: 2324769
Office : Office No. 907, Business Centre ,Govind Nagar ,Nashik - 422009 Mob. 9823133121

TITLE REPORT

I) NAME & ADDRESS OF THE PERSON REQUESTING TO PREPARE TITLE REPORT :-

Shivshakti Buildcon, having office at Flat no.22, Shiv Rudra Apartment, S.No.893, Plot no.B, Kailas Nagar, Opposite Guru Govindsingh College, Nashik -422009, through partners 1) Mr. Sandip Ramdas Shinde; and 2) Mr. Chaturbhai Dhirubhai Kacha.

II) NAME & ADDRESS OF THE OWNERS OF THE PROPERTY :-

Shivshakti Buildcon, having office at Flat no.22, Shiv Rudra Apartment, S.No.893, Plot no.B, Kailas Nagar, Opposite Guru Govindsingh College, Nashik -422009, through partners 1) Mr. Sandip Ramdas Shinde; and 2) Mr. Chaturbhai Dhirubhai Kacha.

III) DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of land bearing Gat No. 298/A, Plot No.1, admeasuring 6.63.30 R sq.mtr. i.e. 663.30 sq.mtrs. out of which area admeasuring 54.28 sq.mtrs transferred to NMC for road widening ,remaining area admeasuring 609.02 sq.mtrs lying and being at Ambadkhurd Shiwar, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik, which property is bounded as shown below :-

On or towards East	:	Gat No. 300
On or towards West	:	7.50 meter Colony Road
On or towards South	:	18 meter DP road
On or towards North	:	6 meter Colony Road

IV) OBJECT OF THE TITLE REPORT :-

As per the request of the above said owners of the above said property.

V) COVERAGE OF SEARCHES MADE :-

- 1) 7/12 extracts from 1990-91 to 2022-24
- 2) Mutation Entries from form No. 6 - D
- 3) Sale Deed dated 03/02/2005, 15/06/2023, 07/02/2024
- 4) Development Agreement and General Power of attorney dated 13/10/2003

- 5) N. A. Order No. kra.Maha/ Kaksha-3 /Vi.She.Pra.Kra/4/32/2004, dated 13/09/2004
- 6) Layout No. Ja.No./Nagarrachana Vibhag/ Antim/96 dated 20/09/2004.
- 7) Commencement no. LND / BP / B2 / 221 / 2024 dated 22/02/2024

S. No.298 :-

It appears from M. E. No. 735 dated 25/09/1960 that Mr. Mahadu Gunaji More was died on 10/08/1960 leaving behind his legal heirs, two sons namely 1) Mr. Nana Mahadu More 2) Mr. Dattu Mahadu More, and one daughter namely Mrs. Kashibai Mard Govind were recorded on 25/09/1960 and therefore their names were recorded in other right column.

It further appears from M. E. No. 829 dated 01/11/1964 that Mrs. Kashibai Govind Khandbahale submitted application stating that the said propoerty was jointly owend by 1) Mr. Nana Mahadu More 2) Mr. Dattu Mahadu More and 3) Mrs. Kashibai Govind Khandbahale, however, since she did not live in this village only names of 1) and 2) be recorded and 3) be deleted, thereby releasing her rights in the said property and hence her name was deleted from other rights column.

It further appears from M. E. No.1080 dated 07/08/1974 that Mr. Nana Mahadu More had taken loan on the said property from Kamatwade Vi.Ka.Seva Co-operative society on 07/08/1974. Hence charge of society was recorded in other rights column.

It further appears from M. E. No.1184 dated 13/12/1982 that Mr. Nana Mahadu More was died on 25/10/1979. Hence names of his legal heirs, 3 sons namely 1) Mr. Laxman Nana More 2) Mr. Popat Nana More 3) Sahebrao Nana More; 4 daughters namely 1) Mrs. Hirabai Nivrutti Gaydhani 2) Bhimabai Bhagwanta Borade 3) Mrs. Tanhubai Sampat Gaikwad 4) Mrs. Madhurabai Nana More and wife Laxmibai Mard Nana More were recorded.

It further appears from M. E. No.1288 dated 30/09/1982 that under Section 20 of Urban Land (Ceiling and Regulation) Act , remark of Concession for agriculture for area admeasuring 9325.42 sq.mtrs. of Gat

No.298 was taken in other rights column.

It further appears from M. E. No.1469 dated 12/07/1986 that Mr. Dattu Mahadu More died on 24/05/1984. Hence names of his legal heirs, four sons namely 1) Ashok Dattu More 2) Trimbak Dattu More 3) Prakash Dattu More 4) Baban Dattu More, two daughters namely 1) Mrs. Tarabai Ramdas Bochare 2) Mrs. Sumanbai Kalu Karade, and wife Mrs. Chandrabhagabai Dattu More were recorded. Names of daughters were recorded in other rights column. Name of guardian mother Chandrabhagabai Dattu More was recorded for Sr. no. 3 & 4.

