



CHALLAN
MTR Form Number-6



GRN	MH012458683202324E	BARCODE			Date	15/12/2023-16:14:48	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items		TAX ID / TAN (If Any)					
			PAN No.(If Applicable)					
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1		Full Name	ADV SHRIKANT I RAYATE				
Location	NASHIK							
Year	2023-2024 From 01/01/1992 To 15/12/2023		Flat/Block No.	RO NIPHAD				
Account Head Details		Amount in Rs.	Premises/Building					
0030072201	SEARCH FEE	750.00	Road/Street	TAL NIPHAD				
			Area/Locality	DIST NASHIK				
			Town/City/District					
			PIN	4 2 2 3 0 3				
			Remarks (If Any)	S NO 547/B/2B/3/1 S NO 547/B/2B/3/2 S NO 547/B/2B/3/3 AT NASHIK SHAHAR 4 FOR 30 YEARS				
Total		750.00	Amount in Words	Seven Hundred Fifty Rupees Only				
Payment Details			FOR USE IN RECEIVING BANK					
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042023121558464	013425434		
Cheque-DD Details			Bank Date	RBI Date	15/12/2023-16:15:25	Not Verified with RBI		
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 0000000000

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

सदर चालन "ट्रिप ऑफ पेमेंट" नदर्ये ननुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

Shri. Shrikant Indrabhan Rayate
L.L.M. (London, UK) D.C.L., D.C.G.
ADVOCATE

Shri. Indrabhan Ramchandra Rayate
B.A., L.L.B., D.L.B., D.C.L
ADVOCATE

Niphad Office : 211, Advocate Chambers, Niphad Court, At Post. Tal. Niphad, Dist. Nashik - 422 003.

Nashik Office : 404, 4th Floor, Space Cosmoss Building, Near Mehar Signal, Ashok Stumbh, At Post Tal. Dist. Nashik.

Title Investigation Report
(Search Report)

To,
The Branch Manager,
Bank of Maharashtra,
Branch – Dwarka Branch
Tal. & Dist. Nashik.

Legal Opinion

- 1) Subject : Title report on property owned by
M/ s Deepak Builders & Developers through Prop.
Mr. Deepak Kalyanji Chande
- 2) Name of the Branch : Dwarka Branch
- 3) Name of the Borrower : M/ s Deepak Builders & Developers through Prop.
Mr. Deepak Kalyanji Chande

4) Description of Documents Scrutinized :

Sr. No	Date of Execution of Documents	Details of registration of Documents / Conveyance	Place Sub-Regd. Office	Property Falls Under Sub-Registrar	Remarks
1)		7/12 extract	Nashik	Nashik	Original
2)		6D Mutation entry	Nashik	Nashik	Xerox
3)	02/11/2019	Commercial NA Order	Nashik	Nashik	Xerox
4)	30/06/2022	Building Commencement Certificate	Nashik	Nashik	Xerox
5)	14/10/2022	Part Completion Certificate	Nashik	Nashik	Xerox
6)	03/11/2023	Part Completion Certificate	Nashik	Nashik	Xerox
7)		RERA Certificate	Nashik	Nashik	
8)		Building Plan	Nashik	Nashik	
9)	27/06/2022	TDR Sale Deed vide Sr. No. NSN-5/ 7546/ 2022	Nashik	Nashik	Original
10)	29/03/2022	Sale Deed vide Sr. No NSN 2/3377/2022	Nashik	Nashik	Original
11)	20/03/2019	Sale Deed vide Sr. No NSN 2/1838/2019	Nashik	Nashik	Original
12)	11.12.2019	Sale Deed vide Sr. No NSN 2/8894/2019	Nashik	Nashik	Original
13)	03/05/2019	Sale Deed vide Sr. No NSN 2/ 2324/ 2019	Nashik	Nashik	Original
14)	03/01/2020	Confirmation Deed vide Sr. No NSN-2-74- 2020	Nashik	Nashik	Xerox
15)	07/05/2018	Development Agreement vide Sr. No. NSN 6/1349/2018 & 1347/2018 & 1343/2018	Nashik	Nashik	Xerox



