

नमून - ७  
 इल.क्र. (१२३८० / २०१८)  
 १३



महानगरपालिका, नाशिक  
 इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. 23914

(पूर्ण/भ्रमणः)

जावक क्र./ननिचि/२१२/२३९१४/२०१८  
 दिनांक : १९/०८/२०१९

श्री./श्रीमती लक्ष्मी जगन्नाथ केशोराम जन्म मे रेडबिक्स कॉम्प्लेक्स  
सागादीरी संस्था सागादीर मालख गुदना पॅन क्रमांक :

उत्पत्तीचे ठिकाण व पत्ता : केतकी सोसा. जावक महसुलख  
जावक क्र. २/२/ओसी/७३ दि. १३/०५/२०१९  
चॅम्प्ट प्लॉट / प्रमोटी इडेक्स नं. ३०९१५९४

दाखला देण्यात येतो की, शिवावारील/सि.स.नं., स.नं. २६५/१९  
४९१५०४ अ.भू. क्र. महसुलख मधील इमारतीच्या पाकठो + चार मजले फाट  
६४१६५ दिनांक २५/०८/२०१२ अन्वये  
महसुलखे इकडील बांधकाम परवानगी क्र. २/२/००४५९ रजिस्ट्रेशन क्र. १३/२५  
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. रवि अमृतकर कारणासाठी खालील अटी  
काचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/ निवासी

- १) एकूण बांधकाम क्षेत्र १४२८.०२ चौ.मी. पैकी निवासी १४२८.०२ चौ.मी. — चौ.मी.
- २) एकूण चटई क्षेत्र १२७५.७२ चौ.मी. पैकी निवासी १२७५.७२ चौ.मी. — चौ.मी.
- ३) एकूण पार्किंग क्षेत्र — या पैकी निवासी — निवासेतर — चौ.मी.
- ४) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासी कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- ५) अग्निशमन विभागाचा अंतिम दाखला क्रमांक \_\_\_\_\_
- ६) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक \_\_\_\_\_
- ७) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.
- ८) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसे केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

९) बांध.व.शु. २ क्र.३७६७१/- + बांध.सु.वाढ २ क्र.४६८७१/- पा.क्र.४२/७०५  
दि.१३/०८/२०१९ ① डि.डि. प्रीमियम २ क्र. ५२०६५०/- पा.क्र. ३७/५४४६  
दि. १३/०५/२०१९ ② डाडाशिय प्रि. २ क्र. ४९५६२७/- + प्लॉट अंज  
क्र. क्र. १०१३०/- + वॉलफणी वंदु २ क्र. ४४०००/- + अन.वापर २ क्र. ५०००/-  
+ अन.वापर २ क्र. ४२०००/- + स.स.वापर २ क्र. ५९५८१/- पा.क्र.  
२५/७४४७ दि. १३/०८/२०१९

कार्यकारी अभियंता  
 महानगरपालिका विभाग  
 नाशिक महानगरपालिका, नाशिक

NASHIK MUNICIPAL CORPORATION

1/3

(1)

NO: LND/BP/WS/

Panch/C-2/782/447

OFFICE OF NASHIK MUNICIPAL CORPORATION

DATE: 29/11/2012

SANCTION OF BUILDING PERMIT  
AND  
COMMENCEMENT CERTIFICATE

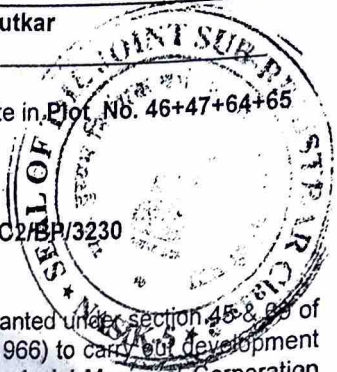
20	25
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Shri Lkesh Jugalkishore Mittal, GPA M's Redbricks Constructions Partnership Firm

Partner Shri Manish A. Gupta, C/o Er. / Str. Er. Ravi Amrutkar

Sub :- Sanction of Building permit & commencement certificate in Plot No. 46+47+64+65 of S. No. 265/1B at Mhasrul Shivar

Ref :- Your Application & plan dated 22/08/2012 inward No. C2/BP/3230  
Case No : --



Sanction of building permit & commencement certificate is hereby granted under section 45 & 66 of Maharashtra Regional and Town Planning Act 1966 (Mah. Of 1966) to carry out development work / and building permits under section 253 of The Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act. No. LIX of 1949) to erect building for Residential Purpose as per plan amended in subject to the following conditions,

CONDITIONS (1 to )

The land vacated in consequence of enforcement of the set-back rule shall form part of public street.

No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.

The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provisional Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.

