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

To,  
**MahaRERA,**  
Mumbai

## LEGAL TITLE REPORT

**Subject:** Legal Title Report for all that piece & parcel of the immovable property of an area measuring **248.50 sq. Meters** excluding area towards road widening from and out of **Plot No. 3** area total measuring 269.50 sq. Meters, an area measuring **255.50 sq. Meters** excluding area towards road widening from and out of **Plot No. 4** area total measuring 276.50 sq. Meters, an area measuring 262.50 sq. Meters excluding area towards road widening from and out of **Plot No. 5** area total measuring 283.50 sq. Meters and an area measuring **269.50 sq. Meters** excluding area towards road widening from and out of **Plot No. 6** area measuring 290.50 sq. Meters, thus the area total aggregating to 1,036.00 sq. Meters out of **Survey No. 18/2**, along with Residential project namely **SHREE SAI KRUPA RESIDENCY** being erected thereon, situated at village **Makhmalabad-2**, Tal. Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik...

1/- I have investigated the title of the said immovable property on the request of **Harshal Hanmante Builders and Developers Private Limited** and following documents:

1) Description of the property

All that piece & parcel of the immovable property of an area measuring **248.50 sq. Meters** excluding area towards road widening from and out of **Plot No. 3** area total measuring 269.50 sq. Meters, an area measuring **255.50 sq. Meters** excluding area towards road widening from and out of **Plot No. 4** area total measuring 276.50 sq. Meters, an area measuring 262.50 sq. Meters excluding area towards road widening from and out of **Plot No. 5** area total measuring 283.50 sq. Meters and an area measuring **269.50 sq. Meters** excluding area towards road widening from and out of **Plot No. 6** area measuring 290.50 sq. Meters, thus the area total aggregating to 1,036.00 sq. Meters out of **Survey No. 18/2**, along with Residential project namely **SHREE SAI KRUPA RESIDENCY** being erected



thereon, situated at village **Makhmalabad-2**, Tal. Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik and boundaries are as under...

On or towards:

**1,036.00 sq. Meters**

East	: Plot No. 2
West	: 9 Meters Colony Road
South	: Road
North	: Plot No. 7, 8, 9 & 10

Aforesaid immovable property and construction thereon along with all rights, title, interest, right of way, open space, easement rights, etc.

- 2) The documents of allotment of plot
  - a. Correction Deed dated 20/01/2022 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5, at Sr.No. NSN5-767-2022
  - b. General Power of Attorney dated 11/02/2021 duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5, at Sr.No. NSN5-2314-2021
  - c. Development Agreement dated 11/02/2021 duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5, at Sr.No. NSN5-2313-2021
  - d. General Power of Attorney dated 11/02/2021 duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5, at Sr.No. NSN5-2310-2021
  - e. Development Agreement dated 11/02/2021 duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5, at Sr.No. NSN5-2309-2021
  - f. General Power of Attorney dated 11/02/2021 duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5, at Sr.No. NSN5-2303-2021
  - g. Development Agreement dated 11/02/2021 duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5, at Sr.No. NSN5-2302-2021
  - h. General Power of Attorney dated 11/02/2021 duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5, at Sr.No. NSN5-2299-2021
  - i. Development Agreement dated 11/02/2021 duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5, at Sr.No. NSN5-2298-2021
  - j. Photocopy of Sale Deed dated 06/01/1986 duly registered at the



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office of Hon. Sub-Registrar, Nashik at Sr.No. NSN-159-1986

- k. Photocopy of Sale Deed dated 23/05/1984 duly registered at the office of Hon. Sub-Registrar, Nashik at Sr.No. NSK-2061-1984
- l. Photocopy of Sale Deed dated 23/05/1984 duly registered at the office of Hon. Sub-Registrar, Nashik at Sr.No. NSK-2060-1984
- m. Photocopy of Sale Deed dated 23/05/1984 duly registered at the office of Hon. Sub-Registrar, Nashik at Sr.No. NSK-2059-1984
- 3) 7/12 Extract dated
- 4) Search Report for 30 Years from 01/01/1993.

