

# **NITIN D. SHINDE**

B.com. LLB DLL & LW

**Advocate**

Chamber No.-B-207,Meghadut Shopping Center,C.B.S.,Nashik. Mo:- 9850339333

## **Format - A**

(Circular No. 28/2021)

To,

**Maha RERA**

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## **TITLE SEARCH REPORT**

**Sub :-** Title Clearance Certificate With Respect To Gat. No. 108/2, Situated At Chunchale, Tal and Dist. Nashik.

I have investigated the title of the said plots on the request of M/s. Balaji Buildcon Partnership Firm through Partner Mr. Pradip Subhashchandra Kothavade R/o. at Nandan Pride,Shramik Nager,Satpur, Nashik and Following documents i.e.

### **1) Description of Properties :-**

ALL THAT piece and parcel of “ NonAgriculture/Residency “Land, Land bearing area 1340.00 out of Out of Gat No. 108/2 having total area 2065.00 sq. mtrs. Situated at Chunchale, Nashik, within the limits of Nashik Municipal Corporation, from & out of sanctioned layout plan of S. No. 108/2, situated at Village :Chunchale Tal. & Dist. Nashik.

2) The Documents of allotment of Plot

3) 7/12 extract or Property card issued (Detail Title/search Report attached herewith)

4) Search report for 30 years from 1992 till 2022

2/- on perusal of the above mentioned documents and all other relevant documents relating to title of the said properties. I am of the opinion that, the title of M/s. Balaji Buildcon Partnership Firm through Partner Mr. Pradip Subhashchandra Kothavade R/o. at Nandan Pride,Shramik Nager,Satpur, Nashik is marketable and without any encumbrances.

### **Owners of the land**


M/s. Balaji Buildcon Partnership Firm through Partner Mr. Pradip Subhashchandra Kothavade R/o. at Nandan Pride,Shramik Nager,Satpur, Nashik

( 2 )

3/- The report reflecting the flow of title of the M/s. Balaji Buildcon Partnership Firm through Partner Mr. Pradip Subhashchandra Kothavade R/o. at Nandan Pride, Shramik Nager, Satpur, Nashik

on the said land is enclosed herewith as annexure  
Encl. Annexure

**Date:-03/02/2022**

  
**Adv. Nitin Dadasaheb Shinde**  
(Advocate)

**Adv. Nitin D. Shinde**  
B Com., LL.B., D.L.L & W  
Mob.No.9850339333

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## **Format - A**

(Circular No. 28/2021)

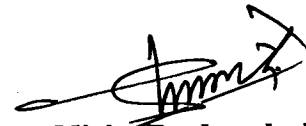
### **Flow of the title of the Said Land**

Sr. No.

- 1) 7/12 extracts/P.R. Card as on date of application for registration (detail Title /Search Report is attaching herewith)
- 2) Mutation Entry Nos. - 3098, 3137, 5626, 10332,10333,10334, 14137, 15798, 16388, 16537, 18617, 18800, 18971,19910 etc.
- 3) Search Report for 30 years from 1991 to 2021 taken online search in the Sub-Registrar, Nashik at the time of Title Search Report Issued on 03/02/2022
- 4) Any other relevant title - No.
- 5) Litigations If any :- No.

Encl. Annexure

**Date:-03/02/2022**

  
**Adv. Nitin Dadasaheb Shinde**  
**(Advocate)**

**Adv. Nitin D. Shinde**  
B Com., LL.B., D.L.L & W  
Mob.No.9850339333

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**Advocate**

Chamber No.-B-207, Meghadut Shopping Center, C.B.S., Nashik. Mo:- 9850339333

## **TITLE SEARCH REPORT** **TO WHOMSOEVER IT MAY CONCERN**

### **(1) DESCRIPTION OF PROPERTY**

All that piece and parcel of non-agriculture land having area 1340.00 sq. mtrs out of Gat. No. 108/2 having total area 2065.00 sq. mtrs. Situated at Chunchale, Nashik, within the limits of Nashik Municipal Corporation, all the plots bounded as follows:

S. No. /H. No.	Area	Assessment (Sq. mtrs.)
108/2/ Hissa no. 5	2065.00	2725.80

Total area 1340.00 sq. mtrs & the said land are Jointly bounded as under

On or Towards	by
EAST	: Open space
WEST	: land out of the Gat no.
NORTH	: land out of the Gat no.
SOUTH	: D.P. Road

Together with all the rights of assessment access, ways, etc. and the things appurtenants thereto.

