



CHALLAN  
MTR Form Number-6



SRN	MH014721830202324E	BARCODE			Date	30/01/2024-13:52:43	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	NSK5_NASHIK 5 JOINT SUB REGISTRAR			Full Name	Adv Prashant Thakare			
Location	NASHIK							
Year	2023-2024 One Time			Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			750.00	Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)	S No 234/1/1/Plot/1 and construction thereon Pathardi Nashik Search for 30 years			
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only			
				Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024013016976	2850979078	
Cheque/DD No.				Bank Date	RBI Date	30/01/2024-13:53:28	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9822314746

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.



ADVOCATE

**PRASHANT V. THAKARE**

**B.SL., L.L.B**

**Advocate**

Office:- FA-09, First Floor, Thakkar Bazaar's, New CBS, Nashik.

Mobile No. 9822314746

Date - 30/01/2024

**FORMAT-A**

(Circular No:- 28/2021)

To,  
Maha RERA  
Nashik.

**LEGAL TITLE REPORT**

1. **Sub:** - Title Clearance Certificate with respect to Survey No. 234/1/1/Plot/1 total area admeasuring 1773.30 Sq. Mtrs., + TDR area 185.96 Sq. Mtrs., & construction thereon, (CTS No. 5539 area 1721.7 Sq. Mtrs.,) of the property situated at Village - Pathardi-2, Tal. & Dist. Nashik. (hereinafter referred as the said "Property/ies").

I have investigated the title of the said plot on the request of M/s. Govinda Construction Partnership Firm through Partner Mr. Gajanan Devidas Patil, Mr. Prakash Sopan Patil & Mr. Ravindra Sopan Patil and following documents i.e.

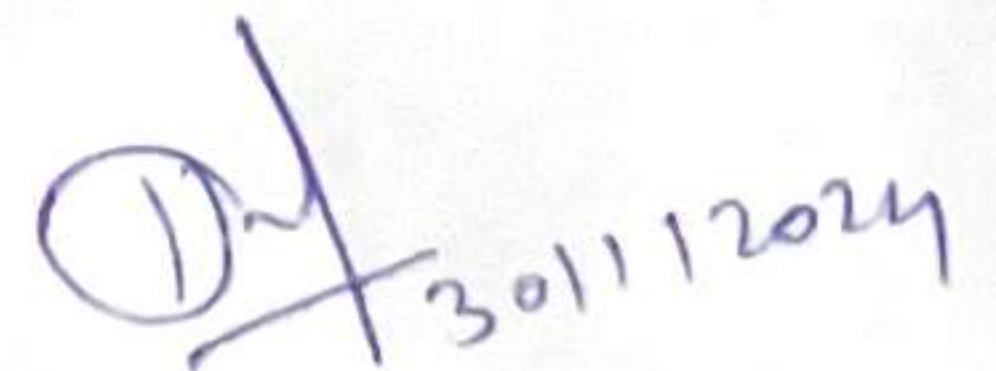
**A. Description of Property/ies**

All the piece and parcel of the property/ies i.e. Survey No. 234/1/1/Plot/1 total area admeasuring 1773.30 Sq. Mtrs., + TDR area 185.96 Sq. Mtrs., & construction thereon, (CTS No. 5539 area 1721.7 Sq. Mtrs.,) of the property situated at Village - Pathardi-2, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And the same bounded as per follows -

	<b>Plot No. 01</b>	<b>CTS No. 5539</b>
East	18 Mtrs., wide Colony Road.	Adj. Road.
West	Adj. S. No. 235.	Adj. CTS No. 5540.
South	Adj. S. No. 237.	Adj. CTS No. 5533.
North	Adj. S. No. 232.	Adj. CTS No. 5667.

**B. I have invested the title on the basis of following documents-**

- 1) Copy of tentative lay out order dated 27/08/1992.
- 2) Copy of N. A. Order dated 06/10/1992.
- 3) Copy of Sale Deed dated 16/07/1996 & its registration receipt (NSN-2, Reg. No. 4061).
- 4) Copy of Sale Deed dated 08/08/2005 & its registration receipt (NSN-2, Reg. No. 4448).
- 5) Copy of Sale Deed dated 16/10/2009 & its registration receipt (NSN-1, Reg. No. 7700).
- 6) Copy of Sale Deed dated 27/07/2023 & its registration receipt (NSN-5, Reg. No. 9421).
- 7) Copy of TDR Sale Deed dated 04/12/2023 & its registration receipt (NSN-5, Reg. No. 14761).
- 8) Copy of TDR Sale Deed dated 04/12/2023 & its registration receipt (NSN-5, Reg. No. 14762).
- 9) Copy of Commencement Certificate dated 28/12/2023.



