

Subodh M. Shah

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FORMAT - A
(Circular No. 28/2021)

To,
MahaRERA
MUMBAI.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Land admeasuring H. 00.75 R. i.e. 7500.00 Sq. Mtrs. out of Gat NO. 8/1 total admeasuring H. 3.78.75 R. and Gat NO. 9/2 total admeasuring H. 1.94 R. i.e. 19400.00 Sq. Mtrs. situated at Village Dindori, (hereinafter referred as the said "Land property")

I have investigated the tile of the said property on the request of SHREE NEELKAMAL HOUSING AND INFRASTRUCTURE, A PARTNERSHIP FIRM and following documents i.e. :-

1) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of the property Situated at Talegaon Dindori, within Registration and Sub Registration District of Nashik, Gat NO., area and bounded as follows :-

A] Land admeasuring H. 00.75 R. i.e. 7500.00 Sq. Mtrs. out of Gat NO. 8/1 total admeasuring H. 3.78.75 R.

Boundaries of 7500.00 Sq. Mtrs. as follows :-

East : By Gat No. 7 part & Dindori Nashik Road
West : By Gat NO. 9/2 & 9/3
South : By Gat NO. 8/1 part
North : By Gat NO. 8/1 part

B] Gat NO. 9/2 total admeasuring H. 1.94 R. i.e. 19400.00 Sq. Mtrs.

bounded as follows :-

East : By Gat NO. 8/1
West : By Wanarwadi Shiv Road
South : By Gat NO. 9/3
North : By Gat No. 9/1

2) The documents of allotment of plot -

A] Sale Deed dated 16/3/2021 which is duly registered at the office of Sub Registrar, Dindori at Sr. NO. 893 on 17/3/2022 for land admeasuring H. 00.75 R. out of Gat No. 8/1.

B] Sale Deed dated 16/3/2021 which is duly registered at the office of Sub Registrar, Dindori at Sr. No. 894 on 17/3/2022 for Gat No. 9/2 total admeasuring H. 1.94 R.

3) 7/12 extract or property card issued by Talathi Nashik, mutation entry No.

4) Search report for 30 years from 1982 till 2022

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2/- on perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter) is clear, negotiable and marketable and without any charge, encumbrance.

Owners of the land - SHREE NEELKAMAL HOUSING AND INFRASTRUCTURE, A PARTNERSHIP FIRM.

land - A] Land admeasuring H. 00.75 R. i.e. 7500.00 Sq. Mtrs. out of Gat NO.-8/1 total admeasuring H. 3.78.75 R. and

B] Gat NO. 9/2 total admeasuring H. 1.94 R. i.e. 19400.00 Sq. Mtrs. situated at Village Dindori.

3/- The report reflecting the flow of the title of the developer on the said land is enclosed herewith as annexure.

Encl: Annexure

Date - 19/05/2022



Shah
Advocate
Subodh M. Shah

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FLOW OF THE TITLE OF THE SAID LAND

I have perused 7/12 extract and mutation entries for the last 30 years and the search for 30 years of the Index II from the office of Sub Registrar, Nashik and my observation as under ;

It appears from the record of rights that Gat No. 8/1 were owned by Eknath Bajaba Dhakane and others since prior to 1975.

That one of the owner Eknath Bajaba Dhakane died on 24/7/1975 and as such names of his legal heirs namely Shridhar Eknath Dhakane, Dattatray Eknath Dhakane, Namdeo Eknath Dhakane, Baburao Eknath Dhakane are mutated in the owners column and names of married daughters Dagubai Ambunath Fade and Kamalabai Vishwas Ghuge are mutated in the other rights column under M. E. NO. 162 on 20/8/1975.

That the charge of Talegaon Society is mutated in the owners column under M. E. No. 180 on 16/10/1975.

That Nikesh Pravinchandra Shah purchased southern side area admeasuring H. 1.26.25 R. out of Gat No. 8 from Shridhar Eknath Dhakane and others by Sale Deed dated 8/8/1990 and as such name of the said purchaser is mutated in the owners column under M. E. No. 724 on 15/11/1990 for the purchased area.

That one of the owner Yamunabai Kisan Dhakane died on 21/11/1990 and names of her legal heirs are already mutated in the owners column and therefore name of Yamunabai Kisan Dhakane is deleted from owners column under M. E. No. 737 on 1/2/1991.