The property for the sake of brevity shall be hereinafter referred to as the "Said property".

### **2) NAME OF THE OWNER OF THE SAID PROPERTY**

M/s. Balaji Buildcon Partnership Firm through Partner Mr. Pradip Subhashchandra Kothavade.

### **3) DOCUMENT PRODUCED BEFORE ME FOR INSPECTION.**

a) 7/12 extract (30 year)

b) **Register Documents**

1. Special Power of Attorney vide no. NSN-5/5202/2014 dated 23/06/2014
2. Special Power of Attorney vide no. NSN-5/3863/2014 dated 28/04/2014
3. Sale Deed vide no. NSN - 5 /12304/2021 dated 09/12/2021
4. Sale Deed vide no. NSN - 5 /12305/2021 dated 09/12/2021
5. Sale Deed vide no. NSN - 1 /7064/2020 dated 18/11/2020
6. Exchange Deed vide no. NSN - 1 /7057/2020 dated 18/11/2020
7. Gift Deed vide no. NSN - 1 /5891/2017 dated 16/08/2017

8. Sale Deed vide no. NSN - 5 /1921/2015 dated 16/03/2015
9. Gift Deed vide no. NSN - 1 /04409/2004 dated 07/07/2004
10. Sale Deed vide no. NSN /7387/1996 dated 16/10/1996

**c) Other documents**

- i. Commencement Certificate
- ii. Non objection Certificate
- iii. Notice from tahsildar nashik for conversion to commercial use
- iv. Order from the Tahsildar Nashik
- v. N.A receipt

**4) OBSERVATION AND FINDINGS**

Originally the land bearing Sv. No. 108 is owned and possessed by Trimbak Bhikaji Bhandure & Other Since 1990.

**a) 7/12 extract (30 year)**

- i. It appears From the Mutation entry No. 3098 dated 02/12/1996 that Sitabai Shreeram Chavan and other 4 had purchase land having area 14480.00 sq. mtrs. out of Gat. No. 108 having area 03H.50R from Mr. Trimbak Bhikaji Bhandure and other 2 by sale Deed dated 16/10/1996 for Consideration of Rs.10,62,880/- and hence name of the purchaser recorded in the record of rights and accordingly entry was made as per the application index II and sale Deed.
- ii. It appears From the Mutation entry No. 3137 dated:- 10/03/1997 that land owner Sitabai Shreeram Chavan and other 4 owned and possess the land bearing SV. No. 108 and file a application that they possessed the following land as per the sale Deed hence filed there on their name hence land bearing 4284.00 sq. mtrs out of Gat No. 108/2 mutated in the name of the Sitabai Shreeram Chavan, land bearing 4000.00 sq. mtrs out of Gat No. 108/2 mutated in the name of the Smt. Mankarnabai Akarmarji Salunke, 3) land bearing 2066.00 sq. mtrs out of Gat No. 108/2 mutated in the name of the Premlata Sitaram Dabhade 4) land bearing 2065.00 sq. mtrs out of Gat No. 108/2 mutated in the name of the Manishkumar Sitaram Dabhade 5) land bearing 2065.00 sq. mtrs out of Gat No. 108/2 mutated in the name of the Harshalkumar Sitaram Dabhade and hence name of the share holders recorded in the record of rights and accordingly entry was made as per the application and sale Deed.
- iii. It appear from the Mutation entry No. 5626 dated 14/07/2004 that land owner Mr. Harshalkumar Sitaram Dabhade gifted land bearing area 2065.00 sq. mtrs. out of Gat No. 108/2 to the Pravin Sonaram Khande by Gift Deed dated 07/07/2004. Hence name of the Mr. Pravin Sonaram Khande mutated to the record of rights and accordingly entry was made as per the application, Gift Deed.

