



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

To,  
MahaRERA  
Mumbai

**LEGAL TITLE REPORT**

**Subject : Title clearance certificate with respect to  
Survey No.728/1 to 10/13B to 25A/144,  
Plot No.53, total area adm. 602.00 sq.mtrs.  
(T.P.Scheme No.II, F.P.No. 489)  
situated at Village- Nashik Shahar-3, Taluka  
& District - Nashik.  
(hereinafter referred as the said plot).**

I have investigated the title of the said plot on the request of Nisham Developers, a Partnership Firm through its partner Mr. Shantanu Ravindra Deshpande and following documents i.e.

1. **Description of the property: All that piece and parcel of the Non Agricultural plot property bearing Survey No.728/1 to 10/13B to 25A/144, Plot No.53, total area adm. 602.00 sq.mtrs.( T.P.Scheme No.II, F.P.No.489) situated at Village- Nashik Shahar-3, Taluka & District - Nashik.**
2. **The Documents of allotment of plots- (Document produced before me for inspection)**
  - a. **7/12 Extracts of last 30 years**
  - b. **6-D Entries of last 30 years**
  - c. **Copy of Sale Certificate.**
  - d. **Other relevant documents.**

3. 7/12 extract or property card issued by Talathi dtd.19/04/2024, & mutation entry No. 30510,A-185, A-189, 100185,100189, 103318, 103319,300397,305870.

4. Search report for 30 years from 1995 till 2024.

5. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/developer/company) is clear , marketable and without any encumbrances except the loan of Solapur Janata Sahakari Bank Ltd.Solapur.

**Owners of the land**

| (1)  |   |
|--|---|
| Name   | Land  |
| <b>Owners</b><br>Nisham Developers,<br>a Partnership Firm<br>through its partner<br>1. Mr. Shantanu Ravindra Deshpande<br>2. Mr. Mayur Vasant Deshmukh<br>3. Mr. Shashank Ravindra Deshpande | Survey No.728/1 to 10/<br>13B to 25A/144,Plot<br>No.53, total area adm.<br>602.00 sq.mtrs.( T.P.Scheme<br>No.II, F.P.No.489) situated<br>at Village- Nashik Shahar-<br>3,Taluka & District -<br>Nashik. |



(2) Qualifying comments/remarks if any- No.

6. The report reflecting the flow of the title of the of Nisham Developers, a Partnership Firm, on the said land is enclosed here-with as annexure.

Encl - Annexure-

Date :02/05/2024



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

**Sr.No.**

1. 7/12 extract/P.R. Card as on date of application for registration.

2. Mutation Entries-

a. The 7/12 extract of the above said land of the year 1994-1995 shows that the said land was owned by Malati Madhukar Chindhade , Milind Madhukar Chindhade , Shubhada Rajiv Savkar & Manisha Dhananjay Devle.

b. M.E.No.A-185,dtd.25/01/2016 shows that, Madhukar Sadashiv Chaindhade & Malati Madhukar Chindhade died on dtd.15/12/1992 & 3/8/2015 respectively leaving behind them one son namely Milind Madhukar Chindhade , two daughters namely Shubhada Rajiv Savkar & Manisha Dhananjay Devle. It appears from the record that prior to this entry the name of deceased Madhukar Sadashiv Chaindhade had been deleted by M.E.No.30510 from record of rights and the names of abovementioned heirs are already mentioned on record of rights hence the name of Malati Madhukar Chindhade has been deleted from record of rights by this M.E., Further it appears from the record of rights that said M.E.No.A-185 has been renumbered as 100185.

c. M.E.No.A-189,dtd.25/01/2016 shows that, Shubhada Rajiv Savkar & Manisha Dhananjay Devle are released their rights in favour of Milind Madhukar Chindhade by way of Release Deed and said Release Deed is registered at the office of Sub Registrar Nashik at sr.no.474,dtd.18/01/2016.Further it appears from the



record of rights that said M.E.No.A-185 has been renumbered as 100189.

d. Further its appear from the 7/12 record that, M.E.No.103318 & 103319 & 300397 are mentioned on computerized 7/12 extract, said entries are related with the process of revenue records of the village converted into computerized from manual and not affected to the title of the property.

e. M.E.No.305512,dtd.01/12/2013 shows that , Nisham Developers, a Partnership Firm through its partner Shantanu Ravindra Deshpande & others purchased above said land from Milind Madhukar Chindhade against the consideration of Rs.4,50,00,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at sr.no.14547, dtd.29/11/2023.

f. M.E.No.305870, dtd.29/03/2024 shows that , Nisham Developers, a Partnership Firm through its partner Shantanu Ravindra Deshpande & others took a loan of Rs.5,00,00,000/- from Solapur Janata Sahakari Bank Ltd. Solapur and mortgaged said plot by Mortgage Deed and said Mortgage Deed is registered at the office of Sub Registrar Nashik at sr.no.4316, dtd.29/03/2024.

g. I have also taken a search for the period of 30 years i.e. 1995 to 2024 of the record of Sub-Registrar, Nashik regarding above said property, vide Receipt No.5606, dated-02/05/2024 at Sub-Registrar Nashik, the most of record found tore at the office of Sub Registrar Office Nashik & no charge, encumbrances or defect in title is observed during the course of said search.

3. Any other relevant title- No



{ 3 }

4. Litigations if any- Not Found in the record produced before me by the owner.

NASHIK

DATE :02/05/2024.

*Santosh Shetty*  
Adv.

Adv. SANTOSH BHASKAR SHETTY  
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