		& 1345-2018			
16)	09/04/2013	Release Deed vide Sr. No NSN 1/3814/2013	Nashik	Nashik	Xerox
17)	19/09/2014	Release Deed vide Sr. No.NSN 6/2387/ 2014	Nashik	Nashik	Xerox
18)	18/07/2014	Release Deed vide Sr. No NSN 6/1444/-2014	Nashik	Nashik	Xerox

5) Description of Property / Nature of Title :

- All the piece and parcel of Shop Property 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. feeton 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/2B/3/2 Adm Area 1159.07 Sq. Mtrs + Survey No 547/B/2B/3/3 Adm Area 3288.35 Sq. Mtrs., lying & 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 & Bounded as record of rights.



6) Trace of Title / History of passing of title Details of antecedent title deed :

Sir, as per your directions the Borrowers M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande approach me and called upon me to issue our title certificate with respect property and for that purpose borrower produce before me above revenue records relying upon the said revenue records, I am submitting my title certificate as under :

HISTORY OF SURVEY NO. 547/B/2B/3/1.

- 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, Tassaduqhussein, 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)

Shri. Shrikant Indrabhan Rayate
L.L.M. (London, UK) D.C.L., D.C.G.
ADVOCATE

Shri. Indrabhan Ramchandra Rayate
B.A., L.L.B., D.L.B., D.C.L
ADVOCATE

Niphad Office : 211, Advocate Chambers, Niphad Court, At Post. Tal. Niphad, Dist. Nashik - 422 003.

Nashik Office : 404, 4th Floor, Space Cosmoss Building, Near Mehar Signal, Ashok Stumbh, At Post Tal. Dist. Nashik.

2. Thereafter record shows that, Tassdukhbhai Shaikh Mohammadbhai and others have made partnership firm in the name and style of MohammadbhaiEssufally, 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.
3. 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.
4. 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 FatemaAbbasbhaiMarchant and his son namely ShabbirAbbasbhaiMarchant were entered into record of rights (as per 7/12 record M.E. No. 84788 dtd. 27/07/2012 is certified).
5. 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.
6. As per CTS Ferfar No. 2811 dtd. 01/10/2014 shows that, 1) Zakiuddin Shaikh Mohammad bhai 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).

7. It appears from the record shows that, 1) ShabbirAbbasbhaiMarchant, 2) FatemaAbbasbhaiMarchant 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.
8. 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.
9. 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.
10. 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.
11. 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



Shri. Shrikant Indrabhan Rayate
L.L.M. (London, UK) D.C.L., D.C.G.
ADVOCATE

Shri. Indrabhan Ramchandra Rayate
B.A., L.L.B., D.L.B., D.C.L.
ADVOCATE

Niphad Office : 211, Advocate Chambers, Niphad Court, At Post. Tal. Niphad, Dist. Nashik - 422 003.

Nashik Office : 404, 4th Floor, Space Cosmoss Building, Near Mehar Signal, Ashok Stumbh, At Post Tal. Dist. Nashik.

flat owners) situated at Nashik from owners 1) ShabbirAbbasbhaiMarchant, 2) FatemaAbbasbhaiMarchant, no. 1 for himself and as GPA holder of no.2 through Special POA holder Mr. KishorMeghji 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 Dtd 12/03/2019
4,11, 12	Manavi Holding Pvt Ltd through Director Ishwarlal S Lalwani	862/2018 Dtd 03/02/2018
7	Fiza M Marchant	1613/2018 Dtd 12/03/2019
10	Mustaq F Merchant & other one	1612/2019 Dtd 12/03/2019
5	Meenakshi Damodhar Motkari	5745/2019 Dtd 09/09/2019
6	Swati MohitMotkari	5746/2009 Dtd 09/09/2009
8	Sakina J Pedhiwala	5920/2019 Dtd 07/09/2019
1 2 & 9	Still in possession of Different Flat Owners	---

12. 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.