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- iv. It appears From the Mutation entry No. 10332 dated:- 16/01/2012 that Mr.Sanjay Dadaji Thakare had purchase land having area 2065.00 sq. mtrs. out of Gat. No. 108/2 from Manishkumar Sitaram Dabhade through General Power of Attorney Sitaram Sungram Dabhade by sale Deed vide no. 420/12 dated 09/01/2012 for Consideration of Rs.35,00,000/- and hence name of the purchaser recorded in the record of rights and accordingly entry was made as per the application index II and sale Deed.
- v. It appears From the Mutation entry No. 10333 dated 16/01/2012 that that Mr.Sanjay Dadaji Thakare and Subhash Damodar Patil had purchase land having area 4284.00 sq. mtrs. out of Gat. No. 108/2 from Sitabai Shreeram Chavan by sale Deed vide no. 422/12 dated 09/01/2012 for Consideration of Rs.70,00,000/- and hence name of the purchaser recorded in the record of rights and accordingly entry was made as per the application index II and sale Deed.
- vi. It appears From the Mutation entry No. 10334 dated 16/01/2012 that Mr. Subhash Damodar Patil had purchase land having area 2066.00 sq. mtrs. out of Gat. No. 108/2 from Premlata Sitaram Dabhade by sale Deed vide no. 417/12 dated 09/01/2012 for Consideration of Rs.35,00,000/- and hence name of the purchaser recorded in the record of rights and accordingly entry was made as per the application index II and sale Deed.
- vii. It appears From the Mutation entry No. 14137 dated 18/03/2012 that Mr.Nashik Municipal Corporation Nashik through Assistant Director Town Planning Department Nashik Municipal Corporation Nashik through Special Power of Attorney Subhash Pandharinath Patil had purchase land having area 725.00 sq. Mtrs. out of land bearing Gat No. 108/2 from Pravin Sonaram Khande through Special Power of Attorney Vishal Gangadhar Goteh by sale Deed vide no. 1921/15 dated 16/03/2015 and this land transfer for the D.P. Road. hence name of the purchaser recorded in the record of rights and accordingly entry was made as per the application, Affidavit, index II and sale Deed.
- viii. It appear from the Mutation entry No. 15798 dated 12/09/2018 that land owner Mr. Pravin Sonaram Khande gifted land bearing area 1340.00 sq. mtrs. out of land bearing area 2065.00 sq. mtrs. out of Gat No. 108/2 having area 14480.00 sq. mtrs. to the Sonaram Kisanrao Khande by Gift Deed vide no.5891/2017 dated 16/08/2017. Hence this entry is certified for name of the Mr. Sonaram Kisanrao Khande mutated to the record of rights but cancel due to technical reasons.
- ix. it seen from the Mutation entry no. 16388 that come from the Tahsildar Nashik void no. Government Resolution Ka. RA. Bhu. A. /Pra. Kra. 180 /L-1 dated 07/05/2016 to take effect to the record that as per the state government resolution computerizing process computer software this entry is mutated to the record of rights Nashik and this entry is about the

