



CHALLAN
MTR Form Number-6



GRN	MH012428895202324E	BARCODE	15122023-12:01:19		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee Other Items		TAX ID / TAN (If Any)		
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN		PAN No.(If Applicable)		
Location	PUNE		Full Name	RAHUL CHANDRAKANT KULKARNI	
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)		
Total		750.00	Amount In	Seven Hundred Fifty Rupees Only	
			Words		
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque/DD No.			Bank CIN	Ref. No.	02300042023121557090 006295657
Name of Bank			Bank Date	RBI Date	15/12/2023-12:04:00 Not Verified with RBI
Name of Branch			Bank-Branch	BANK OF MAHARASHTRA	
			Scroll No. , Date	Not Verified with Scroll	

Department ID : 9652251

Mobile No. : 9049999414

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्त चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

MH012428895202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Dec 2023	Receipt	Receipt no.: 1113216352
	Name of the Applicant :	RAHUL CHANDRAKANT KULKARNI
	Details of property of which document has to be searched :	Dist :Nashik Village :Nashik Shahar S.No/CTS No/G.No. : 547
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH012428895202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

MR. RAHUL C. KULKARNI

BSL.LLB, Dip in ADR, LLM, Advocate

RESI 1: - 107, Vasant, Dnyaneshwar Nagar, Pathardi Road No 1, Nashik - 422 009

RESI 2: -Shree Darshan, Mahatma Gandhi Road, Near Yashwantrao Maharaj Mandir, Satana, Tal Baglan Dist Nashik.

Mobile No: - 9604437729, 90499999414

E-mail: - kulkarnirahul20@gmail.com

Ref/TCR No 535/2023-24

Date: 15/12/2023

To,
The Chief Manager,
Bank of Maharashtra,
Dwarka branch,
Taluka & District Nashik

LEGAL OPINION

Sub: -Opinion Report or Title search Report on the documents produced before me and the search taken in office of Sub-Registrar of the available record for my perusal in respect of the non - agricultural properties i.e. **All the piece and parcel of the land bearing Shop No 306 Adm Area 703 Sq. feet, Shop No 307 Adm Area 743 Sq. feet, Shop No 308 Adm Area 743 Sq. feet, Shop No 309 Adm Area 743 Sq. feet, Shop No 310 Adm Area 743 Sq. feet, Shop No 311 Adm Area 743 Sq. feet, Shop No 312 Adm Area 2465 Sq. feet, Shop No 313 Adm Area 1649 Sq. feet, Shop No 316 Adm Area 644 Sq. feet, Shop No 317 Adm Area 644 Sq. feet, Shop No 320 Adm Area 786 Sq. feet on 4th floor , Shop No 402 Adm Area 2881 Sq. feet , Shop No 404 Adm Area 743 Sq. feet, Shop No 405 Adm Area 743 Sq. feet, Shop No 405 Adm Area 743 Sq. feet, Shop No 406 Adm Area 743 Sq. feet, Shop No 407 Adm Area 743 Sq. feet, Shop No 408 Adm Area 743 Sq. feet, Shop No 409 Adm Area 743 Sq. feet, Shop No 410 Adm Area 743 Sq. feet, Shop No 411 Adm Area 743 Sq. feet, Shop No 412 Adm Area 2465 Sq. feet, Shop No 413 Adm Area 1649 Sq. feet, Shop No 415 Adm Area 644 Sq. feet on 4th Floor in building known as Shree Kalika Plaza constructed on Survey No 547/B/2B/3/1 Adm Area 1899.65 Sq. Mtrs + Survey No 547/B/2/B/3/2 Adm Area 1159.07 Sq. Mtrs + Survey No 547/B/2B/3/3 Adm Area 3288.35 Sq. Mtrs which is situated Mauje- Nashik Shahar-4 within the limits of Nashik Municipal Corporation, Nashik of Taluka & Dist. Nashik belonging to M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande.**

2) Name of the Branch: - Dwarka

3) Name of the Owner: - M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande

4) Name of the Borrower: - M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande

5) Description of Documents Scrutinized: -

1	7/12 extract.
2	6D mutation Entries.
3	Xerox Commercial NA Order Dtd 02/11/2019
4	Xerox Building Commencement Certificate dated 30/06/2022.
5	Xerox of Part Completion Dtd 14/10/2022
6	Xerox of Part Completion Dtd 03/11/2021
7	Xerox RERA Certificate dated
8	Xerox Building Plan
9	Original of TDR Sale Deed at sr. No NSN-5-7546-2022 Dtd 27/06/2022
10	Original of Sale Deed at Sr. No NSN-2-3377-2022 Dtd 29/03/2022
11	Original of Sale Deed at Sr. No NSN-2-1838-2019 Dtd 20/03/2019
12	Original of Sale Deed at Sr. No NSN-2-8894-2019 Dtd 11.12.2019
13	Original of Sale Deed at Sr. No NSN-2-2824-2019 Dtd 03/05/2019
14	Xerox of Confirmation Deed at Sr. No NSN-2-74-2020 Dtd 03/01/2020
15	Xerox of Development at Sr. No NSN-6-1349-2018 & 1347-2018 & 1343/2018 & 1345-2018 Dtd 07/05/2018
16	Xerox of Release Deed at Sr. No NSN-1-3814-2013 Dtd 09/04/2013
17	Xerox of release Deed at Sr. No NSN-6-2387-2014 Dtd 19/09/2014
18	Xerox of Release Deed at Sr. No NSN-6-1444-2014 Dtd 18/07/2014

6) Description of Property/Properties/Nature of title: -

Name of the owner /Mortgagor	Extent of area	Survey No./Gut No./CTS No./House No.	Is Leasehold / Freehold/ Govt. Grant etc.	Nature of Property	Location	Boundaries
M/s Deepak Builders & Developer s through Prop. Mr. Deepak Kalyanji Chande	All the piece and parcel of the land bearing Shop No 306 Adm Area 703 Sq. feet, Shop No 307 Adm Area 743 Sq. feet, Shop No 308 Adm Area 743 Sq. feet, Shop No 309 Adm Area 743	Survey No 547/B/2B /3/1 Adm Area 1899.65 Sq. Mtrs + Survey No 547/B/2/B/3/2	Freehold	Residential	Mauje: Nashik Shahar-4	East: As per building plan West: As per building plan South: As per building plan

<p>Sq. feet, Shop No 310 Adm Area 743 Sq. feet, Shop No 311 Adm Area 743 Sq. feet, Shop No 312 Adm Area 2465 Sq. feet, Shop No 313 Adm Area 1649 Sq. feet, Shop No 316 Adm Area 644 Sq. feet, Shop No 317 Adm Area 644 Sq. feet, Shop No 320 Adm Area 786 Sq. feet on 4th floor , Shop No 402 Adm Area 2881 Sq. feet , Shop No 404 Adm Area 743 Sq. feet, Shop No 405 Adm Area 743 Sq. feet, Shop No 405 Adm Area 743 Sq. feet, Shop No 406 Adm Area 743 Sq. feet, Shop No 407 Adm Area 743 Sq. feet, Shop No 408 Adm Area 743 Sq. feet, Shop No 409 Adm Area 743 Sq. feet, Shop No 410 Adm Area 743 Sq. feet, Shop No 411 Adm Area 743 Sq. feet, Shop No 412 Adm Area 2465 Sq. feet, Shop No 413 Adm Area 1649 Sq. feet, Shop No 415 Adm Area 644 Sq. feet on 4th Floor in building known as Shree Kalika Plaza constructed on Survey No 547/B/2B/3/1 Adm Area 1899.65 Sq. Mtrs + Survey No 547/B/2/B/3/2 Adm Area 1159.07 Sq. Mtrs + Survey No 547/B/2B/3/3 Adm Area 3288.35 Sq. Mtrs which is situated Mauje-Nashik Shahar-4 within the limits of Nashik Municipal</p>	<p>Adm Area 1159.07 Sq. Mtrs + Survey No 547/B/2B /3/3 Adm Area 3288.35 Sq. Mtrs</p>		<p>North: As per building plan</p>
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	<p>Corporation, Nashik of Taluka & Dist. Nashik belonging to M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande</p>				
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7) Trace of Title & History of Passing of Title/Details of antecedent title deeds:-