13. 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.



14. 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.

➤ HISTORY OF SURVEY NO. 547+B/2B+3/2

15. 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 MohammadbhaiYusufali since the year 1946.
16. It appears from the records that, owner Shaikh MohammadbhaiYusufali died on 01/03/1976 leaving behind his widow namely Safiabai and six sons namely Fakhruddin Shaikh Mohammadbhai, Zainuddin Shaikh Mohammadbhai, Abbasbhai Shaikh MohammadbhaiTassdukhbhai Shaikh Mohammadbhai, Zakiuddin Shaikh Mohammadbhai and Asgarbhai Shaikh Mohammadbhai and six daughters namely Fatemabai w/o AbdultayyebElectricwala, Hussenabai w/o YusufbhaiLokhandwala, Zeharabai w/o SalembhaiBohara, Zainabbai w/o HusseinbhaiCutleriwala, Ummualbai w/o FakhruddinUmrethwala and Ummaimabai w/o ZoharbhaiHasanali has entered into the record of rights. (as per 7/12 extract M.E. No. 88532 is certified)
17. As per CTS record on 03/04/1982, after death of owner Shaikh MohammadbhaiYusufali his legal heirs all above mentioned i.e. Safiabai and six sons namely Fakhruddin, ZainuddinAbbasbhai, Tassaduqhussain, 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 YusufbhaiLokhandwala, 2) Zeharabai w/o SalembhaiBohara, 3)Zainabbai w/o HusseinbhaiCutleriwala, 4) Ummualbai w/o FakhruddinUmrethwala and 5) Ummaimabai w/o ZoharbhaiHasanali 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)
18. 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. AkhshariNond 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.
19. As CTS Ferfar No. 3881 dtd 18/09/2019 shows that, land owners 1) Hussenabai w/o YusufbhaiLokhandwala, 2) Zeharabai w/o SalembhaiBohara,



3) Zainabbai w/o Husseinbhai Cutleriwala, 4) Ummualbai w/o Fakhruddin Umrethwala and 5) Ummaimabai w/o Zoharbai Hasanali have been sold the subject land property 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 to 1) Abbasbhai Shaikh Mohammadbhai 2) Tassdukhbhai Shaikh Mohammadbhai, 3) Zakiuddin Shaikh Mohammadbhai, 4) Tahir Zakiuddin as partners of M/s Mohammadbhai 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. 82533 dtd. 22/01/1995 and M.E. No. 92650 dtd. 07/03/2014).

20. Thereafter record shows that, Tassdukhbhai Shaikh Mohammadbhai and others have made partnership firm in the name and style of Mohammadbhai Yusufali, 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).

21. 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 25/08/2011, 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).

22. 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).

23. 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).

24. 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) ShabbirAbbasbhaiMarchant, 2) FatemaAbbasbhaiMarchant, no. I 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).
25. 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.
26. 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.
27. 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.
28. Further it appears from the record shows that, land owners 1) ShabbirAbbasbhaiMarchant, 2) FatemaAbbasbhaiMarchant, no. 1 for himself and as GPA holder of no.2 through Special POA holder Mr. KishorMeghji 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 said



Shri. Shrikant Indrabhan Rayate

L.L.M. (London, UK) D.C.L., D.C.G.

ADVOCATE

Shri. Indrabhan Ramchandra Rayate

B.A., L.L.B., D.L.B., D.C.L.

ADVOCATE

Niphad Office : 211, Advocate Chambers, Niphad Court, At Post. Tal. Niphad, Dist. Nashik - 422 003.

Nashik Office : 404, 4th Floor, Space Cosmoss Building, Near Mehar Signal, Ashok Stumbh, At Post Tal. Dist. Nashik.

Confirmation Deed is registered in the office of Sub-registrar, Nashik-2 at Sr. No.74/2020 dtd. 03/01/2020.

29. 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.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.

30. 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.

➤ HISTORY OF SURVEY NO. 547/B/2B/3/3

31. 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.