advocate

- x. It appear from the Mutation entry No. 16537 dated 20/11/2018 that land owner Mr. Pravin Sonaram Khande gifted land bearing area 1340.00 sq. mtrs. out of land bearing area 2065.00 sq. mtrs. out of Gat No. 108/2 having area 14480.00 sq. mtrs. to the Sonaram Kisanrao Khande by Gift Deed vide no.5891/2017 dated 16/08/2017. Hence name of the Mr. Sonaram Kisanrao Khande mutated to the record of rights and accordingly entry was made as per the application, Gift Deed.
- xi. It appears From the Mutation entry No. 18617 dated 29/01/2021 that M/s. Subhash Patil And Associates through Proprietor Mr. Subhash Damodar Patil had exchanged land having area 1340.00 sq. mtrs. out of Gat. No. 108/2 with Sonaram Kisanrao Khnde by Exchanged Deed vide no. 7057/2020 dated 18/11/2020 for Consideration of Rs. 1,18,19,000/- and hence name of the Exchanger recorded in the record of rights and accordingly entry was made as per the application index II and Exchange Deed.
- xii. It appears From the Mutation entry No. 18800 dated 09/03/2021 that Mr. Umashankar Dungarmal Mittal, Pradeep Subhashchandra Kothavade, Prashi Prashant Patil, Hemant Subhashchandra Kothavadehad purchased land having area 737.00 sq. mtrs out of land having area 1340.00 sq. mtrs. out of Gat. No. 108/2 from M/s. Subhash Patil And Associates through Proprietor Mr. Subhash Damodar Patil by Sale Deed vide no. 7064/2020 dated 18/11/2020 for Consideration of Rs.66,00,000/- and hence name of the purchaser recorded in the record of rights and accordingly entry was made as per the application index II and sale Deed.
- xiii. It appears from the mutation entry no. 18971 dated 16/03/2021 that order come from the competent Authority vide no. Na.Bhu./Niyamit Pot Hissa/51/2014/2021 dated 19/11/2014 as per the order land bearing Gat no. divided into five Hissaas follows
1. land bearing area 4284.00 sq. mtrs out of Sv. No. 108/2 given a hissa no. 108/2/ Hissa no. 1 and name of Mr. Subhash Damodhar Patil mutated to the owner column of the record of rights of the Hissa no. 108/2/hissa no. 1
  - 2.land bearing area 2066.00 sq. mtrs out of Sv. No. 108/2 given a hissa no. 108/2/ Hissa no. 2 and name of Mr. Subhash Damodhar Patil mutated to the owner column of the record of rights of the Hissa no. 108/2/hissa no. 2
  3. land bearing area 2065.00 sq. mtrs out of Sv. No. 108/2 given a hissa no. 108/2/ Hissa no. 3 and name of Mr. Sanjay Dadaji Thakare mutated to the owner column of the record of rights of the Hissa no. 108/2/hissa no. 3
  4. land bearing area 4000.00 sq. mtrs out of Sv. No. 108/2 given a hissa no. 108/2/ Hissa no. 4 and name of Manakanibai Aakaramji Salunke mutated to the owner column of the record of rights of the Hissa no. 108/2/hissa no. 4
  5. land bearing area 2065.00 sq. mtrs out of Sv. No. 108/2 given a hissa no. 108/2/ Hissa no. 5 and land bearing area 737.00 sq. mtrs.own and possess by Prachi Prashant Patil and others. ,land bearing area 603.00 sq.

N. D. S.

mtrs.own and possess by M/s. Subhash Patil and Associates through Proprietor subhash Domodhar Patil and land bearing area 725.00 sq. mtrs.own and possess Nashik Municipal Corporation Nashik and name of all the owner mutated to the owner column of the record of rights of the Hissa no. 108/2/hissa no. 5

Hence separate 7/12 extract created and name of the land owner mutated to the record of right and accordingly entry was made

- xiv. It appears From the Mutation entry No. 19910 dated 13/12/2021 that M/s. Balaji Buildcon Partnership Firm through Partner Mr. Subhash Damodhar Patil, Mr. Umashankar Dungarmal Mittal, Pradeep Subhashchandra Kothavade, Prashant Bhaskarrao Patil, Prashi Prashant Patil, Pritish Ramesh Chopda, Harshal Subhash Patil & Hemant Subhashchandra Kothavade had purchased land having area 1340.00 sq. mtrs out of land having area 2065.00 sq. mtrs. out of Gat. No. 108/2/Hissa No:-5 from Mr. Umashankar Dungarmal Mittal, Pradeep Subhashchandra Kothavade, Prashi Prashant Patil & Hemant Subhashchandra Kothavade M/s. Subhash Patil And Associates through Proprietor Mr. Subhash Damodar Patil by Sale Deed vide no. 12304/2021 dated 09/12/2021 for Consideration of Rs.1,20,00,000/- and hence name of the purchaser recorded in the record of rights and accordingly entry was made as per the application index II and sale Deed.

