



ADV.S.M.GAIKWAD

B.A., LL.B.

Bar Council of Maharashtra and Goa Enrollment No.MAH/631/2005

Office: 9, Anant Gaurav Chambers, Beside Collector Compound, Meher, Nashik-422002.

E-mail id - gaikwadssh@gmail.com, Mbl.No.9371355111

FORMAT- A

Circular No.:- 28 / 2021, Dated: 08/03/2021

To,

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 1 and 2 out of S.No. 320/1/1/1A/1B/2B situated at Nashik Shahar - 1, Taluka/District Nashik (hereinafter referred as the said Plot No.1 and the said Plot No.2 collectively said plots/ properties).

I have taken search and investigated the title of the said plot No.1 and 2 on the request of GAJRA ASSOCIATES, a Partnership firm having its registered office at First floor, Gajra Chambers, Kamod Nagar, Mumbai Agra Highway, Nashik - 422 009, through its partner Mr. Hemant Madanlal Parakh and following documents i.e :-

1) DESCRIPTION OF THE PROPERTY

A. All that piece and parcel of non-agricultural plot bearing S.No.320/1/1/1A/1B/2B/ Plot/1 admeasuring area 1055.00 along with FSI/ TDR bearing area 273.83 Sq. Mtrs. situated at Nashik Shahar-1, within the jurisdiction of Nashik Municipal Corporation along with right of access through and to the Corporation road/s and and bounded as per sanctioned layout , belongs to Gajra Associates.

B. All that piece and parcel of non-agricultural plot bearing S.No.320/1/1/1A/1B/2B/ Plot/2 admeasuring area 1023.70 along with FSI/ TDR bearing area 274.10 Sq.Mtrs. situated at Nashik Shahar-1, within the jurisdiction of Nashik Municipal Corporation along with right of access through and to the Corporation road/s and bounded as per sanctioned layout, belongs to Avenue Realty for which they have executed development agreement and general power of attorney in favor of Gajra Associates.

2) **THE DOCUMENTS OF ALLOTMENT OF PLOT.**

List Documents varified for plot no. 1 and 2 out of S.No. 320/1/1/1A/1B/2B

1. U.L.C. Order bearing No.NA.JA.KA.MA./A-2-S.R/ 379/96, dated 21/01/1997
2. U.L.C.Nasik 8(4) order no.U.L.C /A-3/SR/63/99.Nasik, dated 25/06/1999
3. U.L.C Nasik vide their order no. ULC/A-2/ SR-26-431/99, Nasik, dated 28/06/1999.
4. NA Order under Section 45 of MLRC dated 24.06.2005
5. General Power of Attorney - Reg. Sr.No.NSN-3-00209/2007
6. Final Layout Saction Letter dated 23.04.2008
7. Final Layout dated 23.04.2008
8. Development Agreement- Reg. Sr.No.NSN-2-03906/2008
9. Sale Deed - Registration Sr.No.NSN-2-05776/2008
10. Sale Deed - Registration Sr.No.NSN-2-06287/2008
11. Mortgage Deed - Registration Sr.No.NSN-4-01107/2011
12. Gift Deed - Registration Sr.No.NSN-1-11463/2013
13. Recovayance Deed - Registration Sr.No.NSN-6-3465/2015
14. Sale Deed - Registration Sr.No.NSN-2-1788/2022
15. TDR Sale Deed - Registration Sr.No.NSN-5-2996/2022
16. Development Agreement- Reg. Sr.No.NSN-7-11343/2023
17. General Power of Attorney - Reg. Sr.No.NSN-7-11344/2023
18. TDR Sale Deed - Registration Sr.No.NSN-1-3430/2023
19. Commencement Certificate and Building permission bearing No.LND/BP/C1/92/2023 dated 09.05.2023
20. Building plans dated 09.05.2023
21. Partnership deeds of Gajra Associates and Avenue Realty

3) **7 /12 EXTRACTS**

- A. I have varified 7/12 extracts of the said land/ plots since 1974-75, also verified latest digitally signed 7/12 extracts dated 06.10.2023

B. **6D MUTATION ENTRIES REGARDING TITLE FLOW OF PLOT NO.1 AND 2 OUT OF S.NO.320/1/1/1A/1B/2B**

3104, 8027, 12378, 12558, 13721, 13878, 14825, 18392, 27959, 29281, 29561, 33016, 35528, 36293, 39950, 40616, 42256, 42813, 44176, 45771, 52239, 54028, 61543, 61940, 62046, 70041, 91245, 97878, 103319, 103841, 111202

4) **SEARCH REPORT**

I have taken search for 30 years from the year 1992 till 06.10.2023

5) **REMARK -**

A. On perusal of the above mentioned documents and all other relevant documents relating to title of Gajra Associates over the property i.e. plot no. 1 out of S.No. 320/1/1/1A/1B/2B situated at Nashik Shahar - 1, Taluka/ District Nashik, is clear, marketable and without any encumbrances.