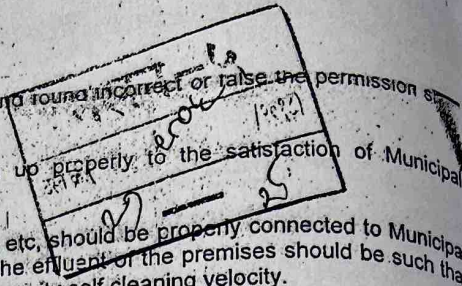
This permission does not entitles you to develop the land which does not vest to you.

The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.

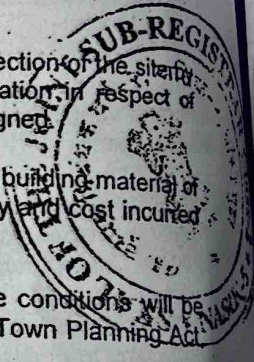
Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1965 etc.]

After completion of plinth certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.

Statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.



- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.  
The effluent from septic tank, kitchen, bath, etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity.  
In case if there is no Municipal drain within 60 meters should be connected to a soakpit to be provided by the owner.  
The size of soakpit should be properly worked out on the basis of tenements% a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) The balconies, ottas & verendas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verendas are covered or merged into adjoining room the construction shall be treated as unauthorised and action shall be taken.
- 11) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the Preservation of Tree Act, 1975.
- 12) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 13) Copy of approved plan should be kept on site so as to facilities the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 14) Stacking of building material debris on public road is strictly prohibited. If building material or debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
- 15) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act 1966 and Bombay Provincial Municipal Corporation Act, 1949.
- 16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony / Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.
- 17) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 18) N. A. order No.144/2010 dated 14/06/2010 submitted with the application.
- 19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. office before actually commencing the proposed construction.
- 20) A) Rs.65000+ 27800/- is paid for development charges w.r.t. the proposed construction vide R.No./B.No. 61/0475, 83/0497 dated 18/04/2012, 23/11/2012  
B) Rs. --- is paid for land development charges w.r.t. the proposed construction Vide R.No./B.No. --- dated --- Rs. 38350/-  
C) Welfare cess charges Rs. 89250/- is paid w.r.t. the proposed construction vide R.No./B.No. 88/5580 dated 18/04/2012, 38/6497 Dt 23/11/2012



- 21) Tree plantation shall be... shall be obtained before... Sum of Rs. 5000/- Dep... As per Order No.137 dt...
  - 22) Septic tank & soak pit s... N.M.C. & NOC shall be...
  - 23) A) Before commencing... "Display Board" on the...
    - a) Name & Address
    - b) Survey Number / with description of
    - c) Order Number permission issued
    - d) F.S.I. permitted.
    - e) Number of Resid
    - f) Address whereB) A notice in the fo... above, shall also be... be in regional langu...
  - 24) Proper arrangement... facilities to be provi...
  - 25) Drainage charges
  - 26) Nashik Municipal C... of the land.
  - 27) Fly ash bricks and... of buildings.
  - 28) NMC vacant plot
  - 29) Rain water harve
  - 30) Layout is finally
  - 31) Amalgamated 7/
  - 32) This permission... & DRC No.529,
  - 33) Prev. approved
- o.LND/BP  
ashik, DL 1/20  
copy to : Divisional O...  
Division...  
Municipal Cor...

Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

Sum of Rs. 5000/- Deposited vide B.No./R.No. 2002/100 Dated 18/04/2012  
As per Order No.137 dt.18/03/2000.

Septic tank & soak pit shall be constructed as per the guidelines of Health Officer of N.M.C. & NOC shall be produced before occupation certificate.

A) Before commencing the construction on site the owner/ developer shall install a "Display Board" on the conspicuous place on site indicating following details.

- Name & Address of the owner / developer, Architect / Engineer and Contractor.
- Survey Number / City survey Number / Ward Number of land under reference along with description of its boundaries.
- Order Number and date of grant of development permission issued by the Planning Authority or any other authority.
- F.S.I. permitted.
- Number of Residential / Commercial flats with their areas.
- Address where copies of detailed approved plans shall be available for inspection.

परमिशन नंबर	2002/100
दस्तावेज क्र. (2000)	27000/-
दिनांक	18/04/2012

B) A notice in the form of an advertisement, giving all the details mentioned in 24 (A) above, shall also be published in two widely circulated newspapers one of which should be in regional language.

Proper arrangement in consultation with Telecom Deptt. To be done for telephone facilities to be provided in the proposed construction.

Drainage charges Rs. 27000/- is paid vide R.No./B.No. 76/5580 Dt. 18/04/2012

Nashik Municipal Corporation shall not be responsible for the ownership & boundaries of the land.

Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

NMC vacant plot tax to be produced before completion.