**b) Register Documents :-**

1. It appear from the Special Power of Attorney vide no. NSN-5/5202/2014 dated 23/06/2014 that land owner Mr. Pravin Sonaram Khande appoint Mr. Vishal Gangadhar Gonde to act for the land bearing area 725.00 sq. mtrs. out of Sv. No. 108/2 having area 2065.00 sq. Mtrs.

2. It appear from the Special Power of Attorney vide no. NSN-5/3863/2014 dated 28/04/2014 that land owner Mr. Navnit Vishwasrao Bhamre and other 4 appoint Mr. Vijay Babarao Shende to act for the work of Municipal Corporation and lands of the government.

3. it appear from the Sale Deed vide no. NSN - 5 /12304/2021 dated 09/12/2021 that Balaji Buildcon Partnership firm through partner Mr. Subhash Damodhar Patil have purchase land bearing area 1340.00 sq. mtrs out of Sv. No. 108/2 from Prachi Prashant Patil and others 5 by register Sale Deed.

4. it appear from the Sale Deed vide no. NSN - 5 /12305/2021 dated 09/12/2021 that Balaji Buildcon Partnership firm through partner Mr. Subhash Damodhar Patil have purchase land bearing area 1206.00 sq. mtrs out of Sv. No. 108/2 from Prachi Prashant Patil and others 5 by register Sale Deed.

5. it appear from the Sale Deed vide no. NSN -1 /7064/2020 dated 18/11/2020 that Mrs. Prachi Prashant Patil and others 5 have purchase land bearing area 737.00 sq. mtrs out of Sv. No. 108/2 from M/s. Subhash Patil



and Associates through Proprietor Mr. Subhash Damodhar Patil by register Sale Deed.

6. it appear from the Exchange Deed vide no. NSN - 1 /7057/2020 dated 18/11/2020 that Sonaram Kisanrao Khande have purchase land bearing area 1340.00 sq. mtrs out of Sv. No. 108/2 with M/s. Subhash Patil and Associates through Proprietor Mr. Subhash Damodhar Patil and Mr. Subhash Damodhar Patil by register Sale Deed.

7. it appear from the Gift Deed vide no. NSN - 1 /5891/2017 dated 16/08/2017 that Pravin Sonaram Khande gift land bearing area 1340.00 sq. mtrs out of Sv. No. 108/2 to Sonaram Kisanrao Khande by register gift Deed.

8. it appear from the Sale Deed vide no. NSN -5 /1921/2015 dated 16/03/2015 that Nashik Municipal Corporation Nashik Through Assistant Director Town Planning Department through Special Power of Attorney through Subhash Pandharinath Patil have purchase land bearing area 1340.00 sq. mtrs out of Sv. No. 108/2 with Mr. Pravin Sonaram Khande by register Sale Deed.

9. it appear from the Gift Deed vide no. NSN - 1 /04409/2004 dated 07/07/2004 that Harshalkumar Sitaram Dabhade gift land bearing area 2065.00 sq. mtrs out of Sv. No. 108/2 to Pravin Sonaram Khande by register gift Deed.

10. it appear from the Sale Deed vide no. NSN /7387/1996 dated 16/10/1996 that Mrs. Sitabai Shreeram Chavan and other 4 have purchase land bearing area 14480.00 sq. mtrs out of Sv. No. 108 from Mr. Trimbak Bhikaji Bhandure and other 2 by register Sale Deed.