2/- On perusal of above documents and all other relevant documents relating to title of the said property I am of the opinion that title of **Chhaya Chandrakant Kapure, Aruna Sudhir Nikumbh, Shobhana Wamanrao Jagtap and Chandrakant Namdevsheth Jagtap** in respect of the immovable property of an area measuring **248.50 sq. Meters** excluding area towards road widening from and out of **Plot No. 3** area total measuring 269.50 sq. Meters, an area measuring **255.50 sq. Meters** excluding area towards road widening from and out of **Plot No. 4** area total measuring 276.50 sq. Meters, an area measuring 262.50 sq. Meters excluding area towards road widening from and out of **Plot No. 5** area total measuring 283.50 sq. Meters and an area measuring **269.50 sq. Meters** excluding area towards road widening from and out of **Plot No. 6** area measuring 290.50 sq. Meters, thus the area total aggregating to 1,036.00 sq. Meters out of **Survey No. 18/2**, situated at village **Makhmalabad-2**, Tal. Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik, is clear & marketable and free from encumbrances or charges of whatsoever nature and a Residential building namely **SHREE SAI KRUPA RESIDENCY** being erected thereon by exercising valid, legal & enforceable development rights of the same acquired by the builder-developer-promoter **Harshal Hanmante Builders and Developers Private Limited**, by virtue of Development Agreement & General Power of Attorney and fully empowered to develop the said property and to dispose off the constructed premises of its share.

Owner of the land

- (1) **Chhaya Chandrakant Kapure, Aruna Sudhir Nikumbh, Shobhana Wamanrao Jagtap and Chandrakant Namdevsheth Jagtap**

Developer of the land

- (2) **Harshal Hanmante Builders and Developers Private Limited**

3/- The report reflecting the flow of the title of **Chhaya Chandrakant Kapure, Aruna Sudhir Nikumbh, Shobhana Wamanrao Jagtap, Chandrakant Namdevsheth Jagtap and Harshal Hanmante Builders and Developers Private Limited** on the said immovable



property is enclosed herewith as annexure.

Encl.: Annexure

Place: Nashik

Date: 21/06/2022

**Gulab Dadaji Aher**

Advocate

**Adv. Gulab D. Aher**





ADVOCATE

**GULAB DADAJI AHER**  
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(Circular No.: 28/2021)

**FLOW OF THE TITLE OF THE SAID IMMOVABLE PROPERTY**

1. The computerized 7/12 Extract dated 20/01/2021 of **Plot No. 3** area measuring 269.50 sq. Meters out of **Survey No. 18/2** stands in the names of **Chhaya Prakash Kapure** for an area measuring 248.50 sq. Meters and **Nashik Municipal Corporation, Nashik** for an area measuring 21.00 sq. Meters. In other rights column the remarks of 'towards Non-Agricultural for the Residential purpose' and 'an area measuring 21.00 sq. Meters towards road widening' are seen and no charges or encumbrances of whatsoever nature are seen.
2. The computerized 7/12 Extract dated 20/01/2021 of **Plot No. 5** area measuring 276.50 sq. Meters out of **Survey No. 18/2** stands in the names of **Aruna Sudhir Nikumbh** for an area measuring 255.50 sq. Meters and **Nashik Municipal Corporation, Nashik** for an area measuring 21.00 sq. Meters. In other rights column the remarks of 'towards Non-Agricultural for the Residential purpose' and 'an area measuring 21.00 sq. Meters towards road widening' are seen and no charges or encumbrances of whatsoever nature are seen.
3. The computerized 7/12 Extract dated 20/01/2021 of **Plot No. 5** area measuring 283.50 sq. Meters out of **Survey No. 18/2** stands in the names of **Nashik Municipal Corporation, Nashik** for an area measuring 21.00 sq. Meters and **Shobhana Wamanrao Jagtap** for an area measuring 262.50 sq. Meters. In other rights column the remarks of 'towards Non-Agricultural for the Residential purpose' and 'an area measuring 21.00 sq. Meters towards road widening' are seen and no charges or encumbrances of whatsoever nature are seen.
4. The computerized 7/12 Extract dated 20/01/2021 of **Plot No. 6** area measuring 290.50 sq. Meters out of **Survey No. 18/2** stands in the names of **Chandrakant Namdevsheth Jagtap** for an area measuring 269.50 sq. Meters and **Nashik Municipal Corporation, Nashik** for an area measuring 21.00 sq. Meters. In other rights column the remarks of 'towards Non-Agricultural for the Residential purpose' and 'an area measuring 21.00 sq. Meters towards road widening' are seen and no charges or encumbrances of whatsoever nature are seen.
5. The landlord Parashram Khandu Pingle executed **Power of Attorney** dated 28/02/1983 in favour of Avinash Arvind Chandwadkar, in respect of Eastern Side area measuring A 4.0 G i.e. H 01.60 R.