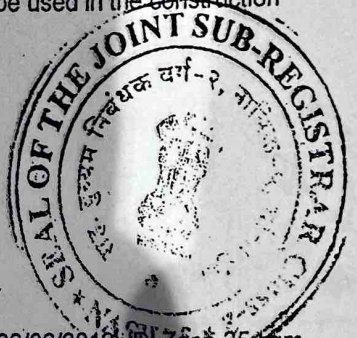
Rain water harvesting system to be made on site.

Layout is finally approved vide letter No.58, dt.20/08/2010

Amalgamated 7/12 extract to be produced before completion.

This permission is given on the strength of DRC.No.559, dt. 29/06/2012, 'D' Zone 25 sqm & DRC No.529, dt. 20/09/2011, 'D' Zone 310 sqm Area is utilized from the same.

Prev. approved B.P.No.C2/90/459, dt.25/04/2012 is hereby cancelled.



Executive Engineer  
(Town Planning)  
Nashik Municipal Corporation, Nashik

नसम-१  
 क्र. ६६५७  
 २०-३०



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. 23914

(पूर्ण/अपूर्ण)

जावक क्र./नवि/२३/२३९९/२०१८  
 दिनांक: १६/०८/२०१८

श्री./श्रीमती लाकेबा जगन्नाथराव मिनान जमू मे रेडवेलिस कंपनी  
 श्री/श्रीमती लाकेबा जगन्नाथराव मिनान जमू मे रेडवेलिस कंपनी  
 प्रकल्पाचे ठिकाण व पत्ता: केतकी सोसा. जवळ महाराष्ट्र

व्हॉल्यूम नं./प्लॉट नं./इंटेक्स नं. ३०६१६६४  
आवक क्र. २/२/ओसी/७३ दि. १३/०५/२०१८

महाशय,  
 दाखला देण्यात येतो की,  
 प्लॉट नं. ८६५५५ अ.भू. क्र. ८६५५५ शिवारातील/सि.स.नं., स.नं. २६५/१६  
 मधील इमारतीच्या पाकेबा चार मजले फ्लॉट  
 मजल्याचे इकडील बांधकाम परवानगी क्र. २/२/०१५५८ दिनांक २५/०६/२०१२ अन्वये  
 दिल्याप्रमाणे आर्किटेक्ट/इंजि./सु.वायझर, श्री. दावे अमृतकर रजिस्ट्रेशन क्र. १३/२५  
 यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/निवासी कारणासाठी खालील अटी  
 शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- १) एकूण बांधकाम क्षेत्र १४२८.०२ चौ.मी. पैकी निवासी १४२८.०२ चौ.मी. निवासेतर — चौ.मी.
- २) एकूण चर्टर्ड क्षेत्र १२७५.७२ चौ.मी. पैकी निवासी १२७५.७२ चौ.मी. निवासेतर — चौ.मी.
- ३) एकूण पार्किंग क्षेत्र — या पैकी निवासी — निवासेतर — चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/निवासी कारणाकारिताच करता येईल.  
 त्या वापरात बदल करता येणार नाही. वापरात बदल करायचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

- २) अग्रिशामन विभागाचा अंतिम दाखला क्रमांक
- ३) पर्यावरण विभागाचा नाहकत दाखला क्रमांक
- ४) घल्पट्टी आकाणी करणेकामी संबंधित विभागात संपर्क साधावा.
- ५) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसे केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

६) बांध.व.प.सु. २ रु. ७०६७९/- वांध. सु.वाढ रु. ७०६७९/- एकूण १४१३५८/-  
दि. १३/०८/२०१८ ०१ डिसेंबर २०१८ २०१८ २०१८ २०१८  
दि. १३/०५/२०१८ ०१ डिसेंबर २०१८ २०१८ २०१८ २०१८  
२ रु. १०९३०/- वाळकणी व सु. २ रु. ६६०००/- अंम. वा. ५०००/-  
+ अंम. वा. २ रु. ६६०००/- + अंम. वा. ५०००/-  
२५/०६/१८ दि. १३/०८/२०१८

कार्याकारी अभियंता  
 महानगरपालिका  
 नाशिक महानगरपालिका, नाशिक

PERMANENT ACCOUNT NUMBER  
 AAUPG5059K  
 नाव /NAME  
 NITIN ASHOKKUMAR GUPTA  
 पिता या नाव /FATHER'S NAME  
 ASHOKKUMAR VISHVANATH GUPTA  
 जन्म तिथि /DATE OF BIRTH  
 16-07-1975  
 आयकर आयुक्त, नाशिक  
 COMMISSIONER OF INCOME-TAX, NASHIK

PERMANENT ACCOUNT NUMBER  
 AAUPG5075B  
 नाव /NAME  
 MAHESH ASHOKKUMAR GUPTA  
 पिता या नाव /FATHER'S NAME  
 ASHOKKUMAR VISHVANATH GUPTA  
 जन्म तिथि /DATE OF BIRTH