**c) Other Documents.**

**i. Commencement Certificate :-** it appear from the certificate that it issued by the Executive Engineer Town Planning Department Vide no. LND/BP/CD/ 69 dated 14/06/2021 and this certificate made collectively for the Hissa no. 05 CTS No. 4479/5 Sv. No. 108/2 of Chunchale Shiwar Nashik. And this permission transfer to the Balaji Buildcon Partnership firm through partner shri Prashant B. Patil and others by order from Executive Engineer Town Planning Department Vide no. LND/WS/BP/CD/750/2022 dated 21/01/2022.

**ii. Non objection Certificate :-** it issued by the residential Deputy Collector vide no. Mah-Desk-3/4/N.O.C.A.No.-181/2016 Nashik dated 19/01/2017.

iii. Notice from tahsildar nashik for conversion to commercial use :- it issued by the Tahsildar nashik Vide no. Astha-1/42Ba/S.R/Chunchale/12/2021 Nashik dated 21/10/2021.

iv. Order from the Tahsildar Nashik :- it issued by the Tahsildar Nashik Vide no. Astha-1/Regi. No. Chunchale/12/2021 Nashik dated 25/10/2021.

v. N.A receipt :- as per the N.A. receipt N.A. Tax paid During the year of 2020-2021.

### **INDEX SEARCH**

I have taken test search of Index II register in the office of Sub Registrar of Nashik on available Register from last 30 Years Vide E Challan No. MH.012622512202122U dated 03/02/2022 and at the time of search, some of the record were found in torn condition & after perusal of available record, I have not come across any adverse entry affecting the title of present land having area 1340.00 sq. mtrs out of Gat. No. 108/2 having total area 2065.00 sq. mtrs. Situated at Chunchale, Tal. & Dist. Nashik

### **OPINION**

After Scrutiny of relevant Revenu records and Search of the Sub Registration Office I verify that the title of the land having area 1340.00 sq. mtrs out of Gat. No. 108/2 having area Total 2065.00 sq. mtrs. Situated at Chunchale, Nashik, within the limits of Nashik Municipal Corporation, which is Owned and possessed by the is clear, marketable and legal Which is free from all encumbrances of whatsoever nature subject to above observations & Findings.

This title/Search Report is issued only for the purpose of work of Nashik Municipal Corporation & it is issued upon the strength of available documents/papers/Permissions etc. produced before me by of M/s. Balaji Buildcon Partnership Firm through Partner Mr. Pradip Subhashchandra Kothavade and no any charge appears on it as per the record shown to me.

**Hence This Title Report**

Palce : Nashik

Date :-03/02/2022

  
Advocate

**Adv. Nitin D. Shinde**  
B.Com., LL.B., DLL & W  
Mob.No.9850339333

Shinde  
Advocate



CHALLAN  
MTR Form Number-6



GRN	MH012622512202122U	BARCODE	03/02/2022-14:36:25		Form ID
Department		Inspector General Of Registration			
Search Fee		Payer Details			
Type of Payment		Other Items			
Office Name		NSK1_HQR SUB REGISTRAR NASHIK 1			
Location		NASHIK			
Year		2021-2022 From 02/02/1992 To 03/02/2022			
Account Head Details		Amount In Rs.			
0030072201 SEARCH FEE		750.00			
Flat/Block No.		B-207 MEGHDOOT SHOPING CENTER			
Premises/Building		CBS			
Road/Street		NASHIK			
Area/Locality		NASHIK			
Town/City/District		NASHIK			
PIN		4 2 2 0 0 1			
Remarks (If Any)		LAND HAVING AREA 1340.00 SQ. MTRS. OUT OF G NO. 108/2/ HISSA NO. 5 CHUNCHALE NASHIK			
Amount In		Seven Hundred Fifty Rupees Only			
Total		750.00			
Words		Seven Hundred Fifty Rupees Only			
Payment Details		STATE BANK OF INDIA			
FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN Ref. No. 00040572022020305528 CPABJTNDM9			
Cheque/DD No.		Bank Date RBI Date 03/02/2022-14:24:38 Not Verified with RBI			
Name of Bank		Bank-Branch STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date Not Verified with Scroll			

Department ID : Mobile No. : 9850339333  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.