6. Hon. Collector, Nashik issued **Order** dated 17/12/1983, bearing No. RBD.III.LNA.SR.317/83 under Section 44 of the Maharashtra Land Revenue Code, 1966 and rules made thereunder granting the landlord Parashram Khandu Pingle permission for Non-Agricultural utilization of Plot No. 1 to 46 out of Survey No. 18(part) at village Makhmalabad, Tal.Dist. Nashik, for the Residential purpose.
7. Hon. Deputy Commissioner, Nashik Municipal Corporation, Nashik sanctioned **Tentative Layout Plan** of Survey No. 18(part), by **Letter** dated 27/05/1983, bearing No. LND/WS-Tent. Layout/24.
8. By virtue of Non-Agricultural permission by Order dated 17/12/1983, bearing No. RBD.III.LNA.SR.317/83 mentioned above, coupled with layout approval letter, Survey No. 18(part) laid into Plot No. 1 to 48, accordingly, separate 7/12 Extracts of these plots were prepared and to that effect, **Mutation Entry No. 9058** duly certified is mutated accordingly.
9. Chhaya Prakash Kapure purchased Plot No. 3 of Survey No. 18/2 from the landlord Parashram Khandu Pingle, through his General Power of Attorney Holder Avinash Arvind Chandwadkar, for the consideration of ₹ 5,000/- (Rupees Five Thousand only), to that effect, **Sale Deed** dated 06/01/1986 is duly registered at the office of Hon. Sub-Registrar, Nashik at Sr.No. NSN-159-1986.
10. By above-mentioned Sale Deed duly registered at the office of Hon. Sub-Registrar, Nashik, at Sr.No. NSN-159-1986, name of the purchaser Chhaya Prakash Kapure had been entered as owner & possessor in the revenue records of Plot No. 3 and to that effect, **Mutation Entry No. 11077** dated 20/05/1991 duly certified on 11/06/1991 is mutated accordingly.
11. Chhaya Prakash Kapure transferred an area measuring 21.00 sq. Meters towards road widening out of Plot No. 3 of Survey No. 18/2 to Nashik Municipal Corporation, Nashik, by way of Road Transfer Agreement dated 14/02/2019, as per Order dated 27/07/2018, bearing No. 515 issued by Hon. Commissioner, Nashik Municipal Corporation, Nashik for widening of 6 Meters & 7.50 Meters Colony Roads upto 9 Meters, accordingly, Hon. Assistant Director, Town Planning Department, Nashik Municipal Corporation, Nashik issued Letter dated 29/03/2019, bearing Outward No. NaNiVi/VaShi/2793/2019 and name of the corporation has been incorporated in the revenue records of Plot No. 3 of Survey No. 18/2 for an area measuring 21.00 sq. Meters and remark of the same was also incorporated in other rights column as well, to that effect **Mutation Entry No. 37590** duly certified on 28/05/2019 is mutated accordingly.



12. Chhaya Prakash Kapure has entrusted an area measuring 248.50 sq. Meters out of Plot No. 3 of Survey No. 18/2 for the development purposes to M/s Harshal Hanmante Builders and Developers Private Limited, through its Director Harshal Anil Hanmante, for the consideration of 50% of constructed premises from and out of each floor of the building to be erected thereon, entered into **Development Agreement** dated 11/02/2021 to that effect and authorized the developer to develop the said land and also to transfer constructed premises in favour of prospective purchasers. The said Development Agreement is duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5 at Sr.No. NSN5-2313-2021, bearing Registration Receipt No. 2424.
13. In consonance with above said Development Agreement the plot owner Chhaya Prakash Kapure has also executed **General Power of Attorney** dated 11/02/2021 in favour of the developer M/s Harshal Hanmante Builders and Developers Private Limited, through its Director Harshal Anil Hanmante to carry & complete the development project over an area measuring 248.50 sq. Meters out of Plot No. 3 of Survey No. 18/2, which is duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5 at Sr.No. NSN5-2314-2021, bearing Registration Receipt No. 2425.
14. Aruna Sudhir Nikumbh purchased Plot No. 4 of Survey No. 18/2 from the landlord Parashram Khandu Pingle, through his General Power of Attorney Holder Avinash Arvind Chandwadkar, for the consideration of ₹ 5,000/- (Rupees Five Thousand only), to that effect, **Sale Deed** dated 23/05/1984 is duly registered at the office of Hon. Sub-Registrar, Nashik at Sr.No. NSK-2059-1984.
15. Aruna Sudhir Nikumbh transferred an area measuring 21.00 sq. Meters towards road widening out of Plot No. 4 of Survey No. 18/2 to Nashik Municipal Corporation, Nashik, by way of Road Transfer Agreement dated 14/02/2019, as per Order dated 27/07/2018, bearing No. 515 issued by Hon. Commissioner, Nashik Municipal Corporation, Nashik for widening of 6 Meters & 7.50 Meters Colony Roads upto 9 Meters, accordingly, Hon. Assistant Director, Town Planning Department, Nashik Municipal Corporation, Nashik issued Letter dated 29/03/2019, bearing Outward No. NaNiVi/VaShi/2792/2019 and name of the corporation has been incorporated in the revenue records of Plot No. 4 of Survey No. 18/2 for an area measuring 21.00 sq. Meters and remark of the same was also incorporated in other rights column as well, to that effect **Mutation Entry No. 37584** duly certified on 03/06/2019 is mutated accordingly.
16. Aruna Sudhir Nikumbh has entrusted an area measuring 255.50 sq.