Signature of Nitin Gupta

Signature of Mahesh Gupta



**CHALLAN**  
**MTR Form Number-6**



<b>GRN</b> MH013176556202425E	<b>BARCODE</b>	<b>Date</b> 25/12/2024-17:00:37	<b>Form ID</b>
<b>Department</b> Inspector General Of Registration		<b>Payer Details</b>	
<b>Search Fee</b>		<b>TAX ID / TAN (If Any)</b>	
<b>Type of Payment</b> Other Items		<b>PAN No.(If Applicable)</b>	
<b>Office Name</b> NSK1_HQR SUB REGISTRAR NASHIK 1		<b>Full Name</b>	ADV SUCHETA N PAWAR
<b>Location</b> NASHIK		<b>Flat/Block No.</b>	
<b>Year</b> 2024-2025 From 01/01/1993 To 25/12/2024		<b>Premises/Building</b>	
<b>Account Head Details</b>		<b>Amount In Rs.</b>	
0030072201 SEARCH FEE		750.00	
		<b>Road/Street</b>	
		<b>Area/Locality</b>	NASHIK
		<b>Town/City/District</b>	
		<b>PIN</b>	4 2 2 0 0 1
		<b>Remarks (If Any)</b>	FLAT NO 17 DREAM GANESH_APT PLOT NO 46/47/64/65 S NO 265 MHASRUL NASHIK
		<b>Amount In</b>	Seven Hundred Fifty Rupees Only
<b>Total</b>		<b>Words</b>	
750.00			
<b>Payment Details</b> IDBI BANK		<b>FOR USE IN RECEIVING BANK</b>	
<b>Cheque-DD Details</b>		<b>Bank CIN</b>	<b>Ref. No.</b>
		69103332024122513570	2906012312
<b>Cheque/DD No.</b>		<b>Bank Date</b>	<b>RBI Date</b>
		25/12/2024-17:01:24	Not Verified with RBI
<b>Name of Bank</b>		<b>Bank-Branch</b>	
		IDBI BANK	
<b>Name of Branch</b>		<b>Scroll No. , Date</b>	
		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. : 9011031990

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



**LEGAL SEARCH REPORT/TITLE REPORT**

Ref No. LSR/1904/Dec/2024

Date:- 25.12.2024

To,  
The Branch Manager,  
Union Bank of India,  
Branch- RLP, Nashik

1.	Date of Receipt of Original Title Deeds/ Documents from the Branch	Name & Designation of the official who delivered the Original Title Deeds/ Documents	Date of Delivery of Original Title deeds/ documents alongwith title search report	Name & Designating of the Official to whom the original title deeds/ documents alongwith title search report is delivered.
	21.12.2024	Union Bank of India, Branch- RLP, Nashik	21.12.2024	Union Bank of India, Branch- RLP, Nashik

2.	Name of Borrower/ Proposed purchaser of the property	Mr. Vijayendra Radhakrushna Tiwari R/o- 1, Laxmi Niwas Apartment, Gangapur road near Nirmala Convent School Savarkar Nagar, Nashik 422013.
	Name of Present Holder of the property:-	Mrs. Monika Sarvan Kapur

3. **Full Description of Property**

**3.1 NATURE OF IMMOVEABLE PROPERTY**

All that piece and parcel of The property bearing Survey No. 265/1/B/Plot/46/47/64/65 (Old Survey No. 265/1/B/46+47+64+65 bearing Plot No. 46+47+64+65) total area adm. 828.00 sq. mtrs. out of that area adm. 34.50 sq. mtrs. acquired by NMC remaining area adm. 793.50 Sq. Mtrs. + TDR area adm. 310.00 Sq.Mtrs. constructed thereon "Dream Ganesha Apartment" on Third Floor, Flat No.17 having Built up area adm 790.00 Sq.ft. i.e. 73.42 sq.mtrs. situated at Mauje Mhasrul Tal & Dist -Nashik, within the limits of Nashik Municipal Corporation, Nashik Tal. & Dist. Nashik bounded as follows:

**Flat No. 17**

**East** : Passage, Stair & Flat No.18

**West** : Open Space.

**South** : Flat No. 16.

**North** : Open Space.

**3.2.**

(i) Survey No:- 265/1B/46+47+64+65

(ii) Hissa No.-

(iii) Gat No- --

(iv) CTS No --

(v) Khasra No. :---

(vi) Patta No. :- --

(vii) Khatha No.:---

(viii) Plot No. :- --

**3.3. Number/Identification details as per building map/plan**

The property bearing Survey No. 265/1/B/Plot/46/47/64/65 (Old Survey No. 265/1/B/46+47+64+65 bearing Plot No. 46+47+64+65) total area adm. 828.00 sq. mtrs. out of that area adm. 34.50 sq. mtrs. acquired by NMC remaining area adm. 793.50 Sq. Mtrs. + TDR area adm. 310.00 Sq.Mtrs. constructed thereon "Dream

