

ADV. P.B. PAGAR

ADVOCATE

NASHIK DISTRICT COURT

NASHIK

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Date:-

TO,
MAHA RERA
AUTHORITY, MUMBAI

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate with respect to the property mentioned herein below.

I have investigated the title of the said Subject Matter property on the request of **JAY DEVELOPERS PARTNERSHIP FIRM, THROUGH PARTNER VIJAY VASUDEV LALWANI,** through partner **Mr.Vijay Vasudev Lalwani** Add: Sancheti Tower, Opp.BSNL Office, Canada Corner Nashik.

I) DISCRIPTION OF PROPERTY :-

All that piece and parcel of NA Land Property Survey No.45/19/1+2+3+4 Plot No.06 to 15 admeasuring area 2836.79 Sq.mtrs out of area measuring 1836.03 Sq.mtrs., Situated at **Makhamalabad-2 Shiwar.**, Nashik within the limits of Nashik Municipal Corporation is owned and possessed by **M/S.JAY DEVELOPERS PARTNERSHIP FIRM THROUGH PARTNER VIJAY VASUDEV LALWANI,** bounded as per record of rights;

II) OWNER OF THE PLOT:-

M/S.JAY DEVELOPERS PARTNERSHIP FIRM THROUGH PARTNER VIJAY VASUDEV LALWANI.

III) DOCUMENTS :-

- a) 7/12
- b) 6 D Mutation Entries

- e) NA Order, Commencement Certificate, Completion Certificate
- d) Lay out Plan
- e) Xerox Copy of Sale Deed
- f) Mortgage Deed
- g) Declaration Deed
- h) Title report Adv. Santosh Bhaskar Shetty dtd.25/08/2015

IV) OBSERVATION :-

Mutation Entry No.9249 dtd.09/04/1985 shows that, Shri. Laxman Mahadev Kakad and Banu Mahadev Kakad made partition among themselves vide order Tenancy Vatap 3369/84 dtd.08/01/1985 Tahisildar Nashik., hence certified and mutated.

Mutation Entry No.9648 dtd.17/06/1986 shows that, Balkrushna Abhjai Kakad purchased said property from Shri.Laxman Mahadev Kakad and Banu Mahadev Kakad for consideration of Rs.8000/- dtd.21/03/1974., hence said purchaser name recorded into record of right of column.

Mutation Entry No.12005 dtd.05/03/1994 shows that, the owner Shankar Balaji Kakad died on dtd.16/02/1992 leaving behind their legal heir's namely:- Sons 1) Shri.Devram Shankar Kakad-50 2) Shri.Laxman Shankar Kakad -42 3) Tukaram Shankar Kakad-35 and Daughters 1)Santabai Ramchandra Dhattrak 2) Shevantabai Laxman Kamkade., 3) Jhunkabai Kachni Katkade 3) Tanubai Eknath Avhad 4) Bebybai Ramnath Bodke., recorded into record of right of column and Daughter No.1 to 5 namely shifted into other right of column.

Mutation Entry No.12319 dtd.23/02/1995 shows that, 1) Shantabai Ramchandra Dhattrak, 2) Sau Shevantabai Laxman Kakad 3) Jhunkabai Kachru Kakad 3) Tanubai Eknath Avhad 4) Bebybai Ramnath Bodke informed that deleted their name form record of right and recorded their legal heir's name.

Mutation Entry No.12648 dtd.29/19/1995 shows that, Shri.Gabaji Baln Kakad, Bajirao Bala Kakad, Shivram Laxman Wagh, Devram Shankar Kakad and other made partition S.No.45/19 among themselves vide order No Rehabilitation Depart/10/1/285/95 did.03/04/1995 from Collector Nashik.

Mutation Entry No.14906 dtd.08/05/2000 shows that, Shri.Gaba Bala Kakad is died Village on did.14/01/1999 leaving their heirs' namely: 1) Shri Sukhdev Gabaji Kakad - 57, 2) Shri.Pandharinath Gabaji Kakad - 48 3) Shri Chandrabhan Gabaji Kakad 45, 4) Shri Dhashrath Gabaji Kakad-43, 5) Shri Narayan Gabaji Kakad 41, Daughter 6) Punjabai Haribhau Bodke - 55, 7) Anjnabai Karbhari Navale-40, 8) Anusayabai Sudhakar Rao-35, recorded into record of right of column.