➤ **S. No. 547/B/2B/3/1 having total area adm. 1899.65 Sq. Mtrs**

1. Originally said land bearing S. No. 347/1/21/3/1 corresponding to CTS No. 7061/11 having Final Plot No. 82 part having total area adm. 1899.65 Sa Mtrs (as per revenue record) and area adm. 1871.70 Sq. Mtrs (as per CTS record) situated at Nashik was owned and possessed by Shaikh Mohammad bhai Yusufali since the year 1946.
2. It appears from the records that, owner Shaikh Mohammadbhal Yusufali die on 01/01/1976 leaving behind his widow namely Safiabai and six sons namely Fakhruddin, Zainuddin Abbasbhai, Tassdukhbhai, Zakiuddin and Asgarbhai and six daughters namely Fatemabal Hussenabai, Zeharabai, Zainabbai, Ummualbai and Ummaimabai have entered into the record of rights.
3. As per CTS record on 04/03/1982, after death of owner Shaikh Mohammadbhai Yusufali his legal heirs all above mentioned i.e. Safiabai and six sons namely Fakhruddin, Zainuddin Abbasbhai, Tassaduquhussain, Zakiuddin and Asgarbhai and six daughters namely Fatemabal Hussenabai, Zeharabai, Zainabbai, Ummualbai and Ummaimabai have written and signed the Arrangement of Family Agreement on 09/01/1980 and as per said Agreement 1) Abbasbhai Shaikh Mohammadbhai, 2) Tassdukhbhai Shaikh Mohammadbhai, 3) Zakiuddin Shaikh Mohammadbhai and 4) Asgarbhai Shaikh Mohammadbhai have been entered into record of rights which mutation entry was certified on 29/05/1982. (as per 7/12 record M.B. No 20049 is certified)
4. Thereafter record shows that, Tassdukhbhai Shaikh Mohammadbhai and others have made partnership firm in the name and style of Mohammadbhai Essuffally, Partnership firm on 01/07/1995, and whereas the continuance of the said partnership the parties hereto agreed and dissolved the said partnership at the end of 31/03/2012 on the terms and conditions agreed by them.
5. It appears from the record shows that, Tassdukhbhai Shaikh Mohammadbhai and others have developed the said property and got prepared the Building plan and approved the same from Assistant Town Planning, Nashik Municipal Corporation, vide its Commencement Certificate No. LND/BP/212 dtd. 04/06/1990 and after completion of said building known as Amaan Apartment hence The Nashik Municipal Corporation issued Completion Certificate bearing letter no. NRV/000503 dtd. 18/08/1995. Thereafter owner have executed Declaration of Apartment Deed with respect to Amaan Apartment which was registered on 02/04/2002 and thereby the name of flat purchasers have entered into revenue record of rights vide M.E. No. 102154.

6. As per CTS Ferfar No. 2385 dtd. 31/12/2012 shows that, one of the above mentioned owners i.e. Abbasbhai Shaikh Mohammadbhai alias Abbasbhai Mohammad Marchant died on 06/25/2011 leaving behind his widow namely Fatema Abbasbhai Marchant and his son namely Shabbir Abbasbhai Marchant were entered into record of rights (as per 7/12 record M.E. No. 84788 dtd. 27/07/2012 is certified.

7. Further record shows that, 1) Zakiuddin Shaikh Mohammadbhai and 2) Tassdukhbhai Shaikh Mohammadbhai have release their rights and share in favour of 1) Asgarbhai Shaikh Mohammadbhai, 2) Fatema Abbasbhai Marchant and 3) Shabbir Abbasbhai Marchant with respect to land bearing S. No. 547/B/2B/3/2 corresponding to CTS No. 7063/1B having Final Plot No. 82 part having total area adm. 1899.65 Sq. Mtrs (as per revenue record) and area adm. 1871.70 Sq. Mtrs (as per CTS record) out of which land area adm. 1159.07 Sq. Mtrs along with constructed property known as "Mohammadi Building" situated at Nashik excluding flat no.3 in Aman Building owned by Tasdukhbhai Shaikh Mohammad. Thereby said Release Deed is registered in the office of Sub-registrar, Nashik-1 at Sr. No.3814/2013 dtd.09/04/2013.

8. As per CTS Ferfar No. 2811 dtd. 01/10/2014 shows that, 1) Zakiuddin Shaikh Mohammadbhai and 2) Tassdukhbhai Shaikh Mohammadbhai and for Special POA holder of no.1 have release their rights and share in favour of 1) Asgarbhai Shaikh Mohammadbhai, 2) Fatema Abbasbhai Marchant and 3) Shabbir Abbasbhai Marchant and for Special POA holder for no. 1 and 2 with respect to land bearing S. No. 547/B/2B/3/1 corresponding to CTS No. 7063/1B having Final Plot No. 82 part having total area adm. 1899.65 Sq. Mtrs (as per revenue record) and area adm. 15/1.70 Sq. Mtrs (as per CTS record) along with construction thereon excluding flat no.3 which Was owned by Tasdukhbhai Shaikh Mohammadbhai and other adjoining property situated at Nashik out of the said property there will be 50% share came to Asgarbhai M. Merchant and 50% share came to Shabbir A. Merchant and Fatema A. Merchant. Said Release Deed is registered in the office of Sub-registrar, Nashik-2 at Sr. No. 2387/2014 dtd. 19/09/2014. Thereby the name of Releasers have deleted from the record of rights. (as per 7/12 extract M.E. No. 94907 dtd. 25/09/2014 is certified).

9. It appears from the record shows that, 1) Shabbir Abbasbhai Marchant, 2) Fatema Abbasbhai Marchant and 3) Asgarbhai Shaikh Mohammadbhai have executed Development Agreement and GPA in favour of Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande with respect to develop land bearing S. No. 547/B/2B/3/1 corresponding to CTS No. 7063/1B having Final Plot No. 82 part having total area adm. 1899.65 Sq. Mtrs (as per revenue record) and area adm. 1871.70 Sq. Mtrs (as per CTS record) out of which land area adm. 1199.65 Sq. Mtrs (as per revenue record) situated at Nashik along with construction thereon and said documents are registered in the office of Sub-registrar, Nashik-6 at Sr. No.1349 and 1350 respectively on dtd. 07/05/2018. As per said development agreement, Land owners shall be given 45% proportionately on all floors of total construction area as consideration for granting rights of development. The Developer shall be entitled to retain 55% out of the total construction area to be constructed on the said property, The owner no.3 is not interested in the construction as consideration and hence he has been given a consideration of Rs. 36,00,000/- and no construction is to be given to the owner no.3.(as per 7/12 extract M.E. No.401008 dtd. 27/07/2018 is certified.

10. Thereafter record shows that, land owner Shabbir A. Merchant and other two through GPA holder Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has been prepared building plan for Commercial purpose and same is sanctioned from Nashik Municipal

11. It appears from the record shows that, land owner Shabbir A. Merchant and other two through GPA holder Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has obtained N. A. Permission from Commercial purpose of subject land property from Collector of Nashik vide order no. Masha/Kaksha/3/2/Ru.K. Aa/SR/316/2019 Nashik dtd.02/12/2019.

12. It is seen from the record shows that, developer Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has been registered the said project known as "Shree Kalika Plaza" to Maharashtra Real Estate Regulatory Authority under RERA Act, 2017 vide its Registration No. PS1600023610 dtd.20/12/2019.