B. On perusal of the above mentioned documents and all other relevant documents relating to title of Avenue Realty over the property i.e. plot no. 2 out of S.No. 320/1/1/1A/1B/2B situated at Nashik Shahar - 1, Taluka/ District Nashik, is clear, marketable and without any encumbrances.

6) **OWNERS OF THE PLOT/ LAND**

A. **GAJRA ASSOCIATES**, a Partnership firm [PAN: AABFG2388J] having it's registered office at First floor, Gajra Chambers, Kamod Nagar, Mumbai Agra Highway, Nashik - 422 009, through its partner **Mr. Hemant Madanlal Parakh** is lawful owner of the property bearing plot no. 1 out of S.No. 320/1/1/1A/1B/2B situated at Nashik Shahar - 1, Taluka/District Nashik.

B. **AVENUE REALTY** a Partnership firm, [PAN: ABWFA8541R] having its office at Flat No.4, Aditya Darshan Apartment, Behind Maharshi Hospital, Anand Nagar, Nashik Road, Nashik- 422101, through it's partner **Mr. Himanshu Jagdish Patel** is lawful owner of the property bearing plot no. 2 out of S.No. 320/1/1/1A/1B/2B situated at Nashik Shahar - 1, Taluka/ District Nashik.

I found that the title of concern above mentioned owners on the said properties are clear and marketable and free from encumbrances.

7) The Report reflecting the flow of the title of Gajra Associates (as a owner of plot No.1 and as a developer of plot No.2) AND Avenue Realty (as a owner of plot No.2) is enclosed herewith as annexure A.

Encl : Annexure A.

Date : 11/10/2023



Adv. Shashikant M. Gaikwad



ADV.S.M.GAIKWAD

B.A., LL.B.

Bar Council of Maharashtra and Goa Enrollment No.MAH/631/2005

Office: 9, Anant Gaurav Chambers, Beside Collector Compound, Meher, Nashik-422002.

E-mail id - gaikwadssh@gmail.com, Mbl.No.9371355111

FORMAT- A

Circular No.:- 28 / 2021, Dated: 08/03/2021

Annexure - A

FLOW OF THE TITLE OF THE SAID PROPERTIES BEARING
PLOTS NO.NO 1 AND 2 OUT OF
S.NO. 320/1/1/1A/1B/2B SITUATED AT NASHIK SHAHAR - 1,
TALUKA AND DISTRICT NASHIK

MUTATION ENTRY NO. 3104 - Recorded on - 07.04.1939 -

It appears from the said mutation that Shri.Vinayak Madhavrao Dikshit had purchased lands bearing S.No.320,321, 3231 and 324 from Shri. Vishwanath Shamrao Dikshit by registered Sale Deed for Rs 18,000/-.

MUTATION ENTRY NO. 8027 - Recorded on - 17.11.1961 -

It appears from the said mutation that some portion out of the S.No.320 was acquired for Mumbai Agra Road. Hence as per the order of the Addl.Collector, Nasik the assessment for the said land was reduced.

MUTATION ENTRY NO. 12378 - Recorded on - 19.05.1971 -

It appears from the said mutation that due to implementation of enforcement of weights and measurements Act & Indian coinage Act the measurements of the said land have been converted in to metric

MUTATION ENTRY NO. 12558 - Recorded on - 09.09.1971 -

It appears from the said mutation that Shri.Raghnath Parvat Pawar, Secretary of Mahatma Gandhi Vidyalay, Malegaon Camp had purchased some land and some land taken by gift deed out of S.No.320 from Shri.Vinayak Madhavrao Dikshit /Patwardhan. Hence the 7/12 of said land was divided into parts.

MUTATION ENTRY NO. 13721 - Recorded on - 05.05.1973 -

It appears from the said mutation that Gurucharansingh Bhagatsingh Shikh had purchased 1040.05 sq.mtrs out of S.No.320 from Shri.Vinayak Madhavrao Patwardhan for Rs 20000/- on 18/04/1973. Hence the property was divided as follows-

S.No. 320/1, area 66743.98 sq.mtrs -Vinayak Madhavrao Dikshit

S.No. 320/3, area 1040.05 sq.mtrs - Gurucharansingh Bhagatsingh Shikh.