32. 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, Zainabbai w/o Husseinbhai Cutleriwala, Ummut Banin Fakhruddin and Halimabai Shaikh Mohammadbhai were entered into record of rights.

33. 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, Hussenabal, Zeharabal, 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)
34. It appears from the record shows that, MullaFakhruddin 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 MullaZainuddin Shaikh Mohammadbhai. Thereby said Indenture of Release has registered at Sr. No.2753/1985 did. 11/09/1985.
35. Further record shows that, FatemabaiAbdultayebElectricwala 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 MullaZainuddin Shaikh Mohammadbhai. Thereby said Indenture of Release has registered at Sr. No.2755/1985 dtd.11/09/1985.
36. As per CTS record dtd. 07/02/2000 shows that, MullaShabbirZainuddin 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 Mohammadbhai 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)
37. As CTS Ferfar No. 1474 dtd.26/06/2006 shows that, Zainuddin Shaikh Mohammadbhai has executed Gift Deed in favour of ShabbirZainuddin 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 DoneeShabbirZainuddin 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.
38. 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. AkshariNond 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.
39. It appears from the record shows that, ShabbirZainuddin Merchant has executed Development Agreement and GPA in favour of Deepak Builders and



Shri. Shrikant Indrabhan Rayate

L.L.M. (London, UK) D.C.L., D.C.G.
ADVOCATE

1 Shri. Indrabhan Ramchandra Rayate

B.A., L.L.B., D.L.B., D.C.L.
ADVOCATE

Niphad Office : 211, Advocate Chambers, Niphad Court, At Post. Tal. Niphad, Dist. Nashik - 422 003.

Nashik Office : 404, 4th Floor, Space Cosmoss Building, Near Mehar Signal, Ashok Stumbh, At Post Tal. Dist. Nashik.

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).

40. It appears from the record shows that, ShabbirZainuddin 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).
41. 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 ShabbirZainuddin 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)
42. 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.
43. 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.
44. 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.

45. 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. KishorMeghji 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.
46. 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.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.
47. 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.
48. 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
49. Further record shows that, Deepak Builders and Developers, a proprietary firm through its proprietor Deepak Kalyanji Chande and land owner ShabbirZainuddin 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



Niphad Office : 211, Advocate Chambers, Niphad Court, At Post. Tal. Niphad, Dist. Nashik - 422 003.

Nashik Office : 404, 4th Floor, Space Cosmoss Building, Near Mehar Signal, Ashok Stumbh, At Post Tal. Dist. Nashik.

owner ShabbirZainuddin Merchant against the consideration of development of land which is notarized on 26/08/2021 at Sr. No. 386/2021.

50. 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.
51. 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 ShabbirZainuddin 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.
52. 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.
53. 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.
54. 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.
55. 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.
56. 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.



57. 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.

7) Details of information about property to be mortgaged :

Sr. No.	Details	Remarks of Counsel
1)	Whether the documents of title given raise any doubts or suspicion	No.
2)	Have the title deed have been compared with those at registers office	Yes.
3)	Whether any of the title property intended to be given any 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.
4)	Whether the property proposed to be mortgaged is subject to the provisions contained under any special enactment / local laws. State implication of such enactment on the charge proposed to be created ?	No.
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	No.
6)	Whether provisions of Urban Ceiling Act are applicable ? if applicable whether permission obtained.	No.
7)	Whether under land has been converted under land revenue law ? Whether N. A. Permission / Change of user permission is obtained ?	Yes
8)	Whether required documents are available for creating valid equitable record of mortgage ?	No
9)	What is the tenure of land ? (In case of Lease Property) and whether necessary consent permission of lesser obtained ?	Not Applicable.
10)	Whether the land is Adiwasi (Tribal) land	No.
11)	Whether the land / property is joint family property ? If yes, are other joint owners ready to mortgage their share or give consent for mortgage by borrower	No.
12)	Whether land prohibitory order from Income Tax / Wealth Tax or other authorities ?	Not Applicable.
13)	Is land / property subject to any reservation / acquisition / requisition ?	No.
14)	Whether the plans for constructions are	Yes



Shri. Shrikant Indrabhan Rayate

**L.L.M. (London, UK) D.C.L., D.C.G.
ADVOCATE**

15 Shri. Indrabhan Ramchandra Rayate

**B.A., L.L.B., D.L.B., D.C.L.
ADVOCATE**

Niphad Office : 211, Advocate Chambers, Niphad Court, At Post. Tal. Niphad, Dist. Nashik - 422 003.