13. As per CTS Ferfar No. 4107 dtd. 04/06/2020 shows that, Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has been purchased the land bearing S. No. 547/B/2B/3/1 corresponding to CTS No. 7063/1B having Final Plot No. 82 part having total area adm. 1899.65 Sq. Mtrs (as per revenue record) and area adm. 1871.70 Sq. Mtrs including construction of Aman Building having 12 Residential Flats (out of which 9 flat properties which are listed below owned and possessed by Deepak Chande by way of Deed of Apartment from different flat owners and out of which Flat No. 1,2 and 9 are still retained in possession of flat owners) situated at Nashik from owners 1) Shabbir Abbasbhai Marchant, 2) Fatema Abbasbhai Marchant, no. 1 for himself and as GPA holder of no.2 through Special POA holder Mr. Kishor Meghji Thakkar and 3) Asgarbhai Shaikh Mohammadbhai through holder Mr. Deepak Kalyanji Chande by way of Sale Deed which is registered in the office of Sub-registrar, Nashik-1 at Sr. No.8894/2019 dtd.11/12/2019 by paid extra Stamp duty Rs. 4,14,900/- by deducted from total 61,66,500/- out of which 57,51,600/- already paid on above development agreement under section of 4(1) of Mumbai Stamp Act, 1958. Accordingly the name of purchaser entered into CTS record of rights. (as per 7/12 extract M.E. No.402716 is certified) List of Flat Properties:

Flat No	Name of Seller	Document No
3	Nafisa T Merchant & Other one	1614/2018 12/03/2019 Dtd
4,11, 12	Manavi Holding Pvt Ltd through Director Ishwarlal S Lalwani	862/2018 03/02/2018 Dtd
7	Fiza M Marchant	1613/2018 12/03/2019 Dtd
10	Mustaq F Merchant & other one	1612/2019 12/03/2019 Dtd
5	Meenakshi Damodhar Motkari	5745/2019 09/09/2019 Dtd
6	Swati Mohit Motkari	5746/2009 09/09/2009 Dtd
8	Sakina J Pedhiwala	5920/2019 07/09/2019 Dtd
1 2 & 9	Still in possession of Different Flat Owners	---

14. Further it appears from the record shows that, land owners 1) Shabbir Abbasbhai Marchant, 2) Fatema Abbasbhai Marchant, no. 1 for himself and as GPA holder of no.2 through Special POA holder Mr. Kishor Meghji Thakkar

and 3) Asgarbhai Shaikh Mohammadbhai through GPA holder Mr. Deepak Kalyanji Chande have executed Confirmation Deed in favour of Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande with respect to land bearing S. No. 547/B/2B/3/1 corresponding to CTS No. 7063/1B having Final Plot No. 82 part having total area adm. 1899.65 Sq. Mtrs (as per revenue record) and area adm. 1871.70 Sq. Mtrs (as per CTS record) along with construction thereon including 9 flats and Basement House material Stores and parking and other open space and adjoining property and said Confirmation Deed is registered in the office of Sub-registrar, Nashik-2 at Sr. No.74/2020 dtd. 03/01/2020.

15. M.E. No. 103319 dated 03/12/2016 shows that, Collector Nashik on 30/11/2016 & Tahasildar Nashik on 03/12/2016 passed an order for the partition of S. Nos in Hissa's. Therefore the S. No. 01 to 252, 293 to 321, 1001 to 1003, 1015 i.e. Hissa Nashik Shahar -1, S. No. 253 to 292, 322 to 404, 424 to 500, 1012, 1034 to 1038, 1061 i.e. Hissa Nashik Shahar -2, S. No. 405 to 423, 530, 627 to 734, 997 to 1000, 1005, 1006, 1011, 1014, 1016, 1026, 1027, 1032, 1039, 1040, 1042 to 1056, 1058 to 1060, 1062 to 1067, Pardi No. 1 to 21 i.e. Hissa Nashik Shahar -3, S. No. 501 to 529, 531 to 582, 806 to 911, 1008, 1013, 1018, 1019 & 1031 i.e. Hissa Nashik Shahar -4 and S. No. 583 to 626, 739 to 805, 912 to 996, 1004, 1010, 1021 to 1024, 1028, 1030 & 1094 i.e. Hissa Nashik Shahar - 5. Therefore said effect mutated to the revenue record. And starting new mutation to specific numbers i.e. Nashik Shahar -1 i.e. Mutation Entry No. 103320, Nashik Shahar -2 i.e. Mutation Entry No. 200001, Nashik Shahar -3 i.e. Mutation Entry No. 300001, Nashik Shahar -4 i.e. Mutation Entry No. 400001 & Nashik Shahar -5 i.e. Mutation Entry No. 500001.

16. M. E. No. 400158, 400663, 401200 shows that, manual and computerized record of rights by using E-ferfar project edit module, Tahsildar Nashik has passed the order No. REVRHAF7001 dtd. 22/2/2017 according to the guidelines under Government Resolution No Ra.Bhu.A/Pr.Kr./180/L-1 dtd. 5/7/2016.

➤ **S. No. 547+B/2B+3/2 area adm. 1159.07 Sq. Mtrs :**

17. Originally said land bearing S. No. 547+B/2B+3/2 corresponding to CTS No. 7063/1C having Final Plot No. 82 out of Town Planning Scheme II having total area adm. 1159.07 Sq. Mtrs, lying and being situated at Tal. Dist. Nashik was owned and possessed by Shaikh Mohammadbhai Yusufali since the year 1946.

18. It appears from the records that, owner Shaikh Mohammadbhai Yusufali died on 01/03/1976 leaving behind his widow namely Safiabai and six sons namely Fakhruddin Shaikh Mohammadbhai, Zainuddin Shaikh Mohammadbhai, Abbasbhai Shaikh Mohammadbhai Tassdukhbhai Shaikh Mohammadbhai, Zakiuddin Shaikh Mohammadbhai and Asgarbhai Shaikh Mohammadbhai and six daughters namely Fatemabai w/o Abdultayyeb Electricwala, Hussenabai w/o Yusufbhai Lokhandwala, Zeharabai w/o Salembhai Bohara, Zainabbai w/o Husseinbhai Cutleriwala, Ummualbai w/o Fakhruddin Umrethwala and Ummaimabai w/o Zoharbhai Hasanali has entered into the record of rights. (as per 7/12 extract M.E. No. 88532 is certified)

19. As per CTS record on 03/04/1982, after death of owner Shaikh Mohammadbhai Yusufali his legal heirs all above mentioned i.e. Safiabai and six sons namely Fakhruddin, Zainuddin Abbasbhai, Tassaduq Hussain, Zakiuddin and Asgarbhai and six daughters namely Fatemabai, Hussenabai, Zeharabai, Zainabbai, Ummualbai and Ummaimabai have been written and

signed the Arrangement of Family Agreement on 01/09/1980 and as per said Agreement 1) Hussenabai w/o Yusufbhai Lokhandwala, 2) Zeharabai w/o Salembhai Bohara, 3) Zainabbai w/o Husseinbhai Cutleriwala, 4) Ummualbai w/o Fakhruddin Umrethwala and 5) Ummaimabai w/o Zoharbhai Hasanali have been entered into record of rights of S. No. 547+B/2B+3/21 Corresponding to CTS No. 7063/1C having Final Plot No. 82 out of Town Planning Scheme II having total area adm. 1159.07 Sq. Mtrs, lying and being situated at Tal. Dist. Nashik which mutation entry was certified on 29/05/1982 (as per 7/12 record M.E. No. 20049 and 92285 certified)

20. On 13/07/2015. As per order of Hon'ble Jamabandi Commissioner and Director of Land Record Pune vide its circular no. N. Bhu.-1/Mi. Pa. Akhshari Nond 2015 Pune dtd. 16/02/2015, the area of said land has need to be written in phonically hence the subject land record area has been written in phonically i.e. One Thousand One Hundred Fifty Nine point Zero Zero Sq. Mtrs in the record of rights. And said effect was mutated vide CTS Ferfar No. 2286 dtd. 13/07/2015.