MUTATION ENTRY NO. 13878 - Recorded on - 05.09.1973 -

It appears from the said mutation that Swarnkamal Menara for himself and

as a guardian of Dharmendrakamal Mehara and Ku.Nishikamal Mehata had purchased 6000.00 sq.mtrs out of S.No.320 from Shri Vinayak Madhavrao Dikshit Patwardhan for Rs 31,500/- on 23/07/1973. Hence the property was divided as follows-

S.No. 320/1,area 60743.98 sq.mtrs Vinayak Madhavrao Dikshit

S.No. 320/4,area 6000.00 sq.mtrs Purchasers.

MUTATION ENTRY NO. 14825 - Recorded on - 25.08.1975 -

It appears from the said mutation that the said mutation is regarding assesment for Non agricultural tax. But the said M.E was is in torned condition.

MUTATION ENTRY NO. 18392 - Recorded on - 18.06.1981 -

It appears from the said mutation that Vinayak Madhavrao Dikshit Patwardhan was died on 10/05/1981 and his wife Indumati Vinayak Dikshit Patwardhan was died on 17/10/1980 and as per the Will executed by Vinayak Madhavrao Dikshit Patwardhan the name of Arun Purushottam Behare was brought on record of the properties i.e.320/1, 320/1/1 and other.

MUTATION ENTRY NO. 27959 - Recorded on - 06.04.1991 -

It appears from the said mutation that as per the order of Additional Collector and Competant Authority out of the said S.No. 320 /1/1, Area admeasuring 3202.50 sq.mtrs was declared as excess land and the said remark of excess land was recorded in other rights column.

MUTATION ENTRY NO. 29281 - Recorded on -11.06.1992 -

It appears from the said mutation that as per the letter from Special Land Acquisition Officer, the proposal of land acquisition for National Highway project was cancelled. Hence the remark was deleted from other rights column.

MUTATION ENTRY NO. 29561 - Recorded on -12.08.1992 -

It appears from the said mutation that as per the Will dated 21/02/1978 of Shri.Vinayak Madhavrao Dikshit Patwardhan that area admeasuring 500.00 sq.mtr was donated to Nabhik Sangh. Hence as per the application from Arun Purushottam Behare and other 2 the name of Nabhik Sangh for 500.00 sq.mtr was recorded.

MUTATION ENTRY NO. 33016 - Recorded on -30.05.1995

It appears from the said mutation that as per the application from Shri .Arun Purushottam Behare, Suman Purushottam Behare and Shashiprabha Shrikant Purnpatre, as per the available Codicil 6000.00 sq.mtr land was given to Suman Purushottam Behare and 600.00 sq.mtr land was given to Shashiprabha Shrikant Purnpatre.

MUTATION ENTRY NO. 35528 - Recorded on -30.01.1997

It appears from the said mutation that 1.Shri. Ramesh Lalaji Malade, 2. Madhavji Shivji Malde, 3. Ratansi Dungarsi Mamaniya, 4. Ramchandra Gruhnirman Pvt. Ltd., 5. Harshvardhan Developers Pvt. Ltd., 6. Ninad Developers Pvt. Ltd., 7. Mihir Realty Pvt. Ltd. and 8. Kalyani Developers Pvt. Ltd. had purchased the area admeasuring 14700 sq.mtr. from Shri. Arun

Purushottam Behare, Suman Purushottam Behare and Shashiprabha Shekant Purnpatre on 24/05/1995 by registered Confirmation Deed for Sale Deed on 29/11/1996.

MUTATION ENTRY NO. 36293 - Recorded on -09.07.1997

It appears from the said mutation that as per the order of Additional Collector and Competant Authority U.L.C bearing No.NA.JA.KA.MA./A-2-S.R/ 379/96, dated 21/01/1997 and as per Map the separate 7/12 extract was prepared for area admeasuring 14700 sq.mtrs. As per the said application there was partition of S.No. 320/1/1/1 as follows ,

S.No.320/1-1/1 A admeasuring area 42699.98 sq.mtr + potkharaba 2025.74 sq. mtrs owned by Arun Purushottam Behare and others and

S.No. 320/1-1/1 B admeasuring area 14700.00 sq.mtrs owned by Ramesh Lalaji Malade and other 7.