That Hari Kisan Dhakane and others purchased southern side H. 1.26.25 R. out of Gat No. 8 from Shridhar Eknath Dhakane and others by Sale Deed dated 3/12/1990 and as such names of the said purchasers are mutated in the owners column under M. E. No. 747 on 9/4/1991 for the purchased area and as such names of Shridhar Eknath Dhakane etc. are deleted from the 7/12 extract.

That as per the application by Nikesh Pravinchandra Shah for separate individual 7/12 extract owned by him, Gat No. 8 is sub divided into two hissass, Hissa No. 1 is allotted to the Nikesh Pravindra Shah and Hissa No. 2 is allotted to the Hari Kisan Dhakane and others and accordingly M. E. NO. 896 is effected on 11/8/1993. But while preparing 7/12 extract it shows that Gat NO. 8/1 is in the name of the Hari Kisan Dhakane and others and Gat No. 8/2 is in the name of the Nikesh Pravindra Shah and as such as per that situation land owners names continue on 7/12 extract.

That charge of Dena Bank is deleted from the owners column under M. E. No. 1037 on 20/6/1996.

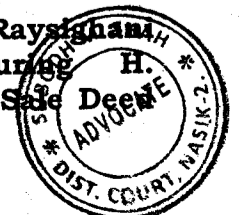
M. E. No. 1654 is pertaining to Gat No. 8/2 (owned by Nikesh Pravinchandra Shah)

That charge of Dena Bank is deleted from the owners column under M. E. No. 1677 on 10/4/2006.

M. E. No. 1899 is pertaining to Gat No. 8/2 (owned by Nikesh Pravinchandra Shah)

That Laldev Ramyet Yadav and Indu Rupchand Raysigam purchased undivided share of Narayan Kisan Dhakane admeasuring H. 00.75 R. out of Gat No. 8/1 from Narayan Kisan Dhakane by Sale Deed

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which is duly registered at the office of Sub Registrar Dindori at Sr. No. 1089/08 on 25/3/2008 and as such name of the said purchaser is mutated in the owners column under M. E. NO. 1994 on 28/3/2008 and names of Narayan Dhakane is deleted.

That the charge of Talegaon Society is mutated in the owners column under M. E. No. 2057 on 13/8/2008.

As per order by Tahasildar, Dindori under RTS Application No. RTS/VATAP/30/2008 Dindori dated 9/9/2008, Gat NO. 8/1 and other properties were partitioned amongst co-owners and their family members and as such following areas are allotted to the following land owner :-

Gat No.	admeasuring	Name of allottee
8/1	H. 00.75 R.	Hari Kisan Dhakane
8/1	H. 00.78.75 R.	Gangadhar Kisan Dhakane
8/1	H. 00.75 R.	Rangnath Kisan Dhakane
8/1	H. 00.75 R.	Chandrakant Kisan Dhakane
8/1	H. 00.45 R.	Narayan Kisan Dhakane

As per the above partitioned the names of the respective owners are mutated in the owners column for the respective area and accordingly M. E. NO. 2075 is effected on 18/9/2008.

That the charge of Talegaon Society is mutated in the other rights column under M. E. No. 2156 on 12/6/2009.

That the charge of Talegaon Society is mutated in the other rights column under M. E. No. 2172 on 13/8/2008.

As per order by Tahasildar Dindori dated 6/2/2010 Chandrakant Kisan Dhakane partitioned his property in Gat NO. 8/1 and other properties amongst his family members and whereby H. 00.75 R. of Gat No. 8/1 came to the share of Ravidra Chandrakant Dhakane and as such name of the said allottee is mutated in the owners column and accordingly M. E. No. 2274 is effected on 17/2/2010.

(This is not pertaining to the aforesaid property)

That the charge of Talegaon Society is mutated in the other rights column under M. E. No. 2325 on 19/6/2010.

That the charge of State Bank of India is mutated in the other rights column under M. E. No. 2450 on 4/5/2011.

That Raghav Mohan Rathod and Mansukh Mohan Rathod purchased H. 00.75 R. out of Gat No. 8/1 from Rangnath Kisan Dhakane and others by Sale Deed dated 18/2/2011 registered at Sr. No. 692/2011 and as such names of the said purchasers are mutated in the owners column for the purchased area under M. E. No. 2422 on 1/3/2011.