21. As CTS Ferfar No. 3881 dtd 18/09/2019 shows that, land owners 1) Hussenabai w/o Yusufbhai Lokhandwala, 2) Zeharabai w/o Salembhai Bohara, 3) Zainabbai w/o Husseinbhai Cutleriwala, 4) Ummualbai w/o Fakhruddin Umrethwala and 5) Ummaimabai w/o Zoharbhai Hasanali have been sold the subject land property bearing S. No. 547+B/2B+3/21 corresponding to CTS No. 7063/1C having Final Plot No. 82 out of Town Planning Scheme II having total area adm. 1159.07 Sq. Mtrs, lying and being situated at Tal. Dist. Nashik to 1) Abbasbhai Shaikh Mohammadbhai, 2) Tassdukhbhai Shaikh Mohammadbhai, 3) Zakiuddin Shaikh Mohammadbhai, 4) Tahir Zakiuddin as partners of M/s Mohamadbhai Yusufali by way of Sale Deed which has been registered in the office of Sub-registrar, Nashik at Sr. No. 446/1986 dtd. 22/01/1986. Thereafter executed Correction Deed with respect to said Sale Deed dtd. 22/01/1986 in which land area wrongly mentioned thereby said Correction Deed has been registered in the office of Sub-registrar, Nashik-1 at Sr. No. 4661/1994 dtd. 15/10/1994. Accordingly the name of purchaser mutated into record of rights. (as per 7/12 extract M. E. No. 32533 dtd. 22/01/1995 and M.E. No. 92650 dtd. 07/03/2014).

22. Thereafter record shows that, Tassdukhbhai Shaikh Mohammadbhai and others have made partnership firm in the name and style of Mohammadbhai Yussufali, Partnership firm on 04/08/1982. and whereas the continuance of the said partnership the parties hereto agreed and dissolved the said partnership at the end of 31/03/2012 on the terms and conditions agreed by them. (as per 7/12 extract M.E. No. 92986 dtd. 07/04/2014).

23. As per CTS Ferfar No. 3882 dtd. 18/09/2019 shows that, one of the above mentioned owners i.e. Abbasbhai Shaikh Mohammadbhai alias Abbasbhai Mohammad Marchant died on 25/06/2011, leaving behind his widow namely Fatema Abbasbhai Marchant and his son namely Shabbir Abbasbhai Marchant were entered into record of rights (as per 7/12 record M.E. No. 93489 dtd. 28/05/2018 is certified).

24. As per CTS Ferfar No. 3884 dtd. 18/09/2019 shows that, 1) Zakiuddin Shaikh Mohammadbhai, 2) Tassdukhbhai Shaikh Mohammadbhai and 3) Asgarbhai Shaikh Mohammadbhai, through for Special POA holder Shabbir Abbasbhai Marchant have release their rights and share in favour of 1) Shabbir Abbasbhai Marchant and 2) Fatema Abbasbhai Marchant through GPA holder Shabbir Abbasbhai Marchant with respect to land bearing S. No. 547+B/2B+3/2 corresponding to CTS No. 7063/1C having Final Plot No. 82 out of Town Planning Scheme II having total area adm. 1159.07 Sq. Mtrs, lying and being situated at Tal. Dist. Nashik and said Release Deed is registered in

the office of Sub-registrar, Nashik-6 at Sr. No. 1444/2014 dtd. 18/07/2014. Thereby the name of Releasers have deleted from the record of rights. (as per 7/12 extract M.E. No. 94907 dtd. 25/09/2014 is certified).

25. It appears from the record shows that, 1) Shabbir Abbasbhai Marchant, 2) Fatema Abbasbhai Marchant have executed Development Agreement and GPA in favour of Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande with respect to develop land bearing S. No. 547+B/2B+3/2 corresponding to CTS No. 7063/1C having Final Plot No. 82 out of Town Planning Scheme II having total area adm. 1159.07 Sq. Mtrs, lying and being situated at Tal. Dist. Nashik and said documents are registered in the office of Sub registrar, Nashik-6 at Sr. No.1347 and 1348 respectively on dtd. 07/05/2018. As per said development agreement, Land owners shall be given 37% proportionately on all floors of total construction area as consideration for granting rights of development. The Developer shall be entitled to retain 63% out of the total construction area to be constructed on the said property..(as per 7/12 extract M.E. No.401010 dtd. 27/07/2018 is certified).
26. As per CTS Ferfar No. 4178 dtd. 03/11/2020 shows that, Deepak Builders and Developers a proprietary firm through its proprietor Deepak Kalyanji Chande has been purchased the land bearing S. No. 547+B/2B+3/2 corresponding to CTS No. 7063/1C having Final Plot No. 8 out of Town Planning Scheme II having total area adm. 1159.07 Sq. Mtrs, lying and being situated at Tal. Dist. Nashik from land owners 1) Shabbir Abbasbhai Marchant, 2) Fatema Abbasbhai Marchant, no. 1 for himself and as GPA holder of no.2 by way of Sale Deed which is registered in the office of Sub-registrar, Nashik-2 at Sr. No. 1838/2019 dtd.20/03/2019. Accordingly the name of purchaser entered into CTS record of rights (as per 7/12 extract M.E. No.402070 dtd 21/06/2019 is certified).
27. Thereafter record shows that, land owner Shabbir A. Merchant and other two through GPA holder Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has been prepared building plan for Commercial purpose and same is sanctioned from Nashik Municipal Corporation, Nashik vide its Commencement Certificate No. LND/BP/Nashik/DCR/0163/2019 dtd. 06/02/2019. And after completion of ground floor (shop no. 1,23 & 3A), Nashik Municipal Corporation, Nashik issued Part Completion Certificate bearing no. Javak no./NRV/A1/26569/2021 dtd. 03/11/2021.
28. It appears from the record shows that, land owner Shabbir A. Merchant and other two through GPA holder Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has obtained N. A. Permission from Commercial purpose of subject land property from Collector of Nashik vide order no. Masha/Kaksha/3/2/Ru.K. Aa/SR/316/2019 Nashik dtd.02/12/2019.
29. It is seen from the record shows that, developer Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has been registered the said project known as = Shree Kalika Plaza" to Maharashtra Real Estate Regulatory Authority under RERA Act, 2017 vide its Registration No. P51600023610 dtd.20/12/2019.
30. Further it appears from the record shows that, land owners 1) Shabbir Abbasbhai Marchant, 2) Fatema Abbasbhai Marchant, no. 1 for himself and as GPA holder of no.2 through Special POA holder Mr. Kishor Meghji Thakkar and 3) Asgarbhai Shaikh Mohammadbhai through GPA holder Mr. Deepak Kalyanji Chande have executed Confirmation Deed in favour of Deepak

Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande with respect to land bearing S. No. 547+B/2B+3/2 corresponding to CTS No. 7063/1C having Final Plot No. 82 out of Town Planning Scheme II having total area adm. 1159.07 Sq. Mtrs, lying and being situated at Tal. Dist. Nashik along with adjoining properties and being Confirmation Deed is registered in the office of Sub-registrar, Nashik-2 at Sr. No.74/2020 dtd.03/01/2020.

31.M.E. No. 103318 & 103319 dated 03/12/2016 shows that, Collector Nashik on 30/11/2016 & Tahasildar Nashik on 03/12/2016 passed an order for the partition of S. Nos in Hissa's. Therefore the S. No. 01 to 252, 293 to 321, 1001 to 1003, 1015 i.c. Hissa Nashik Shahar -1, S. No. 253 to 292, 322 to 404, 424 to 500, 1012, 1034 to 1038, 1061 i.e. Hissa Nashik Shahar -2, S. No. 405 to 423, 530, 627 to 734, 997 to 1000, 1005, 1006, 1011, 1014, 1016, 1026, 1027, 1032, 1039, 1040, 1042 to 1056, 1058 to 1060, 1062 to 1067, Pardi No. 1 to 21 i.e. Hissa Nashik Shahar -3, S. No. 501 to 529, 531 to 582, 806 to 911, 1008, 1013, 1018, 1019 & 1031 i.e. Hissa Nashik Shahar-4 and S. No. 583 to 626, 739 to 805, 912 to 996, 1004, 1010, 1021 to 1024, 1028, 1030 & 1094 i.e. Hissa Nashik Shahar - 5. Therefore said effect mutated to the revenue record. And starting new mutation to specific numbers i.e. Nashik Shahar -1 i.e. Mutation Entry No. 103320, Nashik Shahar -2 i.e. Mutation Entry No. 200001, Nashik Shahar -3 i.e. Mutation Entry No. 300001, Nashik Shahar -4 i.e. Mutation Entry No. 400001 & Nashik Shahar -5 i.e. Mutation Entry No. 500001.