MUTATION ENTRY NO. 39950 - Recorded on -28.04.1999

It appears from the said mutation that Shri.Dipak Balakrishna Chandavadkar, Shashikant C. Mehta, Arun Charturbhuj Parekh, Damu Keru Shinde, Kalu Ramchandra Dhemse, Ishwrbhai Paramanand Gujarati and Mukhtar Nawab Inamdar had purchased area admeasuring 19000.00 sq. mtrs from Arun Purushottam Behare out of S.No. 320/1/1/1 A by registered sale Deed dated 16/09/1998 for Rs 24,49,500/-

U.L.C. ORDER U/s. 8 (4) dated 25.06.1999 reveals that Shri Dipak Balakrishna Chandavadkar, Shashikant C. Mehta, Arun Charturbhuj Parekh, Damu Keru Shinde, Kalu Ramchandra Dhemse, Ishwrbhai Paramanand Gujarati and Mukhtar Nawab Inamdar had filed statement under Section 8 (4) of Urban Land Ceiling Act, 1976. Vide order from Additional Collector and Competant Authority U.L.C.Nasik order no.U.L.C /A-3/SR/63/99.Nasik,dated 25/06/1999 the said land admeasuring 19000.00 sq.mtr out of S.No. 320/1/1/1 was declared as retention land for Shri Dipak Balakrishna Chandavadkar, Shashikant C. Mehta Arun Charturbhuj Parekh,Damu Keru Shinde, Kalu Ramchandra Dhemse,Ishwrbhai Paramanand Gujarati and Mukhtar Nawab Inamdar.

MUTATION ENTRY NO. 40616 - Recorded on -27.08.1998

It appears from the said mutation that Smt.Durgabai Pandurang Gaikwad, Dilip Pandurang Gaikwad, Pratap Pandurang Gaikwad, Rupali Pandurang Gaikwad, Shubha Arun Meher, Pramod Balawant Kulkarni had purchased area admeasuring 6541.00 sq.mtrs of Park reservation and 9459.00 sq.mtrs for residential purpose total admeasuring area 16000.00sq.mtr out of S.No. 320/1-1/ 1 A from Shri Dipak Balakrishna Chandavadkar, Shashikant C. Mehta,Arun Charturbhuj Parekh, Damu Keru Shinde, Kalu Ramchandra Dhemse, Ishwrbhai Paramanand Gujarati and Mukhtar Nawab Inamdar with consent of Arun Purushottam Behare on 30/06/1999 by registered Sale Deed. For the said Sale Deed permission was taken under Section 26 (1) of Urban land Ceiling Act, 1976 from Additional Collector and

Competant Authority U.L.C Nasik vide their order no. ULC/A-2/ SR-26-431/99, Nasik, dated 28/06/1999.

MUTATION ENTRY NO.42256 - Recorded on -29.06.2000

It appears from the said mutation that saperate 7/ 12 extract was prepared for residential and agricultural land as

S.No. 320/1/1/ 1A/1 admeasuring 40309.72 sq.mtr for agricultural and S.No. 320/1/1/1A/ 2 admeasuring 4416.00 sq.mtr for residential purpose.

MUTATION ENTRY NO.42813 - Recorded on -15.09.2000

It appears from the said mutation that as per the application from Durgabai Pandurang Gaikwad and others 7/12 extracts were saperate as follows,

S.No. 320/1/1/1A/1/ Hissa No.A admeasuring 24309.72 sq.mtr. owned by Arun Purushotam Behare and others and

S. No. 320/1-1/1A/1 Hissa No.B admeasuring 16000.00 sq.mtr. owned by Durgabai Pandurang Gaikwad and others.

MUTATION ENTRY NO.44176 - Recorded on - 04.05.2001

It appears from the said mutation that Smt.Durgabai Pandurang Gaikwad was died on 25/02/1999 and her legal heirs namely Dilip Pandurang Gaikwad, Pratap Pandurang Gaikwad, Shubha Arun Meher were brought on record of S. No. 320/1-1/1A/1/B.

MUTATION ENTRY NO.45771- Recorded on - 08.02.2002

It appears from the said mutation that for the said S.No. 320/1-1/1A/1/ B out of which 6541.00 sq.mtrs was for park reservation and 9459.00 sq.mtr for residential purpose jointly owned by Pratap Pandurang Gaikwad and others. As per the Consent Deed between Pratap Pandurang Gaikwad and others there was rectification as area admeasuring 6541.00sq. mtrs for Park reservation was owned by Dilip Pandurang Gaikwad, area admeasuring 5459.00 sq.mtrs for residential purpose was owned by Pratap Pandurang Gaikwad, Shubha Arun Meher and Pramod Balwant Kulkarni and area admeasuring 4000.00sq.mtrs for residential purpose owned by Dilip Pandurang Gaikwad and Rupali Dilip Gaikwad.

MUTATION ENTRY NO.52239 - Recorded on -06.05.2005

It appears from the said mutation that Dilip Pandurang Gaikwad was died on 12/04/2005, his legal heirs namely Madhuri Dilip Gaikwad,daughter Nisha Ashish Junnare and son Gaurav Dilip Gaikwad were brought on record of S.No. 320/1-1/1A/1/ B.