It further appears from M. E. No. 3782 dated 07/01/2004 that joint owner of S.No. 298 Ashok Dattu More died on 04/02/1998. His wife Radhabai Ashok More was already died. Hence names of his legal heirs, son Mr. Sachin Ashok More, and two daughters namely 1) Ms. Savita Ashok More 2) Ms. Kavita Ashok More were recorded. Chandrabhagabai Dattu More was legal guardian.

It further appears from M. E. No. 3783 dated 07/01/2004 that Madhurabai Nana More alias Mrs. Madhurabai Shivaji Wagchaure was died on 20/01/2000. Hence, names of her legal heirs, three daughters namely 1) Ms. Rupali Shivaji Wagchaure 2) Ms. Komal Shivaji Wagchaure 3) Ms. Tejal Shivaji Waghchaure through legal gaurdian Mr. Popat Nana More.

It further appears from M. E. No. 3811 dated 11/02/2004 that 1) Mr. Laxman Nana More 2) Mr. Popat Nana More 3) Mr. Sahebrao Nana More 4) Ms. Rupali Shivaji Wagchaure 5) Ms. Komal Shivaji Wagchaure 6) Ms. Tejal Shivaji Wagchaure (Sr.no.2 for self and legal guardian for Sr.no. 4 & 5) 7) Mrs.Laxmibai Nana More through G.P. holder Mr. Popat Nana More 8) Mr. Sachin Ashok More 9) Ms. Savita Ashok More 10) Ms. Kavita Ashok More 11) Mr. Trimbak Dattu More 12) Mr. Prakash Dattu More 13) Mr. Baban Dattu More 14) Mrs. Chandrabhagabai Dattu More 15) Mrs. Hirabai Nivrutti Gaidhani 16) Mrs. Bhimabai Bhagvant Borade 17) Mrs. Tanhubai Sampat Gaikwad 18) Mrs. Tarabai Ramdas Bochare 19) Mrs. Sumanbai Kalu Korde had executed a development agreement and General Power of Attorney for Gat number 298 in favour of Dharti Developers Partnership Firm through partners 1) Digamber Sadashiv

१

Govardhane 2) Prakash Punjaji Tidke. The said Development Agreement and power of attorney was registered in sub registrar office, Nashik -4 at Sr. no. 6033 and 6034 respectively on 13/10/2003.

It further appears from M. E. No. 3977 dated 27/09/2004 that legal heirs of Mr. Dattu Mahadu More were recorded vide M.E 1469 dated 12/07/1986, however, name of Mr. Prakash Dattu More was not taken on record. Application for the same was submitted.

It further appears from M. E. No. 3978 dated 27/09/2004 that Laxman Nana More submitted application for deleting the charge of loan of Vi. Ka. Sahakari Society on the said property, and hence the charge of loan was deleted.

It further appears from M. E. No. 3979 dated 27/09/2004 that S.No. 298 was owned by Laxman Nana More and others. Their G.P. Holder Digamber S Govardhane had prepared Lay out for area admeasuring 6875 sq.mtrs. which was approved by Assistant Direcor Town Planning, Nashik Municipal Corporation having layout order no. Nagarrachana Vibhag/ Antim/ 96 dated 20/09/2004. The said land was converted for non agricultural use by order of Collector Nashik having order no. Maha/Kaksha/3/NA/4/32/04 dated 13/09/2004. Tahasildar Nashik had issued sanad for area admeasuring 6875 sq.mtrs. Plots were prepared and separate 7/12 extracts were prepared. Hissa no A was prepared for plots. Open Space, MSEB, Colony Road, DP Road, Reserved area were respectively given hissa no. B,C,D,E and F. As said land was converted to NA, concession for agriculture was deleted from other rights column.