32.M. E. No. 100906, 401199, 400158 401200 shows that, manual and computerized record of rights by using E-ferfar project edit module, Tahsildar Nashik has passed the order No. REVRHAF7001 dtd. 22/2/2017 according to the guidelines under Government Resolution No. Ra.Bhu.A/Pr.Kr./180/L-1 dtd. 7/5/2016.

➤ **S. No. 547/B/2B/3/3 having total area adm. 3288.35 Sq. Mtrs:**

33.Originally said land bearing S. No. 547/B/2B/3/3 corresponding to CTS No. 7063/1A having Final Plot No. 82 part having total area adm. 3288.35 Sq. Mtrs situated at Nashik was owned and possessed by Mohammadbhai Yusufali Bohari before the year 1970.

34.As per CTS Record dtd. 07/22/1970, as partition, application dtd. 12/22/1969 and as per order of CTS Record office no. Na.bhu.2/588 dtd. 03/04/1970 the name of owner Mohammadbhai Yusufali Bohari has been deleted and the name of his sons i.e. Fakhruddin Shaikh Mohammadbhai, Zainuddin Shaikh Mohammadbhai, Abbasbhai Shaikh Mohammadbhai Tassdukhbhai Shaikh Mohammadbhai, Zakiuddin Shaikh Mohammadbhai and Asgarbhai Shaikh Mohammadbhai and six daughters namely Fatemabai w/o Abdultayyeb Electricwala, Hussenabai w/o Yusufbhai Lokhandwala, Zeharabai w/o Salembhai Bohara, Za inabbai w/ o Husseinbhai Cutleriwala, Ummut Banin Fakhruddin and Halimabai Shaikh Mohamadbbhai were entered into record of rights.

35.As per CTS record on 04/01/1982. land owners Safiabai Shaikh Mohammadbhai and six sons namely Fakhruddin, Zainuddin. Abbasbhai, Tassadughussain, Zakiuddin and Asgarbhai and six daughters namely Patemabai, Hussenabai, Zeharabai. Zainabbai, Ummualbai and Ummaimabai have written and signed the Arrangement of Family Agreement on 09/01/1980 and as per said Agreement. Zainuddin Shaikh Mohammadbhai and other two have share in the S. No. 547/B/20/3/3 corresponding to CTS No. 7063/1A having Final Plot No. 82 part having total area adm. 3288.35 Sq.

Mtrs situated at Nashik and said mutation entry was certified on 29/05/1982. (as per 7/12 record M.B. No. 20049 is certified)

36.It appears from the record shows that, Mulla Fakhruddin Shaikh Mohamadbhai has released his undivided 2/5 share and right in respect to land bearing S. No. 547/B/2B/3/3 corresponding to CTS No. 7063/1A having Final Plot No. 82 part having total area adm. 3288.35 Sq. Mtrs situated at Nashik in favour of Mulla Zainuddin Shaikh Mohamadbhai. Thereby said Indenture of Release has registered at Sr. No.2753/1985 did. 11/09/1985.

37.Further record shows that, Fatemabai Abdultayeb Electricwala has released her undivided 1/5 share and right in respect to land bearing S. No. 547/B/2B/3/3 corresponding to CTS No. 7063/1A having Final Plot No. 82 part having total area adm. 3288.35 Sq. Mtrs situated at Nashik in favour of Mulla Zainuddin Shaikh Mohamadbhai. Thereby said Indenture of Release has registered at Sr. No.2755/1985 dtd.11/09/1985.

38.As per CTS record dtd. 07/02/2000 shows that, Mulla Shabbir Zainuddin Merchant has purchase the land area adm. 2416.85 Sq. Mtrs out of S. No. 547/B/2B/3/3 corresponding to CTS No. 7063/1A having Final Plot No. 82 part having total area adm. 3288.35 Sq. Mtrs situated at Nashik from Zainuddin Shaikh Mohamadbhai and other one by way of Indenture of Conveyance which was registered at Sr. No. 2907/1996 dtd.05/10/1996 and thereafter made Correction Deed with respect to land area wrongly mentioned in above Indenture of Conveyance hence the Correction Deed has also registered at Sr. No.10092/2014 dtd. 21/11/2014. Thereby the name of purchaser mutated into record of rights (as per 7/12 extract M.E. No. 95462 dtd.27/11/2014)

39.As CTS Ferfar No. 1474 dtd.26/06/2006 shows that, Zainuddin Shaikh Mohamadbhai has executed Gift Deed in favour of Shabbir Zainuddin Merchant with respect to land area adm. 769.00 Sq. Mtrs along with construction thereon having built up area adm. 225.57 Sq. Mtrs out of property bearing S. No. 547/B/2B/3/3 corresponding to CTS No. 7063/1A having Final Plot No. 82 part having total area adm. 3288.35 Sq. Mtrs situated at Nashik. Said Gift Deed has been registered in the office of Sub-registrar, Nashik 1 at Sr. No. 6553/2005 dtd.23/11/2005.hence the name of Donee Shabbir Zainuddin Merchant entered in the record of rights (as per 7/12 extract M.E. No. 95463 dtd.27/11/2014) thereafter made Correction Deed with respect to land area wrongly mentioned in above Indenture of Conveyance hence the Correction Deed has also registered at Sr. No.10093/2014 dtd. 21/11/2014. Thereby the name of purchaser mutated into record of rights.

40.On 13/07/2015, As per order of Hon'ble Jamabandi Commissioner of and Director of Land Record Pune vide its circular no. N. Bhu.-1/Mi. Pa. Akhshari Nond 2015 Pune dtd. 16/02/2015, the area of said land has need to be written in phonically hence the subject land record area has been written in phonically i.e. One Thousand One Hundred Fifty Nine point Zero Zero Sq. Mtrs in the record of rights. And said effect was mutated vide CTS Ferfar No. 2286 dtd. 13/07/2015.

41.It appears from the record shows that, Shabbir Zainuddin Merchant has executed Development Agreement and GPA in favour of Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande with respect to develop land area adm. 1500.00 Sq. Mtrs out of total land 3288.35 Sq. Mtrs out of S. No. 547/B/2B/3/3 corresponding to CTS No. 7063/1A having Final Plot No. 82 part lying and being situated at Nashik said documents are registered in the office of Sub-registrar, Nashik-6 at Sr.

No.1343 and 1344 respectively on dtd. 07/05/2018. As per said development agreement, Land owners shall be given 45% proportionately on all floors of total construction area as consideration for granting rights of development. The Developer shall be entitled to retain 55% out of the total construction area to be constructed on the said property (as per 7/12 extract M.E. No. 401009 dtd. 27/07/2018).

42. It appears from the record shows that, Shabbir Zainuddin Merchant has executed Development Agreement and GPA in favour of Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande with respect to develop land area adm. 1788.35 Sq. Mtrs out of total land 3288.35 Sq. Mtrs out of S. No. 547/B/2B/3/3 corresponding to CTS No. 7063/1A having Final Plot No. 82 part lying and being situated at Nashik said documents are registered in G TA the office of Sub-registrar, Nashik-6 at Sr. No.1345 and 1346 respectively on dtd. 07/05/2018/As per said development agreement, Land owners shall be given 33% proportionately on all floors of Rend M total construction area as consideration for granting rights of development. The Developer shall be entitled to retain 67% out of the total construction area to be constructed on the said property (as per 7/12 extract M.E. No. 401994 dtd 27/07/2018).