MUTATION ENTRY NO.54028 - Recorded on -19.09.2005

It appears from the said mutation that as per the order of Special Land Acquisition Officer Nasik Municipal Corporation was recorded for S.No. 320/1/1/1 A/1A admeasuring 00 Hector 44 R owned by Arun Purushottam Behare and others 2, S.No 320/1/1/1 A/1A admeasuring 00 Hector 20 R owned by Dipak Balkrishna Chandvadkar and others 6 and S.No. 320/1/1/ 1 A/1 B admeasuring 00 Hector 50 R owned by Pratep Pandurang Gaikwad and others.

REGISTERED DOCUMENTS - It appears that Pratap Pandurang Gaikwad, Shubha Arun Meher and Pramod Balwant Kulkarni with consent of Mrs.Nisha Ashish Junnare and others had executed a Development Agreement and Power of Attorney in favor of M/s Jayant Developers, a Partnership Firm through it's Partner Shri. Jayant Bhaskarrao Bhatambarekar for the land admeasuring area 5459.00 sq. mtrs out of S.No 320/1/1/1A/1 B. The said Development Agreement was registered at Sub Registrar office Nasik-2 at Sr. No.NSN-2- 3906/2008 on 28/04/2008 and Power of Attorney was registered in Sub Registrar office Nasik-3 at Sr.No. NSN-3-00209/2007 on 08/01/2007.

MUTATION ENTRY NO.61543- Recorded on -20.05.2008

It appears from the said mutation that the Uppar Tahsildar unauthorised NA had given the permission of use of property for non- agricultural purpose u/s. 45 of Maharashtra Land Revenue Code, 1966 vide it's letter No.NA/SR/22/2005, Nashik, dated 24/06/2005.

The Nasik Municipal Corporation had approved Layout for the said S.No. 320/1/1/1/A admeasuring 4808.00 sq.mtr vide their letter no. Nagar Rachana Vibhag / Final / Panch / 15,dated 23/04/2008.

As per the said layout and for reserved land 5000.00sq.mtr the name of Nasik Municipal Corporation was recorded and thereafter new 7/ 12 extract were prepared as

S.No. 320/1/1/1A/1B/1 total area 6541.00 sq.mtrs out of which 1541.00 sq.mtrs owned by Madhuri Dilip Gaikwad and others 2 and 5000.00 sqw.mtrs owned by Nasik Municipal Corporation.

S.No. 320/1/1/1A/1 B/2 A admeasuring 4000.00 sq.mtrs owned by Rupali Dilip Gaikwad and others 2

S. No. 320/1/1/1A/1B/2 B / Plot No. 1 admeasuring 1055.00 sq.mtrs

S. No. 320/1/1/1A/1B/2 B / Plot No. 2 admeasuring 1023.70 sq.mtrs

S. No. 320/1/1/1A/1B/2 B / Plot No. 3 admeasuring 249.23 sq.mtrs

S. No. 320/1/1/1A/1B/2 B / Plot No. 4 admeasuring 216.71 sq.mtrs

S. No. 320/1/1/1A/1B/2 B / Plot No. 5 admeasuring 221.80 sq.mtrs

S. No. 320/1/1/1A/1B/2 B / Plot No. 6 admeasuring 284.56 sq.mtrs

S. No. 320/1/1/1A/1B/2 B / Plot No. 7 admeasuring 295.39 sq.mtrs

S. No. 320/1/1/1A/1B/2 B / Plot No. 8 admeasuring 299.00 sq.mtrs

these plots were owned by Pratap Pandurang Gaikwad, Shubha Arun Meher and Pramod Balwant Kulkarni jointly.

MUTATION ENTRY NO.61940- Recorded on -02.07.2008

It appears from the said mutation that Gajra Associates, Partnerserhip Firm, through their Partners, Shri.Hemant Madanlal Parakh and Shri.Akshay Dhairyashilrao Deshmukh had purchased the said Plot No. 1 admeasuring 1055.00 sq.mtr with T.D.R/F.S.I 273.83 sq.mtr totally admeasuring 1328.83 sq.mtrs out of S.No. 320/1/1/1A/1B/2 B from Shri Pratap Pandurang Gaikwad and others through their Power of Attorney holder M/s Jayant

Developers,a Partnership Firm through their Partners Shri Jayant Bhaskarrao Bhatambarekar by registered Sale Deed dated 23/06/2008. The said Sale Deed was registered at Sr.No.NSN-2-5776/2008 before Sub Registrar office Nasik-2.