That the charge of Talegaon Society is mutated in the other rights column under M. E. No. 2444 on 20/4/2011.

That the charge of State Bank of India is mutated in the other rights column under M. E. No. 2554 on 21/2/2012.

That Suresh Sukhlal Chandwadkar purchased H. 00.75 R. out of Gat No. 8/1 from Hari Kisan Dhakane by Sale Deed dated 5/9/2012 registered at Sr. No. 3566/2012 and as such names of the said purchaser is mutated in the owners column for the purchased area under M. E. No. 2653 on 17/9/2012.

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(This is not pertaining to the aforesaid property)

That the charge of Talegaon Society is deleted from the other rights column under M. E. No. 2661 on 17/10/2012.

That Chandrakant Kisan Dhakane etc. 1 mortgaged their property to State Bank of India, Dindori Branch by Mortgaged Deed dated 30/10/2014 and as such charge of the said bank is mutated in the other rights column under M. E. No. 2893 on 31/10/2014.

(This is not pertaining to the aforesaid property)

That Chanchalkumar Lalchand Dhadiwal purchased H. 00.75 R. out of Gat No. 8/1 from Laldev Ramyet Yadav by Sale Deed which is duly registered at the office of Sub Registrar Dindori at Sr. No. 1103 on 18/4/2016 and as such name of the said purchaser is mutated in the owners column under M. E. NO. 3143 on 6/5/2016.

(This is not pertaining to the aforesaid property)

Nilesh Khodidas Patel and Haresh Khodidas Patel purchased H. 00.75 R. i.e. 7500.00 sq. mtrs. from Mansukh Mohan Rathod and Raghav Mohan Rathod by registered Sale Deed dated 8/5/2018 which is duly registered at the office Sub Registrar Dindori at Sr. No. 1395 on 8/5/2018 and as such names of the said purchasers are mutated in the owners column under M. E. No. 3416 on 10/5/2018.

That Chanchalkumar Lalchand Dhadiwal converted the land admeasuring H. 00.75 R. into N. A. use under the order by Sub Divisional Officer, Dindori under No. Jamabadi/NASR/17/2019 dated 7/11/2019 and accordingly M. E. NO. 3615 is effected on 24/6/2020.

(This is not pertaining to the aforesaid property)

That the aforesaid holder purchased land admeasuring H. 00.75 R. out of Gat No. 8/1 from Nilesh Khodidas Patel and Haresh Khodidas Patel by registered Sale Deed dated 16/3/2021 which is duly registered at the office of Sub Registrar, Dindori at Sr. NO. 893 on 17/3/2022 and as such name of the aforesaid holder are mutated in the owners column of the record of rights under M. E. No. 3852 on 1/4/2022.

M. E. No. 3258 and 3382 are pertaining to the E-conversion of 7/12 extract.

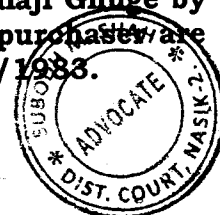
It appears from the record of rights that Gat No. 9 was owned by Waman Dagu Chaudhari since prior to 1976.

Pandurang Ahilaji Ghuge purchased H. 2.82 R. out of Gat NO. 9 from Waman Dagu Chaudhari by Sale Deed dated 3/11/1977 and as such names of the said purchaser is mutated in the owners column under M. E. No. 299 on 21/6/1978.

That the land owners had mortgaged the property to The Maharashtra State Co.-Op. Land Dev. Bank Ltd. Mumbai Branch Dindori and as such name of the said bank appeared in the owners column and on repayment of the said loan the name of the bank is deleted from the owners column and names of the owners are restored in the owners column under M.E. No. 427 on 25/2/1983.

Santu Pandit Ghuge and Ramnath Pandit Ghuge purchased land admeasuring H. 2.82 R. out of Gat NO. 9 from Pandurang Ahilaji Ghuge by Sale Deed dated 19/9/1983 and as such names of the said purchaser are mutated in the owners column under M. E. No. 450 on 22/11/1983.

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That Arunkumar Narayan Patil and Alka Arunkumar Patil purchased Land admeasuring H. 3.94 R. out of Gat NO. 9 from Waman Dagu Chaudhari by Sale Deed dated 19/12/1983 and as such M. E. No. 470 was effected on 30/5/1984 for the purchased area. But the same was cancelled as the purchasers did not produced the proof of agriculturist.