43. As per CTS Ferfar No. 3873 dtd. 04/08/2019 shows that, Deepak Builders and Developers, proprietary firm through its proprietor Deepak Kalyanji Chande has been purchased the land area adm. 1500.00 Sq. Mtrs out of land bearing S. No 547/B/2B/3/3 corresponding to CTS Noa 7063/1A having Final Plot No. 82 part having total area adm 3288.35 Sq. Mtrs situated at Nashik from Shabbir Zainuddin Merchant by way of Sale Deed which is registered in the office of Sub registrar. Nashik 2 at Sr. No.2824/2019 did 03/05/2019. Accordingly the name of purchaser mutated into record of rights (as per 7/12 extract M.E. No 401994)

44. Thereafter record shows that, land owner Shabbir A Merchant and other two through OPA holder Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has been prepared building plan for Commercial purpose and same is sanctioned from Nashik Municipal Corporation, Nashik vide its Commencement Certificate No. LND/BP/Nashik/DCR/0163/2019 dtd. 06/02/2019.

45. It appears from the record shows that, land owner Shabbir A. Merchant and other two through GPA holder Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has obtained N. A Permission from Commercial purpose of subject land property from Collector of Nashik vide order no Masha/Kaksha/3/2/Ru.K. Aa/SR/316/2019 Nashik dtd.02/12/2019.

46. It is seen from the record shows that, developer Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has been registered the said project known as "Shree Kalika Plaza" to Maharashtra Real Estate Regulatory Authority under RERA Act, 2017 vide its Registration No. P51600023610 dtd.20/12/2019.

47. Further it appears from the record shows that, land owners 1) Shabbir Abbasbhai Marchant, 2) Fatema Abbasbhai Marchant, no. 1 for himself and as GPA holder of no.2 through Special POA holder Mr. Kishor Meghji Thakkar and 3) Asgarbhai Shaikh Mohammadbhai through GPA holder Mr. Deepak Kalyanji Chande have executed Confirmation Deed in favour of Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande with respect to land bearing S. No. 547/B/2B/3/3 corresponding to CTS No. 7063/1A having Final Plot No. 82 part having total

area adm. 3288.35 Sq. Mtrs situated at Nashik along with adjoining property and said Confirmation Deed is registered in the office of Sub-registrar, Nashik-2 at Sr. No.74/2020 dtd. 03/01/2020.

48.M.E. No. 103318 and 103319 dated 03/12/2016 shows that, Collector Nashik on 30/11/2016 & Tahasildar Nashik on 03/12/2016 passed an order for the partition of S. Nos in Hissa's. Therefore the S. No. 01 to 252, 293 to 321, 1001 to 1003, 1015 i.e. Hissa Nashik Shahar -1, S. No. 253 to 292, 322 to 404, 424 to 500, 1012, 1034 to 1038, 1061 i.e. Hissa Nashik Shahar -2, S. No. 405 to 423, 530, 627 to 734, 997 to 1000, 1005, 1006, 1011, 1014, 1016, 1026, 1027, 1032, 1039, 1040, 1042 to 1056, 1058 to 1060, 1062 to 1067, Pardi No. 1 to 21 i.e. Hissa Nashik Shahar -3, S. No. 501 to 529, 531 to 582, 806 to 911, 1008, 1013, 1018, 1019 & 1031 i.c. Hissa Nashik Shahar -4 and S. No. 583 to 626, 739 to 805, 912 to 996, 1004, 1010, 1021 to 1024, 1028, 1030 & 1094 i.e. Hissa Nashik Shahar - 5. Therefore said effect mutated to the revenue record. And starting new mutation to specific numbers i.e. Nashik Shahar -1 i.e. Mutation Entry No. 103320, Nashik Shahar -2 i.e. Mutation Entry No. 200001, Nashik Shahar -3 i.e. Mutation Entry No. 300001, Nashik Shahar 4 i.e. Mutation Entry No. 400001 & Nashik Shahar -5 i.e. Mutation Entry No. 500001.

49.M. E. No. 100906, 400158 and 401009 shows that, manual and computerized record of rights by using E-ferfar project edit module, Tahsildar Nashik has passed the order No. REVRHAF70011 dtd. 22/2/2017 according to the guidelines under Government Resolution No. Ra.Bhu.A./Pr.Kr./180/L-1 dtd. 7/5/2016.

50.It appears from the record shows that, land owner Shabbir A. Merchant and other two through GPA holder Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has obtained N. A. Permission from Commercial purpose of subject land property S. No. 547/B/2B/3/1/2/1/2/3 having total area adm. 6347.07 out of which area adm. 5701.15 Sq. Mtrs for Commercial purposes from Collector of Nashik vide order no. **Masha/Kaksha/3/2/Ru.K. Aa/SR/316/2019 Nashik dtd.02/12/2019**

51.Further record shows that, Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande and land owner Shabbir Zainuddin Merchant have executed Memorandum of Understanding regarding allotment of Commercial Shop out of which Shop No. 02,08, M3, 108, 111,208, 211,308, 311,411,511,611,711,808,811, 908,911,1008 to land owner Shabbir Zainuddin Merchant against the consideration of development of land which is notarized on 26/08/2021 at Sr. No. 386/2021.

52.It appears from the record shows that, Nashik Municipal Corporation, Nashik issued Part Completion Certificate for Commercial purposes of said project having only Ground Floor (shop no 123 and 3 A) vide its Completion Certificate bearing No. Javak No./NiNIVVA 1/26569/2021 dtd. 03/11/2021.

53.M.E. No. 405937 dtd. 09/04/2022 shows that. Deepak Builders and Developers, a proprietary Firm through its proprietor Deepak Kalyanji Chande has purchased the land area adm. 1788.35 . Mtrs out of S. No. 547/B+2B+3/3 having CTS No. 7063/1A having Final Plot No. 82 (part) having total area adm. 3288.35 Sq. Mtrs lying and being situated at Nashik from land owner Shabbir Zainuddin Merchant by way of Sale Deed which is registered in the office of sub registrar, Nashik-2 at Sr. No. 3377/2022 on dtd. 29/03/2022. Accordingly said purchaser acquired wnership rights over the whole landed area adm. 3288.35 Sq. Mtrs of said land S. No. 547/B+2B+3/3 situated at Nashik.

54. It is seen from the record. Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has prepared revised building plan for land S. No. 547/B/2B/3/1/2/3 situated at Nashik which is sanctioned and approved from Nashik Municipal Corporation, Nashik vide its revised Commencement Certificate No. **LND/BP/A1/255/2022 on dtd. 17/01/2022.**

55. Further record shows that, Notary Conversion Deed executed in favour of M/s Deepak Infra and Homes Pvt. Ltd company through its Director Mr. Shubh Deepak Chande from Deepak Builders and Developers through its Prop. Mr. Deepak K. Chande with respect to subject property and said deed is notarised at Sr. No. 31/2022 on dtd. 22/01/2022. Accordingly the name of Deepak Builders and Developers through its Prop. Mr. Deepak K. Chande converted into M/s Deepak Infra and Homes Pvt. Ltd Company through its Director Mr. Shubh Deepak Chande in the revenue record of rights vide M.E. No. 406384 dtd. 23/07/2022 and thereafter said mutation has been cancelled.

56. M.E. No. 407142 dtd. 11/01/2023 shows that, as per application of Deepak Kalyanji Chande the name of Deepak Infra and Homes Pvt. Ltd. deleted from the record of rights and name of Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has mutated into record of rights.