Mutation Entry No.15452 dtd. 15/01/2001 shows that, Shri.Balkrishna Abhaji Kakad repaid their loan to Central Godavari Krushak Sena Saha Sanstha Marya.Gangapur for consideration of Rs.60,000/- vide order Ja.Kra.25/5325/2000 did. 18/12/2000, hence said charges deleted from record of right of column.

Mutation Entry No.16402 dtd.22/03/2002 shows that, Shri.Bajirao Bhikaji Kakad repaid loan to Bank of India Branch Makhamalabad for tractor dtd.28/04/1997 hence said charges deleted from record of right of column.

Mutation Entry No.17962 dtd.03/05/2004 shows that, Shri.Narayan Gabaji Kakad is died Village on did. 10/07/2003 leaving their heirs' namely: 1) Shri.Ratnabai Narayan Kakad - Wife, 2) Shri.Prashant Naryan Kakad - Son 3) Shri.Shrikant Naryan Kakad - Son, No.2 and 3 are minor through Guardian Ratnabai Narayan Kakad., Hence the name of legal heir's was mutated on record and mutation entry was sanctioned.

Mutation Entry No.18886 dtd.29/04/2005 shows that, S.No.45/19 was partitioned and accordingly effect had taken by ME No.12648 and accordingly S.No.45/19/A and S.No.45/19/B had been came to in existence. Thereafter appeal was filed in the court of Sub-divisional officer Nashik regarding said M.E.No.12648 and partition. Further as per order of sub divisional officer Nashik regarding said appeal vide No.R.T.S/Rivision/20/2004 dtd.28/02/2005 the said Mutation Entry No.12648 has been cancelled. Thus previous situation prior to Say ME.No.12648 has been mentioned on the record of rights. Thus area adm.00.70 R out of S.No.45/19 shown on the name of Balkrushna Aabhaji Kakad and remaining area shown on the name of 1) Laxman Abhaji Kakad, and others.

Mutation Entry No.19517 dtd.28/01/2006 shows that, as per hissa form No.12 the S.No.45/19 area measuring 1 H 15 R bearing taluka inspector Land record Nashik., Mo.Kra.393/2005 and made pot hissa mojni and Tahsildar Nashik Saheb Nashik

vide order No.Adhi/Abhi/Kavi/30/2006 dtd.18/01/2006. And accordingly pot hissa mojni hissa form No.12 entered area into record of right of column.

<u>S.No.</u>	<u>Hissa No.</u>	<u>Area</u>	<u>Asst</u>	<u>Name of the possessor</u>
45/19	01	0-19-15	1-08	Shri.Bajirao Bal Kakad
45/19	02	0-19-15	1-08	Shri.Sukhdeo Gabji Kakad and other
45/19	03	0-70-70	4-00	Shri.Balkrishna Abhaji Kakad
45/19	04	0-06	0-34	Shri.Laxman Abhaji Kakad

The Shri.Balkrishna Abhaji Kakad and others executed **Development Agreement** and **General Power of Attorney** in favour of Perfect Vastu Nirman Pra.Ltd. through their Director Shri.Vasudev Ramchandra Lalwani regarding certain S.No.45/19/1 area measuring 70.70 R is registered before sub-register Nashik-3 at Sr.No.115 and 116 dtd.05/01/2007 and S.No.45/19/1,2,3 total area measuring 4430.00 Sq.Mtrs is registered before sub-register Nashik-3 at Sr.No.1027 and 1028 dtd.09/02/2007

Mutation Entry No.20022 dtd.29/09/2006 shows that, the S.No.45/19/1 Shri.Bajirao Bala Kakad taken loan from Makhmalabad Vivid Karyadhikari Saha Sanstha Ltd for consideration of Rs.250000/- dtd.02/07/1991 and for Rs.5,00,000/-dtd.19/08/05 hence said charges reduced from record of right.

Mutation Entry No.21921 dtd.20/02/2008 shows that, as per the order bearing S.No.45/19/1 area measuring 0 H 19.15 R and S.No.45/19/2 area measuring 0 H 19.15 R , S.No.45/19/3 area measuring 0 H 70.70 R is owned and possessed by Balkrushna Abhaji Kakad and other known as Inam Class 6 Patil Class Inam said Inam must be cancelled accordingly to law because prior watandar regarding certain land possessor paid amount regarding certain Entry No.5351 dtd.16/08/1964 and accordingly old conditions regrant it. The property is classified into Non Agricultural the applicant is paid 50% amount Najrana out of Market Value which is 55,07,400/- the said property is relating to ULC and vide order Tahsildar Nashik vide order No.Watan/Kavi/92/2004 dtd.13/02/2008 accordingly order rule and conditions.