That Arunkumar Narayan Patil and Alka Arunkumar Patil purchased Land admeasuring H. 3.94 R. out of Gat NO. 9 from Waman Dagu Chaudhari by Sale Deed dated 19/12/1983 and as such name of the said purchaser are mutated in the owners column under M. E. No. 476 is mutated on 10/7/1984 for the purchased area.

That Baliram Ragho Ghate purchased Land admeasuring H. 3.82 R. out of Gat NO. 9 from Waman Dagu Chaudhari by Sale Deed dated 28/2/1984 and as such name of the said purchaser is mutated in the owners column under M. E. No. 477 on 20/8/1984 for the purchased area.

That charge of State Bank of India is mutated in the other rights column under M. E. No. 497 on 10/5/1985.

One of the owner Baliram Ragho Ghate died on 4/9/1985 and as such names of his legal heirs namely Kusum Baliram Ghate, Mukund Baliram Ghate, Nandu Baliram Ghate, Prakash Baliram Ghate and Sunil Baliram Ghate are mutated in the owners column under M. E. NO. 510 on 18/9/1985.

As per the application by Arunkumar Naryan Patil his name is deleted from the owners column and at his instance the name of his wife was retained in the owners column and accordingly M. E. No. 563 is effected on 1/2/1988.

That Pandit Ahilaji Ghuge purchased 3.94 R. from Alka Arunkumar Patil by Sale Deed dated 30/5/1989 and as such name of the said purchaser is mutated in the owners column under M. E. NO. 618 is mutated on 22/6/1989.

That charge of State Bank of India is deleted from the other rights column under M. E. No. 727 on 10/4/2006.

That Pandit Ahilaji Ghuge, Santu Pandit Ghuge and Ramnath Pandit Ghuge being members of joint family partitioned their ownership in Gat No. 9 whereby northern side H. 2.82 R. and constructed House came to the share of Santu Pandit Ghuge, H. 2.74 R. came to the share of Ramnath Pandit Ghuge and remaining area remained with Pandit Ahilaji Ghuge and accordingly M. E. NO. 875 is effected on 22/4/1993.

That Laxman Murlidhar Dhakane purchased southern side admeasuring H. 1.20 R. out of Gat No. 9 from Pandit Ahilaji Ghuge by Sale Deed dated 28/9/1992 and as such name of the said purchaser is mutated in the owners column under M. E. NO. 891 is mutated on 2/8/1993.

That charge of State Bank of India is mutated in the other rights column under M. E. No. 1025 on 8/1/1996 for area admeasuring H. 2.82 R. for Santu Pandit Ghuge.

That Yogesh B. Thakkar and Purnima Yogesh Thakkar purchased H. 00.80 R. out of Gat No. 9 from Ramnath Pandit Ghuge by Sale Deed dated 10/4/1997 and as such names of the said purchasers are mutated in the owners column under M. E. NO. 1128 on 13/10/1997.

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That all the land owners of Gat NO. 9 partitioned the said property amongst themselves and whereby Gat No. 9 is sub divided into two hissass, Gat No. 9/1 admeasuring H. 7.70 R. is allotted to the Kusum Baliram Ghate and others and Gat NO. 9/2 admeasuring H. 2.82 R. is allotted to the Santu Pandit Ghuge and a such names of the respective allottees are mutated in the owners column under M. E. No. 1250 on 14/4/2000.

Yogesh B. Thakkar died on 7/1/2001 and as such names of his legal heirs namely widow Purnima Yogesh Thakkar and Mona Yogesh Thakkar are mutated in the owners column under M. E. No. 1305 on 25/4/2001.

That Chandrakant Kisan Dhakane purchased H. 00.80 R. out of Gat No. 9/1 from Purnima Yogesh Thakkar and Mona Yogesh Thakkar by Sale Deed dated 25/9/2001 and as such names of the said purchasers are mutated in the owners column M. E. NO. 1321 on 27/9/2001.

M. E. NO. 1382 not pertaining to the aforesaid property.

As per the application by Ramnath Pandit Ghuge land admeasuring H. 1.94 R. out of Gat No. 9 was owned by him and his name was mutated jointly and at his instance separate 7/12 extract is prepared for his property and given new Gat Number as 9/4 and accordingly name of the Ramnath Pandit Ghuge is mutated in the owners column under M. E. No. 1383 on 3/12/2002 for area admeasuring H. 1.94 R.