57. It is seen from the record, Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande has prepared revised building plan for land S. No. 547/B/2B/3/1/2/1/2/3 situated at Nashik which is sanctioned and approved from Nashik Municipal Corporation, Nashik vide its revised **Commencement Certificate No. LND/BP/A1/42 Dtd. 30/06/2022.**

58. It appears from the record shows that, Nashik Municipal Corporation, Nashik issued Part Completion Certificate for Commercial purposes of said project having Upper Ground Floor + First Floor vide its **Completion Certificate bearing No. Javak No./NiNiVi/A 1/30460 Dtd. 14/10/2022.**

59. It appears from the record shows that, Nashik Municipal Corporation, Nashik issued Part Completion Certificate for Commercial purposes of said project having **Ground Floor + First + Second + Third Floor** vide its **Completion Certificate bearing No. Javak No./NiNiVi/A 1/31677 Dtd. 19/10/2023.**

Detailed information about property to be mortgaged:-

<u>Details</u>	Remark of counsel
1. Whether documents of title given raise any doubts of suspicion	Nil
2. Have the title deeds has been compared with those at registrar office & particulars tally.	Yes
3. Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No minors interest involved

4. Whether the property proposed to be mortgaged is subject to the provisions contained under any special enactment/local laws. State implications of such enactment on the charge proposed to be created?	Nil
5. Whether property to be mortgaged is coming under any restrictions on transfer & whether required permission/consent as per terms of grant/allotment etc. obtained.	Not applicable
6. Whether provisions urban Ceiling Act are applicable? If applicable whether permission obtained.	Not applicable
7. Whether the user land has been converted under land revenue law? Whether N.A. permission/change of user permission is obtained?	Yes, Masha/Kaksha/3/2/Ru.K. Aa/SR/316/2019 Nashik dtd.02/12/2019
8. Whether required documents are available for creating valid equitable mortgage?	Yes
9. What is the tenure of land? (In case of Lease Property) and	Nil
10. Whether the land is adiwasi (Tribal) land?	Nil
11. Whether the land/property is joint family? If yes are other joint owners ready to mortgage their share or give consent for mortgage by borrower.	Not Applicable
12. Whether any prohibitory order form Income Tax/Wealth Tax or other authorities?	No remark found on the revenue record.
13. Is land/property subject to any reservations/ acquisitions/ requisitions?	Nil
14. Whether plans for constructions are sanctioned?	Yes Sanctioned by Local Authorities
15. Whether Commencement certificate issued?	Yes, LND/BP/A1/255/2022 on dtd. 17/01/2022 LND/BP/A1/42 Dtd. 30/06/2022
16. Whether Completion certificate obtained?	Yes, Javak No./NiNiVi/A 1/30460 Dtd. 14/10/2022 [Ground + First floor] Javak No./NiNiVi/A 1/31677 Dtd.

	19/10/2023 [Ground Floor + First + Second + Third Floor]
17. Whether there are any restrictions from Corporation such as "education Zone", Green Zone" etc?	NA
18. Is the land taken on lease from state Industrial Development Corporation? If yes whether tripartite agreement executed?	Not applicable
19. Whether there are any prior encumbrances. If yes details thereof?(To be verified liability of mortgagor from CTS officer)	Nil
20. Evidence of possession Finding on documents and revenue records, society maintenance charges or any other statutory dues paid upto date or payable.	As per registered Title Deeds
21. In case of companies/societies/ association/ trust Whether	
a) Memorandum/byelaws of the company/society /association authorize to offer its property(ies) as security.	Not applicable
b) Requisite resolutions have been duly passed by the Company/Society/ Association permitting mortgage of the properties in favour of the Bank.	Not applicable
c) Such resolution sets out the names of the persons who are authorized to create charge over the properties.	Not applicable
d) Resolution U/s. 293 (i) a) and 293 (i) d) of companies Act passed.	Not applicable
e) Details of the properties together with the documents are mentioned with the documents are mentioned under such resolutions.	Not applicable
f) In case of Public Limited Companies, certificate of commencement of business has been obtained and affixation of common seal is necessary in terms of articles of association.	Not applicable
g) In case of Public charitable trust whether permission of charity commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated if any.	Not applicable
22. In case of devolution of property by a will/succession,	Not applicable
23. Whether probate of will/succession certificate/ Letters of Administration obtained? Details thereof	Not applicable
24. If probate/succession certificate/Letters of Administration not obtained, then how the	Not applicable

mortgagor preprocess to prove the title?	
25. The safeguards suggested to ensure title to the property offered as security.	As per mentioned below
26. Whether title deeds perused are in conformity with the search taken?	
A) Whether the chain of tile is complete without any missing links.	Yes, Chain of Documents are in Chain
B) Whether any other documents to be obtained/compliances to be made so as to create valid mortgage.	Nil
27. Whether provisions of Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act, 2002 are applicable?	Yes, the SARFAESI Act, 2002 is applicable.

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

I have examined the Original title deeds relating to the property/ies **All the piece and parcel of the land bearing Shop No 306 Adm Area 703 Sq. feet, Shop No 307 Adm Area 743 Sq. feet, Shop No 308 Adm Area 743 Sq. feet, Shop No 309 Adm Area 743 Sq. feet, Shop No 310 Adm Area 743 Sq. feet, Shop No 311 Adm Area 743 Sq. feet, Shop No 312 Adm Area 2465 Sq. feet, Shop No 313 Adm Area 1649 Sq. feet, Shop No 316 Adm Area 644 Sq. feet, Shop No 317 Adm Area 644 Sq. feet, Shop No 320 Adm Area 786 Sq. feet on 4th floor , Shop No 402 Adm Area 2881 Sq. feet , Shop No 404 Adm Area 743 Sq. feet, Shop No 405 Adm Area 743 Sq. feet, Shop No 405 Adm Area 743 Sq. feet, Shop No 406 Adm Area 743 Sq. feet, Shop No 407 Adm Area 743 Sq. feet, Shop No 408 Adm Area 743 Sq. feet, Shop No 409 Adm Area 743 Sq. feet, Shop No 410 Adm Area 743 Sq. feet, Shop No 411 Adm Area 743 Sq. feet, Shop No 412 Adm Area 2465 Sq. feet, Shop No 413 Adm Area 1649 Sq. feet, Shop No 415 Adm Area 644 Sq. feet on 4th Floor in building known as Shree Kalika Plaza constructed on Survey No 547/B/2B/3/1 Adm Area 1899.65 Sq. Mtrs + Survey No 547/B/2/B/3/2 Adm Area 1159.07 Sq. Mtrs + Survey No 547/B/2B/3/3 Adm Area 3288.35 Sq. Mtrs which is situated Mauje- Nashik Shahar-4 within the limits of Nashik Municipal Corporation, Nashik of Taluka & Dist. Nashik belonging to M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande and offered as security by way of **simple mortgage/Equitable Mortgage**. I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years MH007655370202324E (Original fee receipts enclosed). I certify that, **M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande has an absolute, clear and marketable title over the above-mentioned property**. I further certify that the documents of title referred to under the opinion are perfect evidence of right, title and interest of the borrower / mortgagor and that if the said **simple mortgage/equitable mortgage** by deposit of title deeds created in the manner required by law, it will satisfy the requirements of creation of **simple mortgage/equitable mortgage**.**

Documents to be obtained by the bank:-

1	7/12 extract.
2	6D mutation Entries.
3	Xerox Commercial NA Order Dtd 02/11/2019
4	Xerox Building Commencement Certificate dated 30/06/2022.
5	Xerox of Part Completion Dtd 14/10/2022
6	Xerox of Part Completion Dtd 03/11/2021
7	Xerox RERA Certificate dated
8	Xerox Building Plan
9	Certified of TDR Sale Deed at sr. No NSN-5-7546-2022 Dtd 27/06/2022
10	Certified of Sale Deed at Sr. No NSN-2-3377-2022 Dtd 29/03/2022
11	Certified of Sale Deed at Sr. No NSN-2-1838-2019 Dtd 20/03/2019
12	Certified of Sale Deed at Sr. No NSN-2-8894-2019 Dtd 11.12.2019
13	Certified of Sale Deed at Sr. No NSN-2-2824-2019 Dtd 03/05/2019
14	Xerox of Confirmation Deed at Sr. No NSN-2-74-2020 Dtd 03/01/2020
15	Xerox of Development at Sr. No NSN-6-1349-2018 & 1347-2018 & 1343/2018 & 1345-2018 Dtd 07/05/2018
16	Xerox of Release Deed at Sr. No NSN-1-3814-2013 Dtd 09/04/2013
17	Xerox of release Deed at Sr. No NSN-6-2387-2014 Dtd 19/09/2014
18	Xerox of Release Deed at Sr. No NSN-6-1444-2014 Dtd 18/07/2014