Mutation Entry No.22710 dtd.26/08/2008 shows that, Shri.Balkrishna Abhaji Kakad and other is owner of S.No.45/19/1+2+3+4 area measuring 11500.00 Sq.mtrs. they prepared layout plan which sanctioned from Nashik Municipal Corporation vide No.Nagarrachna Vibha/Antim/Panch/66 dtd.25/08/2008. And the said land converted into non-agricultural purpose from order of collector, Nashik vide order No.Maha/Kaksha/3/4/Bhe.She.Pra.Kra/69/2008 dtd.28/05/2008 and the said land use for residential purpose. According to the 7/12 extracts various plots were separated.

Mutation Entry No.24232 dtd.02/01/2010 shows that, Jay Developers Partnership firm through their partner Shri.Vijay Vasudev Lalwani purchased property i.e.S.No.45/19+1+2+3+4 for consideration of Rs.48,24,500/- from Shri.Balkrishna Abhaji Kakad and other., the Sale Deed is registered before sub-register Nashik-3 at Sr.No.24 dtd.01/01/2010.

Mutation Entry No.24431 dtd.03/02/2010 shows that, M/s.Jay Developers through their partner Shri.Vijay Vasudev Lalwani and others with their consenting partner M/s.Jay Developers through their partner Shri.Vijay Vasudev Lalwani taken loan from 25,00,000/- (Twenty Five Lack Only) from Shri.Mahesh Co-op Bank Ltd. Nashik., the Said Mortgage Deed is registered before sub-register Nashik-3 at Sr.No.941 dtd.29/01/2010.

M/s.Jay Developers, A Partnership Firm through their partner Shri.Vijay Vasudev Lalwani with their consenting partner M/s.Vijay Builders a registered partnership firm through their partners Shri.Vijay Vasudev Lalwani and others taken loan S.No.45/19+1+2+3+4 from 20, 00,000/- (Twenty Lack Only) from Shri.Mahesh Co-op Bank Ltd. Nashik., the Said Mortgage Deed is registered before sub-register Nashik-3 at Sr.No.3212 dtd.16/03/2011.

M/s.Jay Developers, A Partnership Firm through their partner Shri.Vijay Vasudev Lalwani with their consenting partner M/s.Vijay Builders a registered partnership firm through their partners Shri.Vijay Vasudev Lalwani and others taken loan S.No.45/19+1+2+3+4 from 10, 00,000/- (Ten Lack Only) from Shri.Mahesh Co-op Bank Ltd. Nashik., the Said Mortgage Deed is registered before sub-register Nashik-3 at Sr.No.7315 dtd.08/07/2011.

M/s.Jay Developers, A Partnership Firm through their partner Shri.Vijay Vasudev Lalwani repaid loan to Shri.Mahesh Co-op Bank Ltd. Nashik., the Said Release Deed is registered before sub-register Nashik-5 at Sr.No.10681 dtd.20/12/2012.

Mutation Entry No.31094 dtd.07/03/2014 shows that, Chandrabhanu Prasad Daroga Kumbhar taken loan from 10,78,000/- (Ten Lack Seventy Eight thousand Only) from Bank of Baroda., the Said Mortgage Deed is registered before sub-register Nashik. Hence said charges recorded into record of right of column.

Mutation Entry No.31206 dtd.21/04/2014 shows that, M/s.Jay Developers partnership firm made amalgamation relating to S.No.45/19/1+2+3+4 Plot No.6+7+8+9+10+11+12+13+14+15 area measuring 2836.79 Sq.mtrs. sanctioned from Nashik Municipal Corporation vide order No.LND/BP/Panch/C2/801/4237 Nashik dtd.02/12/2011., hence certified and mutated.

Mutation Entry No.32636 dtd.29/07/2015 shows that, the State Bank of India R.A.P.C Row House No.1 charges recorded for consideration of Rs.19,44,340/- hence said charges recorded into record of right of column.

Mutation Entry No.33675 dtd.14/07/2016 shows that, it is the computerized and handwritten 7/12 extracts. Revenue and Forest Department Minister Mumbai vide their Paripatruk order No.CAR/2001/PRA.KRA-4/BHAG-1/L-1 dtd.13-11-2002 and Tahisildar Nashik vide order Ku.Ka.Kavi.219/2016 dtd.02/03/2016 made correction into it.