It further appears from M. E. No. 4060 dated 02/03/2005 that Mr. Shalin Rameshchandra Sheth had purchased plot no. 1 out of gat number 298/A from 1) Mr. Lakshman Nana More 2) Mr. Popat Nana More 3) Mr. Sahebrao Nana More 4) Ms. Rupali Shivaji Wagchaure 5) Ms. Komal Shivaji Wagchaure 6) Ms. Tejal Shivaji Wagchaure, Sr.no.2 for self and legal guardian for Sr.no. 4 & 5 ,Laxmibai Nana More through G.P. Mr. Popat Nana More 8) Mr. Sachin Ashok More 9) Ms. Savita Ashok More 10) Ms. Kavita Ashok More 11) Mr. Trimbak Dattu More 12) Mr. Prakash Dattu More 13) Mr. Baban Dattu More 14) Mrs. Chandrabhagabai Dattu More 15) Mrs. Hirabai

4

Nivrutti Gaidhani 16) Mrs. Bhimabai Bhagvant Borade 17) Mrs. Tanhubai Sampat Gaikwad 18) Mrs. Tarabai Ramdas Bochare 19) Mrs. Sumanbai Kalu Korde through General Power of Attorney holder Dharti Developers through Mr. Digamber Sadashiv Govrdhane and Mr. Prakash Punjaji Tidke and with consent of Dharti Developers through Mr. Digamber Sadashiv Govrdhane and Mr. Prakash Punjaji Tidke. The said Sale deed was registered in sub registrar office, Nashik -4 at sr. no. 00813 dated 03/02/2005.

It further appears from M. E. No. 11430 dated 03/03/2017 that there was rectification of computerised records.

It further appears from M. E. No. 11984 dated 02/05/2018 that there was rectification of computerised records.

It further appears from M. E. No. 15139 dated 12/10/2022 that vide sale deed no. 813/2005 dated 03/02/2005, Mr. Laxman Nana More and others through GP holder Dharti Developers through authorised representative Mr. Digamber Sadashiv Govardhane and Mr. Prakash Punjaji Tidke had sold the said property to Mr. Shalin Rameshchandra Sheth. Hence as per application, remark of Development agreement with Dharti Developers Partnership Firm was deleted from other rights column.

It further appears from M. E. No. 15614 dated 21/06/2023 that Shivshakti Buildcon Partnership Firm through partner chaturbhai Dhirubhai Kacha, and Sandip Ramdas Shinde had purchased plot no. 1 out of Gat no. 298/A from Shalin Rameshchandra Sheth. The said Sale Deed was registered in sub registrar office Nashik - 3 at sr. no. 6029 dated 15/06/2023.

It further appears from M. E. No. 15723 dated 18/08/2023 that Shivshakti Buildcon Partnership Firm through partner chaturbhai Dhirubhai Kacha and Sandip Ramdas Shinde had transfered area admeasuring 54.28 sq.mtrs to Nashik Municipal corporation for 6Mtrs/ 7.50 Mtrs road widening by registered Sale Deed. The said Sale Deed was registered at sub registrar office, Nashik-3 sr.no. 6029 dated 15/06/2023.

It further appears that Shivshakti Buildcon Partnership Firm

4

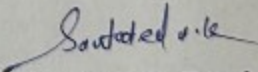
through partner chaturbhai Dhirubhai Kacha, and Sandip Ramdas Shinde had purchased TDR of area 77.13 sq.mtrs. from DRC no. 1144 from Nirmala Vijay Sanklecha by registered sale deed. The said Sale Deed was registered in sub registrar office Nashik - 7 at sr. no. 1516 dated 07/02/2024.

It further appears that Shivshakti Buildcon Partnership Firm through partner chaturbhai Dhirubhai Kacha, and Sandip Ramdas Shinde had purchased TDR of area 161.23 sq.mtrs. from DRC no. 1138 from Rajesh Dattatray Salunke by registered sale deed. The said Sale Deed was registered in sub registrar office Nashik - 7 at sr. no. 1520 dated 07/02/2024.

It further appears that Shivshakti Buildcon Partnership Firm, through its partners 1) Mr. Sandip Ramdas Shinde and 2) Mr. Chaturbhai Dhirubhai Kacha had prepared building plan which was approved by Nashik Municipal corporation vide commencement certificate no. LND / BP / B2 / 221 / 2024 dated 22/02/2024 for Residential and commercial purpose. As per the said plan said firm started Project named as "Shivtej Apartment."

From the records put before me. and subject to the above findings , the title of the **Gat No. 298/A, Plot No.1, admeasuring 6.63.30 R sq.mtr. i.e. 663.30 sq.mtrs. out of which area admeasuring 54.28 sq.mtrs transfered to NMC for road widening ,remaining area admeasuring 609.02 sq.mtrs lying and being at Ambadkhurd Shiwar, Tal. Dist.Nashik** owned by Shivshakti Buildcon, through its partners 1) Mr. Sandip Ramdas Shinde; and 2) Mr. Chaturbhai Dhirubhai Kacha is clear and marketable. Nashik.

Dated :- 20/03/2024.


Sau. Vidyullata K. Tated

Advocate

Mrs. VIDYULLATA K. TATED
M.Com., LL.B.
Advocate
Office No. 907, Business Centre,
Above SBI Bank, Govind Nagar, Nashik-422 009