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**Ganesh Apartment" on Third Floor, Flat No.17 having Built up area adm 790.00 Sq.ft. i.e. 73.42 sq.mtrs. situated at Mauje Mhasrul Tal & Dist -Nashik.**

**3.4. Extent of Property :-**

The property bearing Survey No. 265/1/B/Plot/46/47/64/65 (Old Survey No. 265/1/B/46+47+64+65 bearing Plot No. 46+47+64+65) total area adm. 828.00 sq. mtrs. out of that area adm. 34.50 sq. mtrs. acquired by NMC remaining area adm. 793.50 Sq. Mtrs. + TDR area adm. 310.00 Sq.Mtrs. constructed thereon "Dream Ganesh Apartment" on Third Floor, Flat No.17 having Built up area adm 790.00 Sq.ft. i.e. 73.42 sq.mtrs. situated at Mauje Mhasrul Tal & Dist -Nashik.

**3.5. Name/s of the Owner/s**

**Mrs. Monika Sarvan Kapur**

**3.6. Nature of ownership**

- ✓ Freehold
- Lease hold (mention the residual lease term clearly)
- License
- Undivided Interest (mention the shares)
- Trust Property (mention whether the borrower is a Trustee or beneficiary)
- Assignee/Grantee of Govt.
- Cultivating tenant
- Title only by possession (mention whether adverse possession/or others)
- As a Member/share holder of society
- As a mortgagee
- As a servient owner of easement right
- Any other (Please mention the nature of ownership here) - **By Sale Deed**

**4. Tracing of title**

The Advocate submitting the opinion should give a flow chart for 30-year title ordinarily. In the event it is not possible, it should be at least for a period of 13 years giving reasons why 30 years is not possible in terms of circular IC No: 6118 dated 15th November 2000. The flow chart ideally should be as follows:

First Owner  
↓  
Second Owner  
↓  
Borrower

It should be clearly brought out how ownership came to be acquired by each of the owners both predecessor in interest and successor.

1) Previously Survey No. 265 was owned and possessed by Chandrakant Ramchandra Khot.

2) It appears from record that Sandip Enterprises through Mr. Bhaskarrao Krushnrao Patil had purchased area adm. H. 2.00 R. out of Gat No. 265(p) by way of Sale deed on 30.12.1981. Hence as per sale deed Gat No. 265 was divided in two parts i.e. Gat No. 265/1 area adm. H. 9.74 R. + P.K. 0.06 R. recorded in the name of Mr. Chandrakant Ramchandra Khot and Survey No. 265/2 area adm. H. 2.00 R. recorded in the name of Sandip Enterprises through Mr. Bhaskarrao Krushnrao Patil. Hence M.E. No. 4787 was made & certified.

3) It appears from record that Mr. Chandrakant Ramchandra Khot had prepared layout of Survey No. 265/1 area adm. H. 2.00 R. and it was sanctioned by Town planning Nashik Municipal corporation vide it's letter dated 04.12.1981 and N.A. permission granted by Collector of Nashik vide it's letter dated 04.04.1982. Hence Survey No. 265/1/2/1 Plot No. 1 to 35 was prepared. Hence M.E. No. 4967 was made & certified.

4) It appears from record that the remark of "Punarvasanashi Rakhiv" was recorded in other rights of column on G at No. 265/1 and others but as per as per order of Collector of Nashik vide it's letter No. Punarvasan Kaksha 10(1)/549/04 nashik



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dated 05.07.2004 and as per order of Tahasildar Nashik vide it's letter No. Jama/2/Kavi/22/20016 dated 27.01.2006 the remark of "Punarvasanasthi Rakhiv" was deleted from the record of rights. Hence M.E. No. 13721 was made & certified on 25.07.2007.

5) It appears from record that Mr. Deepak Ramchandra Bagad, Bhaskarrao Gopalrao Bhatambarakar and Vijay Bhaskarrao Bhatambarakar had purchased area adm. H. 3.20 R. out of Survey No. 265/1(p) from Mr. Chandrakant Ramchandra Khot and others by way of Agreement of Sale which is registered in the office of sub-registrar Nashik at Sr. No. 4065/2007 dated 17.05.2007. Hence the name of was recorded in other rights of column on Survey No. 265/1. Hence M.E. No. 13684 was made & certified.