Mutation Entry No.35156 YEAR 2016 shows that, the said E Fer- Far is computerized through Edit Module by Government which is issued the Paripatruk Kra.Ra.Bhu.A./Pra.Kra.180/L-1 dtd.07/05/2016., and mentioned some corrections on 7/12 Extract authorized by Tahsildar Nashik Dated 08/08/2017.

Mutation Entry No.35903 YEAR 2016 shows that, the said E Fer- Far is computerized through RE-Edit Module by Government which is issued the Paripatruk Kra.Ra.Bhu.A./Pra.Kra.180/L-1 dtd.07/05/2016., and mentioned

some corrections on 7/12 Extract authorized by Tahsildar Nashik Dated 10/06/2018.

Mutation Entry No.36429 YEAR 2016 shows that, the said E Fer- Far is computerized through RE-Edit Module by Government which is issued the Paripatrak Kra.Ra.Bhu.A./Pra.Kra.180/L-1 dtd.07/05/2016., and mentioned some corrections on 7/12 Extract authorized by Tahsildar Nashik Dated 16/09/2018.

Mutation Entry No.37562 shows that, M/s.Jay Developers, A Partnership Firm through their partner Shri.Vijay Vasudev Lalwani transferred area measuring 1.1580 R out of 2839.79 Sq.mtrs for road winding to Nashik Municipal Corporation., hence said certified and mutated.

Mutation Entry No.37936 shows that, M/s.Jay Developers, A Partnership Firm through their partner Shri.Vijay Vasudev Lalwani taken loan for consideration of Rs.55, 00,000/- dtd.08/07/2011., from the Shri.Mahesh Co-op Bank Ltd. Nashik., the said charges recorded into record of right of column.

M/s.Jay Developers, A Partnership Firm through their partner Shri.Vijay Vasudev Lalwani repaid loan from 55,00,000/- (Fifty Lack Seventy Eight thousand Only) from Bank of Baroda., the Said Mortgage Deed is registered before sub-register Nashik. Hence said charges recorded into record of right of column.

Mutation Entry No.39703 shows that, talathi Makhmalabad given a certificate relating to Mouje Makhmalabad Tal.Dist.Nashik bearing S.No/Gat No.45 Plot No.6 to 15 is relating vadivibhajan, however, due to this record, there is no change in the property rights record and due to the change record.

RERA:-

The Said Project under the provisions of the Real Estate (Regulation & Redevelopment) Act 2016 with Real Estate Regulatory Authority at Maharashtra Real Estate Regulatory Authority at Maharashtra Real Estate Regulatory Application No.RERA1600116303.

NA ORDER:-

The land converted into Non-agricultural purpose from order of collector, Nashik vide order No.Maha/Kaksha/3/4/Bhe.She.Pra.Kra/69/2008 dtd.28/05/2008.

LAYOUT:-

The owner prepared layout Plan of the said property from Nashik Municipal Corporation Nashik it's vide **No.Nagarrachna Vibhag/Antim/Panch/66 dtd.25/08/2008.**The S.No.45/19/1+2+3+4 Plot No.6 to 15 area measuring 2836.79 sq.mtrs owned and possessed by **M/S.Jay Developers Partnership Firm Through Partner Vijay Vasudev Lalwani.,** The Said Owner constructed the project known as **VIJAY VILLA ROW HOUSES** on area 1000.76 sq.mtrs out of admeasuring area 2836.79 sq.mtrs.

BUILDING COMMENCEMENT CERTIFICATE:-

Builder Developer prepared building plan of the said property and obtained Commencement Certificate from Nashik Municipal Corporation Nashik its letter No.**LND/BP/C-2/530/2021 Dtd.21/10/2021.**

V) OPINION:-

It can be said that the title of said property is clear and marketable and free from all encumbrances.

All that piece and parcel of NA Land Property Survey No.45/19/1+2+3+4 Plot No.6 to 15 admeasuring area 2836.79 Sq.Mtrs out of area measuring 1836.03 Sq.Mtrs. Situated at **Makhmalabad-2 Shiwar.** Nashik within the limits of Nashik Municipal Corporation is owned and possessed by **M/S.JAY DEVELOPERS PARTNERSHIP FIRM THROUGH PARTNER VIJAY VASUDEV LALWANI.,**

Nashik

Date: /01/2022



Advocate

ADV.P.B.PAGAR

Adv. Pragati Bharatrao Pagar

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