Adv. **Rahul Chandrakant Kulkarni**

Annexure -II
Summary Legal Title Search Report to Be Submitted By The Empaneled
Advocate Along With Detailed Report

Sr. No.	Particulars	Compliance
1.	Name of the Branch	Dwarka
2.	Name of the Proposed Borrower	M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande
3.	Name of the Advocate/Firm	Adv. Rahul Chandrakant Kulkarni
4.	Searches Made with Registrar of Conveyance, Revenue Records and Municipality/Corporation Record and Verified	YES
5.	Description of Property/Properties and Nature of the title	All the piece and parcel of the land bearing Shop No 306 Adm Area 703 Sq. feet, Shop No 307 Adm Area 743 Sq. feet, Shop No 308 Adm Area 743 Sq. feet, Shop No 309 Adm Area 743 Sq. feet, Shop No 310 Adm Area 743 Sq. feet, Shop No 311 Adm Area 743 Sq. feet, Shop No 312 Adm Area 2465 Sq. feet, Shop No 313 Adm Area 1649 Sq. feet, Shop No 316 Adm Area 644 Sq. feet, Shop No 317 Adm Area 644 Sq. feet, Shop No 320 Adm Area 786 Sq. feet on 4 th floor , Shop No 402 Adm Area 2881 Sq. feet , Shop No 404 Adm Area 743 Sq. feet, Shop No 405 Adm Area 743 Sq. feet, Shop No 405 Adm Area 743 Sq. feet, Shop No 406 Adm Area 743 Sq. feet, Shop No 407 Adm Area 743 Sq. feet, Shop No 408 Adm Area 743 Sq. feet, Shop No 409 Adm Area 743 Sq. feet, Shop No 410 Adm Area 743 Sq. feet, Shop No 411 Adm Area 743 Sq. feet, Shop No 412 Adm Area 2465 Sq. feet, Shop No 413 Adm Area 1649 Sq. feet, Shop No 415 Adm Area 644 Sq. feet on 4 th Floor in building known as Shree Kalika Plaza constructed on Survey No 547/B/2B/3/1 Adm Area 1899.65 Sq. Mtrs + Survey No 547/B/2/B/3/2 Adm Area 1159.07 Sq. Mtrs + Survey No 547/B/2B/3/3 Adm Area 3288.35 Sq. Mtrs which is situated Mauje- Nashik Shahar-4 within the limits of Nashik Municipal Corporation, Nashik of Taluka & Dist. Nashik belonging to M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande
A)	Name of the Owner/ Mortgagee as per title deed	M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande
B)	Extent of area (in acres/hectors/Sq. Mtrs./Sq. Fts.	Shop No 306 Adm Area 703 Sq. feet, Shop No 307 Adm Area 743 Sq. feet, Shop No 308 Adm Area 743 Sq. feet,

		Shop No 309 Adm Area 743 Sq. feet, Shop No 310 Adm Area 743 Sq. feet, Shop No 311 Adm Area 743 Sq. feet, Shop No 312 Adm Area 2465 Sq. feet, Shop No 313 Adm Area 1649 Sq. feet, Shop No 316 Adm Area 644 Sq. feet, Shop No 317 Adm Area 644 Sq. feet, Shop No 320 Adm Area 786 Sq. feet on 4 th floor , Shop No 402 Adm Area 2881 Sq. feet , Shop No 404 Adm Area 743 Sq. feet, Shop No 405 Adm Area 743 Sq. feet, Shop No 405 Adm Area 743 Sq. feet, Shop No 406 Adm Area 743 Sq. feet, Shop No 407 Adm Area 743 Sq. feet, Shop No 408 Adm Area 743 Sq. feet, Shop No 409 Adm Area 743 Sq. feet, Shop No 410 Adm Area 743 Sq. feet, Shop No 411 Adm Area 743 Sq. feet, Shop No 412 Adm Area 2465 Sq. feet, Shop No 413 Adm Area 1649 Sq. feet, Shop No 415 Adm Area 644 Sq. feet
C)	Survey No./Gat No./CTS No. / House No.	Survey No 547/B/2B/3/1 Adm Area 1899.65 Sq. Mtrs + Survey No 547/B/2/B/3/2 Adm Area 1159.07 Sq. Mtrs + Survey No 547/B/2B/3/3
D)	Boundaries	East: As per building plan West: As per building plan South: As per building plan North: As per building plan
E)	Type of Land	Non-Agricultural Land
F)	Nature of Property	Commercial
G)	Location	Mauje-Nashik Shahar-4
H)	Appears in Land Acquisition / Requisition /Reservation	NO
I)	Plans for construction are not sanctioned	Yes
J)	Taxes paid upto date	Yes
K)	Trace of Title/ History of Passing of Title Deed (Details of antecedent of title deeds)	Yes
L)	Encumbrances Status	No Prior Encumbrance

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

I have examined the Original title deeds relating to the property/ies All the piece and parcel of the land bearing Shop No 306 Adm Area 703 Sq. feet, Shop No 307 Adm Area 743 Sq. feet, Shop No 308 Adm Area 743 Sq. feet, Shop No 309 Adm Area 743 Sq. feet, Shop No 310 Adm Area 743 Sq. feet, Shop No 311 Adm Area 743 Sq. feet, Shop No 312 Adm Area 2465 Sq. feet, Shop No 313 Adm Area 1649 Sq. feet, Shop No 316 Adm Area 644 Sq. feet, Shop No 317 Adm Area 644 Sq. feet, Shop No 320 Adm Area 786 Sq. feet on 4th floor , Shop No 402 Adm Area 2881 Sq. feet , Shop No 404 Adm Area 743 Sq. feet, Shop No 405 Adm Area 743 Sq. feet, Shop No 405 Adm Area 743 Sq. feet, Shop No 406 Adm Area 743 Sq. feet, Shop No 407 Adm Area 743 Sq. feet, Shop No 408 Adm Area 743 Sq. feet, Shop No 409 Adm Area 743 Sq. feet, Shop No 410 Adm Area 743 Sq. feet, Shop No 411 Adm Area 743 Sq. feet, Shop No 412 Adm Area 2465 Sq. feet, Shop No 413 Adm Area 1649 Sq. feet, Shop No 415 Adm Area 644 Sq. feet on 4th Floor in building known as Shree Kalika Plaza constructed on Survey No 547/B/2B/3/1 Adm Area 1899.65 Sq. Mtrs + Survey No 547/B/2/B/3/2 Adm Area 1159.07 Sq. Mtrs + Survey No 547/B/2B/3/3 Adm Area 3288.35 Sq. Mtrs which is situated Mauje- Nashik Shahar-4 within the limits of Nashik Municipal Corporation, Nashik of Taluka & Dist. Nashik belonging to M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande and offered as security by way of **simple mortgage/Equitable Mortgage**. I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years MH007655370202324E (Original fee receipts enclosed). I certify that, M/ s **Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande has an absolute, clear and marketable title over the above-mentioned property**. I further certify that the documents of title refereed to under the opinion are perfect evidence of right, title and interest of the borrower / mortgagor and that if the said **simple mortgage/equitable mortgage** by deposit of title deeds created in the manner required by law, it will satisfy the requirements of creation of **simple mortgage/equitable mortgage**.



Adv. **Rahul Chandrakant Kulkarni**