6) It appears from record that Mr. Chandrakant Ramchandra Khot and others executed Sale deed in favour of Mr. Deepak Ramchandra Bagad, Bhaskarrao Gopalrao Bhatambarakar and Vijay Bhaskarrao Bhatambarakar in respect of Survey No. 265/1 area adm. H. 3.20 R. which is registered in the office of sub-registrar Nashik-3 at Sr. No. 8588/2007 dated 03.10.2007 Hence the name of was recorded in record of rights on Survey No. 265/1. Hence M.E. No. 13902 was made & certified on 01.11.2007.

7) It appears from record that Mr. Deepak Ramchandra Bagad and others had prepared layout plan of Survey No. 265/1(P) area adm. 32000.00 sq. mtrs. and the same is approved & sanctioned by Nashik Municipal Corporation vide its Letter No. Nagarachana Vibhg/Final/Panch/58 dated 20.08.2010. and also the Collector of Nashik has granted "Non-Agricultural Permission" vide its order No. Maha/Kakasha-3/4/BSPK/144/2010 dated 14.06.2010. Hence as per layout Plots got separated as per sanction layout. Hence M.E. No. 15664 was made & certified on 31.08.2010.

8) It appears from the record that Mr. Manish Ashokkumar Gupta and Mr. Nitin Ashokkumar Gupta purchased Plot No. 46 & 47 from Mr. Deepak Ramchandra Bagad and others by the way of Sale Deed which is registered at the office of Sub-Registrar Nashik-3 at Sr. No. 9610/2010 dated 13.10.2010. Hence the name of was recorded in record of rights Hence, Mutation Entry No. 15774 was made and certified.

9) It appears from the record that Mr. Lankesh Jugalkishore Mittal purchased Plot No. 64 & 65 out of Survey No. 265/1/B from Mr. Deepak Ramchandra Bagad and others by the way of Sale Deed which is registered at the office of Sub-Registrar Nashik-3 at Sr. No. 9554/2010 dated 12.10.2010. Hence the name of was recorded in record of rights Hence, Mutation Entry No. 15775 was made and certified.

10) It appears from the record that Mr. Lankesh Jugalkishor Mittal executed Development Agreement & General Power of Attorney in favour Red Bricks Construction a partnership firm through its partner Mr. Manish Ashokkumar Gupta and Mr. Nitin Ashokkumar Gupta in respect of Plot No. 64 & 65 out of Survey No. 265/1/B which is registered at the office of Sub-Registrar Nashik-3 at Sr. No. 8506 & 8507 respectively dated 08.08.2011.

1) It appears from the record that Mr. Lankesh Jugalkishor Mittal issued Correction Deed in respect of Plot No. 64 and 65 in favour of Red Bricks Construction a partnership firm through its partner Mr. Manish Ashokkumar Gupta and Mr. Nitin Ashokkumar Gupta which is registered at the office of Sub-Registrar Nashik-1 at Sr. No. 7741/2012 dated 24.08.2012.

2) It appears from the record that Red Bricks Construction a partnership firm through its partner Mr. Manish Ashokkumar Gupta and Mr. Nitin Ashokkumar Gupta purchased TDR Area adm. 310.00 Sq.Mtrs out of Survey No. 127/1 situated at Mauije Chevdi and obtained TDR certificate No. 529 out of D Zone dated 10.09.2011 from B.C.S. Development through their owner Mr. Vikram Digvijay Kapadia which is registered at the office of Sub-Registrar Nashik-3 at Sr. No. 8042/2012 dated 01.08.2012.

3) It appears from the record that Mr. Ashokkumar Gupta had applied to Amalgamate Plot No. 46, 47, 64 & 65 out of Survey No. 265/1/B which was sanctioned by Assistant Director Town Planning vide Order No. LND/BP/Panch/C-2/90/459 dated



25.04.2012. Hence, Plots were amalgamated. Hence Mutation Entry No.18391 was made and certified.

4) It appears from the record that Mr. Lankesh Jugalkishore Gupta through their GPA holder Red Bricks Construction a partnership firm through its partner Mr. Manish Ashokkumar Gupta and Mr. Nitin Ashokkumar Gupta had prepared building plan which was sanctioned by Assistant Director of Town Planning Committee vide Commencement Certificate No. LND/BP/WS/Panchvati/C-2/90/459 dated 25.04.2012.& Mr. Lankesh Jugalkishore Gupta through their GPA holder Red Bricks Construction a partnership firm through its partner Mr. Manish Ashokkumar Gupta and Mr. Nitin Ashokkumar Gupta the owner has started construction over the said land & accordingly NMC Nashik issued completion certificate vide its letter No Javak No./Nagarachna/C2/ 23914/2019 dated 16.08.2019.

5) It appears from the record that Red Bricks Construction a partnership firm through its partner Mr. Manish Ashokkumar Gupta and Mr. Nitin Ashokkumar Gupta and Mr. Lankesh Jugalkishore Mittal executed Deed of Declaration of "Dream Ganesha Apartment" which is registered at the office of Sub-Registrar Nashik-1 at Sr. no.6657/2019 dated 23.09.2019.