Meters out of Plot No. 4 of Survey No. 18/2 for the development purposes to M/s Harshal Hanmante Builders and Developers Private Limited, through its Director Harshal Anil Hanmante, for the consideration of 50% of constructed premises from and out of each floor of the building to be erected thereon, entered into **Development Agreement** dated 11/02/2021 to that effect and authorized the developer to develop the said land and also to transfer constructed premises in favour of prospective purchasers. The said Development Agreement is duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5 at Sr.No. NSN5-2298-2021, bearing Registration Receipt No. 2409.

17. In consonance with above said Development Agreement the plot owner Aruna Sudhir Nikumbh has also executed **General Power of Attorney** dated 11/02/2021 in favour of the developer M/s Harshal Hanmante Builders and Developers Private Limited, through its Director Harshal Anil Hanmante to carry & complete the development project over an area measuring 255.50 sq. Meters out of Plot No. 4 of Survey No. 18/2, which is duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5 at Sr.No. NSN5-2299-2021, bearing Registration Receipt No. 2410.
18. Shobhana Wamanrao Jagtap purchased Plot No. 5 of Survey No. 18/2 from the landlord Parashram Khandu Pingle, through his General Power of Attorney Holder Avinash Arvind Chandwadkar, for the consideration of ₹ 5,000/- (Rupees Five Thousand only), to that effect, **Sale Deed** dated 23/05/1984 is duly registered at the office of Hon. Sub-Registrar, Nashik at Sr.No. NSK-2061-1984.
19. Namdevsheth Vitthal Jagtap submitted an application requesting for incorporation of name of his son Chandrakant Namdevsheth Jagtap in his place in the revenue records Plot No. 6 of Survey No. 18/2, accordingly, **Mutation Entry No. 12389** dated 28/04/1995 duly certified on 22/05/1995 is mutated and name of Chandrakant Namdevsheth Jagtap incorporated in place of Namdevsheth Vitthal Jagtap.
20. Shobhana Wamanrao Jagtap transferred an area measuring 21.00 sq. Meters towards road widening out of Plot No. 5 of Survey No. 18/2 to Nashik Municipal Corporation, Nashik, by way of Road Transfer Agreement dated 14/02/2019, as per Order dated 27/07/2018, bearing No. 515 issued by Hon. Commissioner, Nashik Municipal Corporation, Nashik for widening of 6 Meters & 7.50 Meters Colony Roads upto 9 Meters, accordingly, Hon. Assistant Director, Town Planning Department, Nashik Municipal Corporation, Nashik issued Letter dated 29/03/2019, bearing Outward No. NaNiVi/VaShi/2789/2019 and name of the corporation has been





incorporated in the revenue records of Plot No. 5 of Survey No. 18/2 for an area measuring 21.00 sq. Meters and remark of the same was also incorporated in other rights column as well, to that effect **Mutation Entry No. 37585** duly certified on 03/06/2019 is mutated accordingly.