MUTATION ENTRY NO.62046 - Recorded on - 16.07.2008

It appears from the said mutation that Mr.Hemant Dalichand Bafna and Mr. Ujjwal Dalichand Bafna had purchased the said Plot No. 2 admeasuring 1023.00 sq.mtr with T.D.R/F.S.I 274.10 sq.mtr totally admeasuring 1297.10 sq.mtrs out of S.No. 320/1/1/1A/1B/2 B from Shri Pratap Pandurang Gaikwad and others through their Power of Attorney holder M/s Jayant Developers,a Partnership Firm through their Partners Shri Jayant Bhaskarrao Bhatambarekar by registered Sale Deed dated 09.07.2008. The said Sale Deed was registered at Sr.No.NSN-2-06287/2008 in Sub Registrar office Nashik-2.

MUTATION ENTRY NO.70041- Recorded on - 29.01.2011

It appears from the said mutation that Gajra Associates, Partnerserhip Firm, through their Partners, Shri.Hemant Madanlal Parakh and Shri.Akshay Dhairyashilrao Deshmukh had mortgaged the said Plot No.1 out of S.No. 320/1/1/1A/1B/2 B towards The Nashik Merchants Co-op Bank Ltd. Nashik. The Mortgage Deed was registered at Sr.No.NSN-4-1107/2011 before Sub Registrar office Nasik-4.

MUTATION ENTRY NO. 91245 - Recorded on - 06.11.2013

It appears from the said mutation that Mr.Hemant Dalichand Bafna and Mr. Ujjwal Dalichand Bafna gifted the said Plot No. 2 admeasuring 1023.00 sq.mtr with T.D.R/F.S.I 274.10 sq.mtr totally admeasuring 1297.10 sq.mtrs out of S.No. 320/1/1/1A/1B/2 B to Mr.Kiran Dalichand Bafna. The Gift Deed was duly registered before Sub-Registrar Nashik-1 bearing document sr.no.NSN-1-11463/2013 on 28.10.2013.

MUTATION ENTRY NO.97878 - Recorded on - 30.06.2015

It appears from the said mutation that The Nashik Merchants Co-op Bank Ltd. Nashik have executed Reconveyance Deed regarding Mortgage of Plot No.1 out of S.No. 320/1/1/1A/1B/2 B in favor of Gajra Associates, Partnerserhip Firm, through it's Partners, Shri.Hemant Madanlal Parakh and Shri.Akshay Dhairyashilrao Deshmukh.The said Reconveyance Deed was registered at Sr.No.NSN-6-3465/2015 before Sub Registrar office Nasik-6. As per Reconveyance Deed charge recorded in other right coloumn of The Nashik Merchants Co-op Bank Ltd. Nashik was deleted.

MUTATION ENTRY NO.103319 - Recorded on - 03.12.2016

This Mutation entry is regarding sub-division of revenue village Nashik. As per Sub division revenue village Nashik is devided into five parts as follows :

- | | | |
|-----------------|---|-------------------------------------------------------------------|
| Nashik Shahar-1 | - | S.No. 1 to 252,293 to 321,1001 to 1003,1015 |
| Nashik Shahar-2 | - | S.No.253 to 292,322 to 404, 424 to 500,
1012,1034 to 1038,1061 |
| Nashik Shahar-3 | - | S.No.405 to 423, 530,627 to 734,997 to 1000, |

1005,1006,1011,1014,1016,1026,1027, 1032,
1039, 1040,1042 to 1056,1058 to 1060, 1062 to
1067 and Pardi No.1 to 21

Nashik Shahar-4 - S.No.501 to 529,531 to 582,806 to 911,
1008,1013,1018,1019 and 1031

Nashik Shahar-5 - S.No.583 to 626, 739 to 805, 912 to 996,
1004,1010,1021 to 1024,1028,1030,1094

MUTATION ENTRY NO.103841- Certified on - 29.06.2018

This Mutation entry is recorded as per the Order of Tahsildar dated 11.10.2018, relying on the instructions given in Government Circular No.RA.BHU.AA/PRA.KRA.180/L-1 dated 07.05.2016 regarding E-Mutation process using edit module.

MUTATION ENTRY NO. 111202 - Recorded on - 21.02.2022

It appears from the said mutation that Mr. Kiran Dalichand Bafna with consent of Usha Kiran Bafna and Ishan Kiran Bafna, sold the said Plot No. 2 admeasuring 1023.70 sq.mtrs with T.D.R/F.S.I 274.10 sq.mtrs out of S.No. 320/1/1/1A/1B/2 B to Avenue Realty a partnership firm through its partners Shri.Hasmukh Kantilal Patel and Himanshu Jagdish Patel.The Sale Deed was duly registered before Sub-Registrar Nashik-2 bearing document sr.no.NSN-2-1788/2022 on 21.02.2022.

REGISTERED SALE DEED OF TDR - It appears that Gajra Associates, Partnership Firm, through it's Partner Shri.Hemant Madanlal Parakh purchased TDR of 1023.78 sq.mtrs out of DRC No.1031 from Shri.Hemant Madanlal Parakh and others.The said Sale Deed was registered at Sub Registrar office Nasik-5 at Sr. No.NSN-5- 2996 / 2022 on 10/03/2022.