6) It appears from the record that Mrs. Monika Sarvan Kapur had agreed to purchase Flat No. 17 in the building known as "Dream Ganesha Apartment" from Raid Bricks Constructions Partnership Firm through Mr. Manish Ashokkumar Gupta & others agreed to sale the sale. Hence both are entered into Agreement to Sale which is registered in the office of sub-registrar Nashik-5 at Sr. No. 9806/2018 dated 26.12.2018.

7) It appears from the record that Raid Bricks Constructions Partnership Firm through Mr. Manish Ashokkumar Gupta & others executed Deed of Apartment in favour of Mrs. Monika Sarvan Kapur in respect of Flat No. 17 in the building known as "Dream Ganesha Apartment" from by way of which is registered in the office of Sub-registrar Nashik-7 at Sr. No. 12390/2024 dated 14.11.2024.

*As above Mrs. Monika Sarvan Kapur (Seller / Vendor) has derived the title of the said property Mrs. Monika Sarvan Kapur Nashik/Seller/Vendor) made a Draft of Agreement for sale favor Mr. Vijayendra Radhakrushna Tiwari in respect of Flat No. 17 in the building known as Dream Ganesha Apartment which is notarized on 04.11.2024.*

*Thus, as on date Mrs. Monika Sarvan Kapur (Seller / Vendor) is the owner and he is agreed to sale the above property to the proposed purchaser and on execution and registration of the said Transfer Deed, the purchaser will become owner of the said property.*

**5. Title deeds/ document details under which ownership is acquired:**

1.	Notarized Agreement for Sale of Mr. Vijayendra Ramkrushna Tiwari in respect of Flat No. 17 which is Notarized on 04.11.2024.	Original
2.	Deed of Apartment Mrs. Monika Sarvan Kapur in respect of Flat No. 17 which is registered in the office of Sub-registrar Nashik-7 at Sr. No. 12390/2024 dated 14.11.2024.	Photo Copy
3.	Agreement of Sale of Mrs. Monika Sarvan Kapur in respect of Flat No. 17 which is registered in the office of Sub-registrar Nashik-5 at Sr. No. 9806/2018 dated 26.12.2018.	Photo Copy
4.	Online 7/12 extract	
5.	Previous 7/12 extracts & 6D Mutation Entries	Photo Copy
6.	Building Commencement Certificate no. LND/BP/WS/Panchavati/C2/90/455 dated 25.04.2012.	Photo Copy
7.	Building Commencement Certificate No. LND/BP/WS/Panch/C-2/782/447 dated 29.11.2012.	Photo Copy
8.	Building Completion Certificate No. LND/BP/WS/Panch/C-2/23914/2019 dated 16.08.2019.	Photo Copy
9.	Sale Deed of Deepak Ramchandra Bagad and others in respect of Survey No. 265/1, at Sr. No. 8588/2007 dated 03.10.2007.	Photo Copy



*Sucheta Nandik*

			Photo Copy
10.	Sale Deed of Mr. Manish Ashokkumar Gupta and others in respect of Plot No. 46 and Plot No. 47 out of Survey No. 265/1/B, at Sr. No. 9610/2010 dated 13.10.2010.		Photo Copy
11.	Agreement of Sale of Mr. Deepak Ramchandra Bagad and others in respect of Survey No. 265/2, at Sr. No. 4065/2007 dated 17.05.2007.		Photo Copy
12.	TDR Sale Deed of Raid Bricks Construction through partner Mr. Manish Ashokkumar Gupta and others, at Sr. No. 8042/12 dated 01.08.2012.		Photo Copy
13.	Correction Deed executed by Mr. Lankesh Jugalkumar Mittal in favour of Raid Bricks Constructions Partnership Firm, at Sr. No. 7741/2012 dated 24.08.2012.		Photo Copy
14.	Development Agreement & General Power of Attorney of Raid Bricks Constructions Partnership Firm in respect of Plot No. 64 & 65, at Sr. No. 8506/2011 & 8507/2011 dated 08.08.2011		Photo Copy
15.	Sale Deed of Mr. Lankesh Jugalkishor Mittal in respect of Plot No. 64 & Plot No. 65, at Sr. No. 9554/2010 dated 12.10.2010.		Photo Copy
16.	N.A. permission vide its no. Maha/Kaksha-3/4/BPSK/144/2010 dated 14.06.2010.		Photo Copy
17.	N.A Tax receipt no 0445681 for the year 2016-2017 dated 24.08.2016.		
6.	<b>List of encumbrances:</b> Nature of encumbrance: <input type="checkbox"/> Charge under contract <input type="checkbox"/> Mortgage <input type="checkbox"/> Negative Lien <input type="checkbox"/> Lease/tenancy <input type="checkbox"/> Right of Maintenance /reversion <input type="checkbox"/> Charge by operation of Law <input type="checkbox"/> Preemption right <input type="checkbox"/> Right to specific performance under an agreement to sell <input type="checkbox"/> Liens/First Charge under laws <input type="checkbox"/> Right of reversion to Government <input type="checkbox"/> Lis-pendens 2) Name of the person in whose favour encumbrance is subsisting 3) Date on which encumbrance has come into existence.	<b>No Encumbrances</b>	
7.	<b>View on encumbrance</b> <input type="checkbox"/> how far such an encumbrance would affect the value of the property. <input type="checkbox"/> Any permission/approvals are required for the Bank to create security <input type="checkbox"/> The extent to which Bank's security would be jeopardized because of encumbrance <input type="checkbox"/> Manner and cost of removal of encumbrance	<i>as above</i>	
8.	<b>Regulatory Issues:</b> <input type="checkbox"/> Whether the property is affected by Land Ceiling Law <input type="checkbox"/> Whether the property is affected by Land fragmentation Law <input type="checkbox"/> Whether the property is affected by Forest law <input type="checkbox"/> Whether the property is affected by Planning Law <input type="checkbox"/> Whether the property is affected by Urban Land Ceiling Law	The property is not affected by any regulatory issues	