**Adv. P. V. Thakare**

C. Recent 7/12 extract issued by Talathi Pathardi-2, Nashik & Mutation Entries.

D. Search report for 30 years from 01/01/1995 till 30/01/2024 vide Challan No. MH014721830202324E, dated 30/01/2024.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property i.e. **Survey No. 234/1/1/Plot/1 total area admeasuring 1773.30 Sq. Mtrs., + TDR area 185.96 Sq. Mtrs., & construction thereon**, (CTS No. 5539 area 1721.7 Sq. Mtrs.,) of the property situated at Village - **Pathardi-2**, Tal. & Dist. Nashik. I am of the opinion that the title of owners - **M/s. Govinda Construction Partnership Firm through Partner Mr. Gajanan Devidas Patil, Mr. Prakash Sopan Patil & Mr. Ravindra Sopan Patil** is clear, marketable and without any encumbrances.

A.

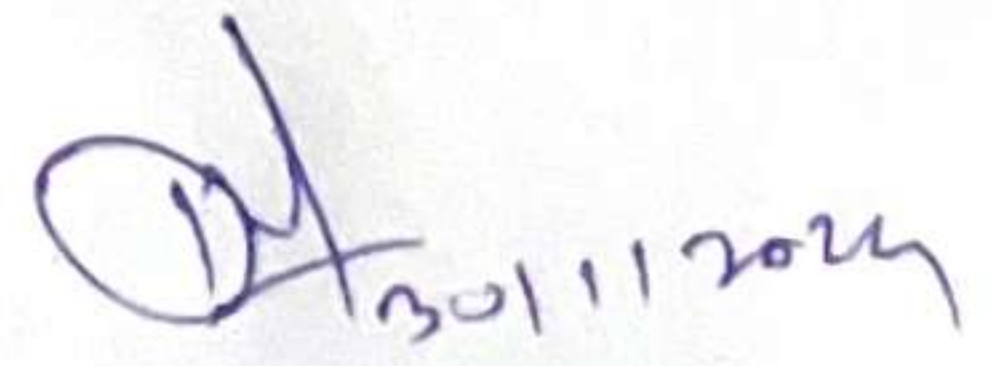
Name of Owner/s	Plot area in Sq. Mtrs.,	S. No./Gat No./Plot No.
<b>M/S. GOVINDA CONSTRUCTION</b> Partnership Firm through Partner <b>Mr. Gajanan Devidas Patil</b> <b>Mr. Prakash Sopan Patil</b> <b>Mr. Ravindra Sopan Patil</b>	1773.30 + TDR 185.96	234/1/1/Plot/1 CTS No. 5539

B. Qualifying comments/remark if any - Nil.

3. The report reflecting the flow of the title of **M/s. Govinda Construction Partnership Firm through Partner Mr. Gajanan Devidas Patil, Mr. Prakash Sopan Patil & Mr. Ravindra Sopan Patil (Building name as - Ekdant Heights)** on the said land is enclosed herewith as annexure.

Encl : Annexure

Date :- 30/01/2024



**ADVOCATE**



**FORMAT-A**  
**FLOW OF THE TITLE OF THE SAID LAND**

- A) Originally record that initially that the property i.e. Survey No. 234 was owned by Mr. Vishnu Ramchandra Navale before the year 1992.
- B) **Mutation Entry No. 5607** dated 10/10/1992 shows that, the owner of S. No. 234, Mr. Vishnu Ramchandra Navale prepared a tentative **layout** of the said land, which is sanctioned by the Assistant Director Town Planning Nashik Municipal Corporation vide order No. IND/WS-89/3484 on 27/08/1992 and Collector, Nashik passed N. A. order vide letter No. Maha/Kaksh-3/N. A. letter No/365/1992 on 06/10/1992 and permitted to use the said land for non-agricultural purpose and thereby said land subdivided into various plots and thereby Plot No. 01 area 1773.30 Sq. Mtrs., out of S. No. 234/1/1 came into existence and remains with the owners.
- C) **Mutation Entry No. 6580** dated 19/12/1996 & the copy of **Sale Deed** dated 16/07/1996 shows that, Mr. Bharat Ratilal Kothari, Mr. Vasant Khimji Sawla & Mr. Paramanand Hukumchand Aasarani purchased Plot No. 01 from the owner Mr. Vishnu Ramchandra Navale through GPA holder Shrihari Narayan Kute by way of Sale Deed and the same is registered in the office of Sub Registrar Nashik-2 vide Sr. No. 4061 dated 16/07/1996. Therefore the purchasers acquired ownership rights of the said plot & accordingly their name mutated to the owners column of the property extract.
- D) **Mutation Entry No. 10172** dated 13/08/2005 & the copy of **Sale Deed** dated 08/08/2005 shows that, Mr. Dhananjay Bhaskarrao Pawar & Mr. Dnyaneshwar Dattatray Sangamnerre purchased Plot No. 01 from the owners Mr. Bharat Ratilal Kothari, Mr. Vasant Khimji Sawla & Mr. Paramanand Hukumchand Aasarani by way of Sale Deed and the same is registered in the office of Sub Registrar Nashik-2 vide Sr. No. 4448 dated 08/08/2005. Therefore the purchasers acquired ownership rights of the said plot & accordingly their name mutated to the owners column of the property extract.
- E) **Mutation Entry No. 14971** dated 17/10/2009 & the copy of **Sale Deed** dated 16/10/2009 shows that, 1.Mr. Navin Mathew Jon, 2.Mr. Onkar Nath Chakravarti, 3. Mr. U. Hemanth Rao through GPA holder Udgith Rao & 4. Mrs. Sachi Jitendra Tiwari purchased Plot No. 01 from the owners Mr. Dhananjay Bhaskarrao Pawar & Mr. Dnyaneshwar Dattatray Sangamnerre by way of Sale Deed and the same is registered in the office of Sub Registrar Nashik-1 vide Sr. No. 7700 dated 16/10/2009. Therefore the purchasers acquired ownership rights of the said plot & accordingly their name mutated to the owners column of the property extract.
- F) **Mutation Entry No. 24559** shows that, Survey No. 234/1/1/Plot/1, the computerization & validation of the said property/ies detail was wrongly mentioned in online 7/12 extract and the same was corrected and accordingly revenue record corrected by the order of Maharashtra Shasan on 07/05/2016 & Tahasildar Nashik on 12/12/2016.