That the charge of State Bank of India is deleted from the other rights column under M. E. No. 1757 on 5/9/2006 for Gat No. 9/4.

M. E. No. 1461, 1786, 1844, 2127, 2140, 2153 and 2154 are pertaining to the Gat No. 9/1.

Shantaben Mohan Rathod, Raghav Mohan Rathod and Mansukh Mohan Rathod purchased Gat NO. 9/4 total admeasuring H. 1.94 R. from Ramnath Pandit Ghuge and others by Sale Deed dated 12/10/2010 which is duly registered at the office Sub Registrar Dindori at Sr. No. 3379 on 21/10/2010 and as such names of the said purchasers are mutated in the owners column under M. E. No. 2382 on 30/10/2010.

Nilesh Khodidas Patel and Haresh Khodidas Patel purchased H. 1.94 R. bearing Gat No. 9/4 from Shantaben Mohan Rathod, Raghav Mohan Rathod and Mansukh Mohan Rathod by registered Sale Deed dated 8/5/2008 which is duly registered at the office Sub Registrar Dindori at Sr. No. 1394 on 8/5/2018 and as such names of the said purchasers are mutated in the owners column under M. E. No. 3415 on 10/5/2018.

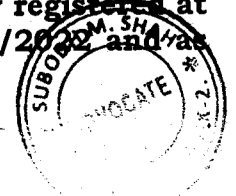
M. E. No. 3204, 3258 and 3382 are pertaining to the E-conversion of 7/12 extract.

As per hissa form No. 12 Pot Hissas of Gat No. 9 are rearranged and as such Gat No. 9/2 (earlier Gat No. 9/4) is allotted to the area admeasuring H. 1.94 R. and accordingly M. E. No. 3554 on 16/12/2019.

As per further hissa form No. 12 Pot Hissas of Gat No. 9 are rearranged and as such Gat No. 9/2 is allotted to the area admeasuring H. 1.94 R. i.e. 19400.00 Sq. Mtrs. Nilesh Khodidas Patel and Haresh Khodidas and accordingly M. E. No. 3555 on 24/12/2019.

That the aforesaid holder has purchased Gat No. 9/2 total admeasuring H. 1.94 R. from Nilesh Khodidas Patel and Haresh Khodidas Patel by registered Sale Deed dated 16/3/2021 which is duly registered at the office of Sub Registrar, Dindori at Sr. No. 894 on 17/3/2021 and as

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such name of the aforesaid holder is mutated in the owners column under M. E. No. 3853 on 1/4/2022.

That aforesaid holder has prepared a building plan by amalgamating aforesaid both the properties which is duly approved by the NMRDA under commencement certificate No. Nampravipra/ Bhukhand AML & Ban.P./Mau.Talegaon Dindori, Tal. Dindori /Gat No. 8/1, 9/2/757 dated 29/3/2022

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide Ref. No. 2746915980 on 19/5/2022 and no adverse entries is observed during the course of the search.

4) Any other relevant title - Not Applicable

5) Litigation if any - No.

Date - 19/05/2022



Subodh M. Shah
Advocate
Subodh M. Shah



CHALLAN
MTR Form Number-6



GRN	MH002098075202223E	BARCODE			Date	19/05/2022-17:01:28	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	NSK3_NASHIK 3 JOINT SUB REGISTRAR			Full Name	Adv S M Shah						
Location	NASHIK										
Year	2022-2023 One Time			Flat/Block No.	Gat No. 8/1 Gat No. 9/2						
Account Head Details		Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE		750.00		Road/Street	Talegaon Dindori						
				Area/Locality	Nashik						
				Town/City/District							
				PIN		4	2	2	0	0	4
				Remarks (If Any)	30 Years						
				Amount In	Seven Hundred Fifty Rupees Only						
Total			750.00	Words							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
Cheque-DD Details		Bank CIN	Ref. No.	69103332022051918774	2746915980						
Cheque/DD No.			Bank Date	RBI Date	19/05/2022-17:02:54	Not Verified with RBI					
Name of Bank				Bank-Branch	IDBI BANK						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID :

Mobile No. : 9000000000

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

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