Notice of Intimation regarding mortgage by way of deposit of Title Deed - It reveals from search that the said Plot No.1 out of S.No. 320/1/1/1A/1B/2 B and had been mortgaged towards HDFC Bank Ltd by way of Equitable Mortgage which is also known as Mortgage by deposit of title deeds. As per Mortgage notice of intimation is recorded in the Register of Index-II at Sub Registrar Nashik-5 by File No.1951/2023 which shows us that the loan was taken on 30.09.2022 and Notice of Intimation was filed on 03.08.2023.

It is to be recored that, as Shri.Hemant Madanlal Parakh repayed the part of loan hence the said plot no.1 is released from the mortgage and the custody of it's original documents is handed over with NOC to Shri.Hemant Madanlal Parakh. I confirm it by taking inspection of these original registered title documents.

REGISTERED SALE DEED OF TDR - It appears that Gajra Associates, Partnership Firm, through it's Partner Shri.Hemant Madanlal Parakh and Avenue Realty a partnership firm through its partners Shri.Himanshu Jagdish Patel and Shri.Jugal Dhiraj Bhagat purchased TDR of 886.98 sq.mtrs out of DRC No.1087 from Shri. Gopal Gangadharrao Kulkarni and others.The said Sale Deed was registered at Sub Registrar office Nasik-5 at Sr. No.NSN-5- 2996 / 2022 on 10/03/2022.

REGISTERED DOCUMENTS - It appears that Avenue Realty a partnership firm through it's partner Shri.Himanshu Jagdish Patel had executed a Joint Development Agreement on revenue sharing basis and Power of Attorney in favor of Gajra Associates, Partnership Firm, through it's Partner Shri.Hemant Madanlal Parakh for Plot No. 2 admeasuring 1023.70 sq.mtrs with T.D.R/F.S.I 274.10 sq.mtrs out of S.No. 320/1/1/1A/1B/2 B. The said Development Agreement was registered at Sub Registrar office Nasik-7 at Sr. No.NSN-7- 11343/2023 on 27/09/2023 and Power of Attorney was registered in Sub Registrar office Nasik-7 at Sr.No. NSN-7-11344/2023 on 27/09/2023.

OPINION

After scrutiny of relevant records and after taking search of index II for last thirty years of the said property, I am of the opinion that, Gajra Associates and Avenue Realty has clear and marketable Title over the said plots .And I do not found any adverse entry regarding the title of the said owners/properties in Index II.

I also do not found any record or entry which reflects any litigation regarding the said properties.

Nashik

Date: 11.10.2023


Adv. Shashikant M. Gaikwad



CHALLAN
MTR Form Number-6



GRN	MH009076959202324P	BARCODE			Date	06/10/2023-10:45:21	Form ID				
Department				Inspector General Of Registration							
Type of Payment				Search Fee							
Type of Payment				Other Items							
Office Name				PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name			Shashikant Manikrao Gaikwad		
Location				PUNE		Flat/Block No.					
Year				2023-2024 One Time		Premises/Building					
Account Head Details				Amount In Rs.		Road/Street					
0030072201 SEARCH FEE				750.00		Area/Locality					
						Town/City/District					
						PIN					
						Remarks (If Any)					
Total				750.00		Amount In		Seven Hundred Fifty Rupees Only			
						Words					
Payment Details				SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		10000502023100600775		0137006654937	
Cheque/DD No.				Bank Date		RBI Date		06/10/2023-10:46:02		Not Verified with RBI	
Name of Bank				Bank-Branch				SBIEPAY PAYMENT GATEWAY			
Name of Branch				Scroll No. , Date				Not Verified with Scroll			

Department ID : 302795585 Mobile No. : 9371355111
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 एकर चलन 'क्याप ऑफ पेमेंट' मध्ये नमूद कारणसाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

MH009076959202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 Oct 2023	Receipt	Receipt no.: 1113113448
	Name of the Applicant :	Shashikant Manikrao Gaikwad
	Details of property of which document has to be searched :	Dist :Nashik Village :Nashik Shahar S.No/CTS No/G.No. : 320
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH009076959202324P		
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 '.		