Nashik Office : 404, 4th Floor, Space Cosmoss Building, Near Mehar Signal, Ashok Stumbh, At Post Tal. Dist. Nashik.

	sanctioned ?	
15)	Whether Commencement Certificate obtained?	Yes
16)	Whether Completion Certificate obtained?	Yes
17)	Whether there are any restrictions from Corporation such as "Education Zone" "Green Zone" etc.?	No
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?	No
20)	Evidence of possession findings on documents and revenue records, (details of property tax, land revenue, society maintenance charges or any other statutory dues paid up to date of payable)	As per registered Title Deeds.
21)	In case of companies / societies / association, authorized to offer its property (ies) as security.	No.
	a) Memorandum / byelaws of the company / society / association authorized to offer its property (ies) as security.	No.
	b) Requisite resolution have been duly passed by the Company / Society / Association permitting mortgage of the properties in favour of the bank.	No.
	c) Such resolution sets out of names of the persons who are authorised to create over the properties.	No.
	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 under such resolutions.	No.
	f) In case of Public Limited Companies certificate of commencement of business of common seal is necessary in terms of association.	Not Applicable.
	g) In case of public charitable trust, whether permission of charity commissioner trust property is obtained and conditions stipulated is any.	Not Applicable.
22)	In case of devolution of property by a will / succession.	
	a) Whether probate of will / succession certificate / letter of administration obtained? Details thereof.	Not Applicable.
	b) If probate / succession certificate / letter of administration not obtained,	Not Applicable.



	then how the mortgage proposes to prove the title ?	
	c) The safeguards suggested to ensure title to the property offered as security.	NA
23)	Whether title deeds perused are in conformity with the search taken.	Yes.
24)	Whether the chain of title is complete without any missing links.	Yes.
25)	Whether any other documents to be obtained / compliance to be made so as to create valid mortgage	<p>a) 7/12 extract.</p> <p>b) 6D mutation Entries.</p> <p>c) Xerox Commercial NA Order Dtd 02/11/2019</p> <p>d) Xerox Building Commencement Certificate dated 30/06/2022</p> <p>e) Xerox of Part Completion Dtd 14/10/2022</p> <p>f) Xerox of Part Completion Dtd 03/11/2021</p> <p>g) Xerox RERA Certificate dated</p> <p>h) Xerox Building Plan</p> <p>i) Certified of TDR Sale Deed at sr. No NSN-5-7546-2022 Dtd 27/06/2022</p> <p>j) Certified of Sale Deed at Sr. No NSN-2-3377-2022 Dtd 29/03/2022</p> <p>k) Certified of Sale Deed at Sr. No NSN-2-1838-2019 Dtd 20/03/2019</p> <p>l) Certified of Sale Deed at Sr. No NSN-2-8894-2019 Dtd 11.12.2019</p> <p>m) Certified of Sale Deed at Sr. No NSN-2-2824-2019 Dtd 03/05/2019</p> <p>n) Xerox of Confirmation Deed at Sr. No NSN-2-74-2020 Dtd 03/01/2020</p> <p>o) Xerox of Development at Sr. No NSN-6-1349-2018 & 1347-2018 & 1343/2018 & 1345-2018 Dtd 07/05/2018</p> <p>p) Xerox of Release Deed at Sr. No NSN-1-3814-2013 Dtd 09/04/2013</p> <p>q) Xerox of release Deed at Sr. No NSN-6-2387-2014 Dtd 19/09/2014</p> <p>r) Xerox of Release Deed at Sr. No NSN-6-1444-2014 Dtd 18/07/2014</p>
26)	Whether provisions of Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act, 2002 are applicable	Yes, the SARFAESI Act, 2002 is applicable.