- G) **Mutation Entry No. 25621** shows that, Survey No. 234/1/1/Plot/1, the computerization & validation of the said property/ies detail was wrongly mentioned in online 7/12 extract and the same was corrected and accordingly revenue record corrected by the order of Maharashtra Shasan on 07/05/2016 & Tahasildar Nashik on 28/05/2018.
- H) **Mutation Entry No. 28464** dated 24/06/2020 shows that, Collector Nashik and Revenue & Forest Department on 06/06/2020 for the partition of village sub division in Pathardi Gaon. Therefore the village of Pathardi divided into two Parts i.e. Pathardi-1 & Pathardi-2. Therefore the said effect mutated to the revenue record. And the Said S. No. 234/1/1/Plot/1 in Pathardi-2.
- I) **Sale Deed** - The copy of Sale Deed dated 27/07/2023 shows that, **M/s. Govinda Construction Partnership Firm through Partner Mr. Gajanan Devidas Patil, Mr. Prakash Sopan Patil & Mr. Ravindra Sopan Patil** purchased **Plot No. 01** from the owners 1.Mr. Navin Mathew Jon, 2.Mr. Onkar Nath Chakravarti, 3. Mr. U. Hemanth Rao through GPA holder Udgith Rao & 4. Mrs. Sachi Jitendra Tiwari by way of Sale Deed and the same is registered in the office of Sub Registrar Nashik-5 vide Sr. No. 9421 dated 27/07/2023. Therefore the purchasers acquired ownership rights of the said plot & accordingly their name mutated to the owners column of the property extract vide **Mutation Entry No. 32703** dated 31/07/2023.
- J) **TDR Sale Deed** - The copy of TDR Sale Deed dated 04/12/2023 shows that, M/s. Govinda Construction Partnership Firm through Partner Mr. Gajanan Devidas Patil, Mr. Prakash Sopan Patil & Mr. Ravindra Sopan Patil purchased TDR area 45.18 Sq. Mtrs., at Nashik from the owner Subhash Nandlal Dhoot by way of Sale Deed and the same is registered in the office of Sub Registrar Nashik-5 vide Sr. No. 14761 dated 04/12/2023.
- K) **TDR Sale Deed** - The copy of TDR Sale Deed dated 04/12/2023 shows that, M/s. Govinda Construction Partnership Firm through Partner Mr. Gajanan Devidas Patil, Mr. Prakash Sopan Patil & Mr. Ravindra Sopan Patil purchased TDR area 140.78 Sq. Mtrs., at Nashik from the owner Punam Srenik Surana by way of Sale Deed and the same is registered in the office of Sub Registrar Nashik-5 vide Sr. No. 14762 dated 04/12/2023.
- L) **Commencement Certificate** - The owners/developers prepared a Building Plan for construction over the Plot No. 01, The Nashik Municipal Corporation Nashik, sanctioned the same building plan & issued a Sanction of Building Permission & Commencement Certificate vide letter No. NMCB/RB/2023/APL/00418 on 28/12/2023.
- M) **7/12 Extract** - Survey No. 234/1/1/Plot/1 total measuring 1773.30 Sq. Mtrs., at Pathardi-2, Nashik under reference, stand in the name of M/s. Govinda Construction Partnership Firm and no charges or encumbrances of whatsoever nature are seen in owners column of the property extract.
- N) From the basis of above discussion and documents copies produced before me and the said document, copies may presume that they are genuine it can be said that the title of the said property/ies i.e. **Survey No. 234/1/1/Plot/1 total area admeasuring 1773.30 Sq. Mtrs., + TDR area**

**185.96 Sq. Mtrs., & construction thereon**, (CTS No. 5539 area 1721.7 Sq. Mtrs.,) of the property situated at Village - **Pathardi-2**, Tal. & Dist. Nashik is clear, marketable and free from all charges & encumbrances.

**Search report for 30 years** taken from Sub Registrar Office at Nashik.

Any other relevant title - Nil.

Litigation if any - Nil.

Nashik.

Date :- 30/01/2024

① A 30/1/2024

**ADVOCATE**



ADV. THAKARE