	<input type="checkbox"/> Whether the property is affected by rent restriction/control Law <input type="checkbox"/> Whether the property is affected by Environment Law <input type="checkbox"/> Whether the property is affected by user restrictions under Municipal/revenue Law <input type="checkbox"/> Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks	
9.	<b>Views on regulatory hurdles</b> <input type="checkbox"/> how far such an encumbrance would affect the value of the property. <input type="checkbox"/> Any permission/approvals are required for the Bank to create security <input type="checkbox"/> The extent to which Bank's security would be jeopardized because of encumbrance Manner and cost of removal of encumbrance	No  All documents mentioned in Para no. 5
10	List of documents/deeds provided to the Advocate and perused by him	
11	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined	No adverse entry to the title of the above property.
12	List of further documents called for, examined and perused	Registered Agreement of Sale/ Deed of Apartment /Sale Deed of proposed purchaser / Borrower.
13	Whether the documents examined are duly stamped as per the Stamp Act	- YES
14	Whether the Registration endorsements are in order	- YES
15	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"
16	Certificate of Title	As on date the Seller has clear and marketable title to the said properties and after execution and registration of the Sale Deed by the Seller in favour of the Purchaser, the Purchaser will receive clear and marketable title to the said property.
17	List of documents to be deposited for creating the mortgage by deposit of title deeds (Equitable Mortgage Deed)	<b>All documents described in Para-5</b> 1) <i>Original Deed of Apartment of Mr. Vijayendra Ramkrushna Tiwari in respect of Flat No. 17, RR+Index-II.</i> 2) <i>Original Notarized Agreement for Sale of Mr. Vijayendra Ramkrushna Tiwari in respect of Flat No. 17 which is Notarized on 04.11.2024.</i> 3) <i>Original Deed of Apartment Mrs. Monika Sarvan Kapur in respect of Flat No. 17, at Sr. No. 12390/2024 dated 14.11.2024.</i> 4) <i>Original Agreement of Sale of Mrs. Monika Sarvan Kapur in respect of Flat No. 17, at Sr. No. 9806/2018 dated 26.12.2018.</i> 5) <i>Current 7/12 extract</i>

		"This is to certify that the above documents if taken would create valid mortgage by deposit of title deeds"
18	Any other suggestion or Advise to protect the security interest of the Bank	In this loan Equitable mortgage should be registered to create banks charge & at the time of disbursement of loan, DD/ Pay Order should be directly given to Builder/ Developer/ Owner.
19	Certificate of original verified.	I Have verified the title deeds with the records of the Sub-Registrar/ Registrar office at Nashik since last 30 years to till date & found that the said Title Deeds are genuine.
20	Certificate of original as genuine.	I Have verified the title deeds with the records of the Sub-Registrar/ Registrar office at Nashik since last 30 years to till date & found that the said Title Deeds are genuine.
21	Any other suggestion	Obtain and keep the Original Title Deeds documents with the Bank of Proposed Borrower.
22	Whether the provisions of Securitization Act is applicable.	The provisions of the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 are applicable on the said property.

Hence, this Title Report.  
Nashik

25.12.2024

(MRS SUCHETA N. PAWAR)  
Advocate

 **SUCHETA N. PAWAR**  
Advocate  
Office:- 1 & 2, Patel Plaza, Near BSNL  
Office, N. D. Patel Road, Nashik-422001.

The period of search is taken 30 years search Receipt No. MH013176556202425E dated  
25.12.2024