Shri. Shrikant Indrabhan Rayate
L.L.M. (London, UK) D.C.L., D.C.G.
-ADVOCATE

Shri. Indrabhan Ramchandra Rayate
B.A., L.L.B., D.L.B., D.C.L
ADVOCATE

Niphad Office : 211, Advocate Chambers, Niphad Court, At Post. Tal. Niphad, Dist. Nashik - 422 003.

Nashik Office : 404, 4th Floor, Space Cosmoss Building, Near Mehar Signal, Ashok Stumbh, At Post Tal. Dist. Nashik.

I have examined the original title deeds relating to the property/ies situated at Nashik Shahr - 4, Tal. & Dist-Nashik And offered as security by way of Registered Mortgage. I have also taken search with the Sub-Registrar of Assurances and Record of Rights for last 30 years (Original fee receipt enclosed). I certify that, M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande has an absolute, clear and marketable title over the property/ies shown above. 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 Registered Mortgage by deposit of title deeds created in the manner required by law, It will satisfy the requirements of creation of Registered Mortgage.

Place : Niphad.

Date : 15th December, 2023.

Shrikant I. Rayate
Advocate



Adv. Rayate

Shri. Shrikant Indrabhan Rayate

L.L.M. (London, UK) D.C.L., D.C.G.

ADVOCATE

19 Shri. Indrabhan Ramchandra Rayate

B.A., L.L.B., D.L.B., D.C.L

ADVOCATE

Niphad Office 211, Advocate Chambers, Niphad Court, At Post. Tal. Niphad, Dist. Nashik - 422 003.

Nashik Office 404, 4th Floor, Space Cosmoss Building, Near Mehar Signal, Ashok Stumbh, At Post Tal. Dist. Nashik.

**SUMMERY LEGAL TITLE SEARCH REPORT TO BE SUBMITTED BY
THE EMPANELLED ADVOCATE ALONG WITH DETAILED REPORT**

Summery Title Search on properties owned by M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande.

Sr.No.	Particulars	Compliance
1)	Name of Branch	Dwarka Branch
2)	Name of Borrower	M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande
3)	Name of Advocate	Mr. Shrikant Indrabhan Rayate, Advocate
4)	Searches made with Register of Conveyance, Revenue Records and Municipality / Corporation Record and verified.	Yes.
5)	Description of Property / Properties / Nature of title.	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 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
	a) Name of the Owner / Mortgagor 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 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



		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
	e) Survey No.. / Survey No. / CST No./ House No.	Survey No 547/B/2B/3/1 + Survey No 547/B/2/B/3/2 + Survey No 547/B/2B/3/3
	d) Boundaries	As per mentioned in search report.
	e) Type of land	Freehold N.A Residential
	f) Nature of Property	Non Agricultural Residential
	g) Location	Nashik Shahar - 4, Tal. & Dist. Nashik
	h) Appears in Land Acquisitions / Requisition / Reservations.	No.
	i) Plans for Constructions area sanctioned.	Yes.
	j) Taxes paid to date	Yes.
	k) Trace of Title / History of passing of title deed (Detailed of antecedent of title deed).	Traced.
	i) Encumbrances Statues	No

CERTIFICATE OF TITLE AND NO ENCUMBRANCES

I have examined the original title deeds relating to the property/ies situated at Nashik Shahar - 4, Tal. & Dist-Nashik And offered as security by way of Registered Mortgage. I have also taken search with the Sub-Registrar of Assurances and Record of Rights for last 30 years (Original fee receipt enclosed). I certify that, M/ s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande has an absolute, clear and marketable title over the property/ies shown above. 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 Registered Mortgage by deposit of title deeds created in the manner required by law, It will satisfy the requirements of creation of Registered Mortgage.

Place : Niphad.

Date : 15th December, 2023.

Shrikant I. Rayate