21. Shobhana Wamanrao Jagtap has entrusted an area measuring 262.50 sq. Meters out of Plot No. 5 of Survey No. 18/2 for the development purposes to M/s Harshal Hanmante Builders and Developers Private Limited, through its Director Harshal Anil Hanmante, for the consideration of 50% of constructed premises from and out of each floor of the building to be erected thereon, entered into **Development Agreement** dated 11/02/2021 to that effect and authorized the developer to develop the said land and also to transfer constructed premises in favour of prospective purchasers. The said Development Agreement is duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5 at Sr.No. NSN5-2302-2021, bearing Registration Receipt No. 2413.
22. In consonance with above said Development Agreement the plot owner Shobhana Wamanrao Jagtap has also executed **General Power of Attorney** dated 11/02/2021 in favour of the developer M/s Harshal Hanmante Builders and Developers Private Limited, through its Director Harshal Anil Hanmante to carry & complete the development project over an area measuring 262.50 sq. Meters out of Plot No. 5 of Survey No. 18/2, which is duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5 at Sr.No. NSN5-2303-2021, bearing Registration Receipt No. 2414.
23. Namdevsheth Vitthal Jagtap had purchased Plot No. 6 of Survey No. 18/2 from the landlord Parashram Khandu Pingle, through his General Power of Attorney Holder Avinash Arvind Chandwadkar, for the consideration of ₹ 5,000/- (Rupees Five Thousand only), to that effect, **Sale Deed** dated 23/05/1984 is duly registered at the office of Hon. Sub-Registrar, Nashik at Sr.No. NSK-2060-1984.
24. Chandrakant Namdevsheth Jagtap transferred an area measuring 21.00 sq. Meters towards road widening out of Plot No. 6 of Survey No. 18/2 to Nashik Municipal Corporation, Nashik, by way of Road Transfer Agreement dated 14/02/2019, as per Order dated 27/07/2018, bearing No. 515 issued by Hon. Commissioner, Nashik Municipal Corporation, Nashik for widening of 6 Meters & 7.50 Meters Colony Roads upto 9 Meters, accordingly, Hon. Assistant Director, Town Planning Department, Nashik Municipal Corporation, Nashik issued Letter dated 29/03/2019, bearing Outward No. NaNiVi/VaShi/2790/2019 and name of the corporation has been incorporated in the revenue records of Plot No. 6 of Survey No. 18/2



for an area measuring 21.00 sq. Meters and remark of the same was also incorporated in other rights column as well, to that effect **Mutation Entry No. 37583** duly certified on 03/06/2019 is mutated accordingly.

25. Chandrakant Namdevsheth Jagtap has entrusted an area measuring 269.50 sq. Meters out of Plot No. 6 of Survey No. 18/2 for the development purposes to M/s Harshal Hanmante Builders and Developers Private Limited, through its Director Harshal Anil Hanmante, for the consideration of 50% of constructed premises from and out of each floor of the building to be erected thereon, entered into **Development Agreement** dated 11/02/2021 to that effect and authorized the developer to develop the said land and also to transfer constructed premises in favour of prospective purchasers. The said Development Agreement is duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5 at Sr.No. NSNS-2309-2021, bearing Registration Receipt No. 2420.
26. In consonance with above said Development Agreement the plot owner Chandrakant Namdevsheth Jagtap has also executed **General Power of Attorney** dated 11/02/2021 in favour of the developer M/s Harshal Hanmante Builders and Developers Private Limited, through its Director Harshal Anil Hanmante to carry & complete the development project over an area measuring 269.50 sq. Meters out of Plot No. 6 of Survey No. 18/2, which is duly registered on 12/02/2021 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5 at Sr.No. NSNS-2310-2021, bearing Registration Receipt No. 2421.
27. 1) Pandharinath Jagannath Nere and 2) Jayashree Pandharinath Nere executed **Correction Deed** dated 20/01/2022 in favour of Harshal Hanmante Builders and Developers Private Limited, through its Director Harshal Anil Hanmante, carrying rectification to Sale Deed of Transferable Development Right (T.D.R.) dated 09/09/2021 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5, at Sr.No. NSNS-8946-2021. The said Correction Deed is duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5, at Sr.No. NSNS-767-2022, bearing Registration Receipt No. 837.
28. Chhaya Prakash Kapure & others, through their General Power of Attorney Holder Harshal Hanmante Builders and Developers Private Limited, through its Director Harshal Anil Hanmante prepared Building Plan for the erection of Residential + Commercial project over Plot No. 3+4+5+6 of Survey No. 18/2(part), which is sanctioned Municipal Corporation of Nashik, vide **Sanction of Building Permit & Commencement Certificate** dated 10/03/2022, bearing No. LND/BP/C2/1047/2022.
29. Search Report for 30 Years from 01/01/1993 taken from Sub-



Registrar's office at Nashik.

30. Any other relevant title. **NIL**

31. Litigations if any. **NIL**

Place: Nashik

Date: 21/06/2022



**Gulab Dadaji Aher**

Advocate

**Adv. Gulab D. Aher**