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नाशिक शहर - १ (९४४२१०)

तालुका :- नाशिक

जिल्हा :- नाशिक



ULPN : 25923478738

मुद्रापत्र क्रमांक व तयारीभाग ३२०/१/१/१३/१३/२३/प्लॉट/२

25923478738

मुद्रापत्र पद्धती सोमवटादार वर्ग -१

वेताचे स्थानिक नाव :

शेज, एकक व आकारणी	खाले क्र.	सोमवटादाराचे नाव	शेज	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार	
वेताचे एकक आर.पी.पी	३४४०४	[किरण दलीपराव बाळगा]	१०.२३.७०	३३५२.००		(१११२०२)	कुळाचे नाव व खंड	
अवृत्तिक शेज	४४४७५	बीबीनू रिचल्टी तर्फे भागीदार	१०.२३.७०			(१११२०२)	इतर अधिकार	
विन शेती १०.२३.७०							प्रलंबित फेरफार : नाही.	
विन शेती १३५२.००							वेताचा फेरफार क्रमांक : १११२०२ व दिनांक : २३/०३/२०२२	
आकारणी								
जुने फेरफार क्र : (६१५४३) (६२०४६) (९१२४५) (१०३३१५) (१०३८४५)							शेता आणि मुद्रापत्र विन्डे :	



हा गाव नमुना क्रमांक ३ दिनांक २३/०३/२०२२-११:०५:३० AM रोजी डिजिटल स्वाक्षरीत वेता आहे व गाव नमुना क्रमांक १२ या वेता स्वयंसेवकित असावामुळे ७/१२ अधिकार वर सोमवटाची सही किंवासही आवश्यकता नाही.
 ७/१२ आसनखंड दि. : ०६/१०/२०२३ : १८:५०:५४ PM, वेता पडताळणीसाठी <https://digitalsatara.mahabhumi.gov.in/cas/> या संकेत स्थळावर जाऊन 2811100001443736 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवही (संपादन करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१]

गाव :- नाशिक शहर - १ (१५२२१०)

तालुका :- नाशिक

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग ३२०/१/१/१४/१४/२४/५२६/२

			पिकांसाठी वापरलेली क्षेत्रे					जमिनवहीसाठी वापरलेली जमीन		शेरा
वर्ष	इंग्रजी	सह्ये क्रमांक	पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	एकक	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.पी.सी	आर.पी.सी				आर.पी.सी

टीप :- सरकारी नोंद नोंदवहीत अर्थ द्वारे घेऊन आलेली आहे

ई महा भूमि



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (हयात करणे व सुम्बित्तीत ठेवणे) नियम १९७९ चातील नियम ३,५,६ आणि ७]

गाव :- नाशिक शहर - १ (९४४२१०)

तालुका :- नाशिक

जिल्हा :- नाशिक



LLPN : 30049076758

मुलाखत क्रमांक व तपविभाग : ३२०/१/१/१४/१४/२४/२४/२४/१

30049076758

मुधारणा पद्धती भौगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाली क्र.	भौगवटादाराचे नाव	क्षेत्र	आकार	ची.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
शेताचे एकक आर.ची.मी	३२००४	गवरा असोसिएटस् प्राीवारी फर्म	१०.५५.००	१३९३.००		(६९९४०)	कुळचे नाव व खंड
अक्षुणिक क्षेत्र							इतर अधिकार
विन शेती	१०.५५.००						प्रत्यक्षित फेरफार : नाही.
विन शेती	१३९३.००						शेवटाचा फेरफार क्रमांक : १०३८४९ व दिनांक : १०/०४/२०१८
आकारणी							
जुने फेरफार क्र : (६९५४३) (६९९४०) (७००८१) (१०८७८) (१०३३१९) (१०३८४९)							सीमा आणि धुमरावण विन्हे :



हा गाव नमुना क्रमांक ७ दिनांक ०६/०९/२०२० ०९:३६:३८ PM रोजी डिजिटल स्वाक्षरीत झेरॉ बॉडी व गाव नमुना क्रमांक १२ चा डेटा स्वयंचलितपणे अद्ययावत ०९/१३ अधिकारावर वर कोलायटी वही डिजिटलची आवश्यकता नाही.
०९/१३ अद्ययावत दि. : ०६/१०/२०२३ : १८:५०:५९ PM, वेबसाईट पडदापुढीलसाठी <https://digitalsubscribers.maharashtra.gov.in/> या संकेत स्थळावर जाऊन 2011100001209038 हा क्रमांक वाचण्या.



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकायक अधिनियम आणि नोंदवही (तयार करणे व सुविधीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- नाशिक शहर - १ (१४४२१०)

तालुका :- नाशिक

जिल्हा :- नाशिक

सुमारेण क्रमांक व पत्रविभाग ३२०/१/५/१४/१४/२४/५०६/१

			पिकांसाठीचे क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्षे	इंग्रान	बाहेर क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.पी.सी	आर.पी.सी			आर.पी.सी	

टीप :- सरकारी नोंद सोबतल अॅप द्वारे घेण्यात आलेली आहे

