



ADV.S.M.GAIKWAD

B.A., LL.B.

Bar Council of Maharashtra and Goa Enrollment No.MAH/631/2005

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FORMAT- A

Circular No.:- 28 / 2021, Dated: 08/03/2021

To,

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 2 out of S.No. 206/3/1/2/3 situated at Pathardi -2, Taluka/District Nashik (hereinafter referred as the said plot no.2).

I have taken search and investigated the title of the said plot no.2 on the request of GAJRA ASSOCIATES, a Partnership firm having its registered office at First floor, Gajra Chambers, Kamod Nagar, Mumbai Agra Highway, Nashik - 422 009, through its partner Mr. Hemant Madanlal Parakh and following documents i.e :-

1) DESCRIPTION OF THE PROPERTY

All that piece and parcel of non-agricultural plot bearing S.No.206/3/1/2/3/ Plot/2 admeasuring area 511.40 Sq.Mtrs (CTS No.1773 Part) situated at Pathardi-2, within the jurisdiction of Nashik Municipal Corporation along with right of access through and to the Corporation road/s and and bounded as per sanctioned layout , belongs to Gajra Associates.

2) THE DOCUMENTS OF ALLOTMENT OF PLOT.

List Documents varified for plot no. 2 out of S.No. 206/3/1/2/3

1. NA Order dated 10.08.2022
2. Sanad dated 17.08.2022
3. Final Layout Saction Letter dated 27.03.2023



4. Final Layout dated 27.03.2023
5. Sale Deed - Registration Sr.No.NSN-2-3722/2004
6. Sale Deed - Registration Sr.No.NSN-2-00646/2012
7. Sale Deed - Registration Sr.No.NSN-7-12039/2023
8. Commencement Certificate and Building permission bearing No.LND/BP/B2/226/2024 dated 28.02.2024
9. Building plans dated 28.02.2024
10. Partnership deeds of Gajra Associates and Avenue Realty
11. Mhada Letter dated 26.05.2023

3) 7 /12 EXTRACTS

- A. I have varified 7/12 extracts of the said land/ plots since 1986, also verified latest digitally signed 7/12 extracts dated 14.03.2024

B. 6D MUTATION ENTRIES REGARDING TITLE FLOW OF PLOT NO. 2 OUT OF S.NO.206/3/1/2/3

2711, 2747, 2884, 4051, 18489, 19102, 19555, 24874, 25938, 28464, 32368, 33038

4) SEARCH REPORT

I have taken search for 30 years from the year 1994 till 14.03.2024

5) REMARK -

On perusal of the above mentioned documents and all other relevant documents relating to title of Gajra Associates over the property i.e. plot no. 2 out of S.No. 206/3/1/2/3 situated at Pathardi - 2, Taluka/District Nashik, is clear, marketable and without any encumbrances.

6) OWNERS OF THE PLOT/ LAND

GAJRA ASSOCIATES, a Partnership firm [PAN: AABFG2388J] having it's registered office at First floor, Gajra Chambers, Kamod Nagar, Mumbai Agra Highway, Nashik - 422 009, through its partner **Mr. Hemant Madanlal Parakh** is lawful owner of the property bearing plot no. 2 out of S.No. 206/3/1/2/3 situated at Pathardi - 2, Taluka/District Nashik.



I found that the title of concern above mentioned owner on the said property is clear and marketable and free from encumbrances.

7) The Report reflecting the flow of the title of Gajra Associates is enclosed herewith as annexure A.

Encl : Annexure A.

Date : 27 /03/2024





Adv. Shashikant M. Gaikwad



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Circular No.:- 28 / 2021, Dated: 08/03/2021

Annexure - A

FLOW OF THE TITLE OF THE SAID PROPERTIES BEARING
PLOTS NO.NO 2 OUT OF
S.NO. 206/3/1/2/3 SITUATED AT PATHARDI - 2,
TALUKA AND DISTRICT NASHIK

MUTATION ENTRY NO. 2711 - Recorded on - 23.06.1969 -

It appears from the said mutation that Shri Kchav Fakirrao Jain had purchased 03 Acre 35 Are land out of S.No.206/3 from Shri Nama Narayan Dhongade and Shri Rangnath Narayan Dhongade by registered Sale Deed for Rs 5,000/- on 08.04.1969. As per sale deed S.No.206/3 was divided in to two parts i.e.206/3/1 bearing arca 03 Acre 35 Arc + Pot Kharaba 35 Arc and 206/3/2 bearing area 03 Acre 35 Are.

MUTATION ENTRY NO. 2747 - Recorded on - 17.05.1970 -

It appears from the said mutation that due to implementation of enforcement of weights and measurements Act & Indian coinage Act the measure ments of the said land have been converted in to metric

MUTATION ENTRY NO. 2884 - Recorded on - 05.05.1973 -

It appears from the said mutation that Shri Nandu Keshav Jain had purchased land bearing area 01 Hector 58 Are + Pot Kharaba 00 Hector 29 Are of S.No.206/3/1 from Shri Nama Narayan Dhongade, Shri Bhima Narayan Dhongade and Shri Kacharu Gangadhar Dhongade by registered Sale Deed for Rs 2,000/- on 29.05.1972. As per sale deed name of Shri Nandu Keshav Jain was recorded in the ownership coloum of S.No.206/3/1.



MUTATION ENTRY NO. 4051- Recorded on - 23.06.1986 -

It appears from the said mutation that Shri Keshav Fakira Jain, Shri Nandu Keshav Jain, Shri Subhash Keshav Jain and Shri Suresh Keshav Jain partitioned their land bearing s.no.206/3/2, 206/3/1, 143/2b/3a among themselves. As per application Tahasildar Nashik Passed an order on 23.08.1983 bearing no.tenency/washi/1775/83,nashik. As per the said order mutation entry no 4051 was recorded and as per the said mutation s.no.206/3/1 was divided into six parts as follows,

206/3/1/1 - 00 H.31.34 Ares - Keshav Fakira Jain

206/3/1/2 - 00 H.31.34 Ares - Subhash Keshav Jain,Mangala Subhash Jain,
Pravin and Pavan Subhash Jain

206/3/1/3 - 00 H.31.34 Ares - Suresh Keshav Jain, Kanta Suresh Jain and
Narendra Suresh Jain

206/3/1/4 - 00 H.31.34 Ares - Nandkumar Keshav Jain, Sunita Nandkumar
Jain and Vinayak Nandkumar Jain

206/3/1/5 - 00 H.31.33 Ares - Ujwal Keshav Jain, Sadhana Ujwal Jain and
Parag Ujwal Jain

206/3/1/6 - 00 H.31.33 Ares - Pradip Keshav Jain

MUTATION ENTRY NO. 18489 - Recorded on - 05.08.2011 -

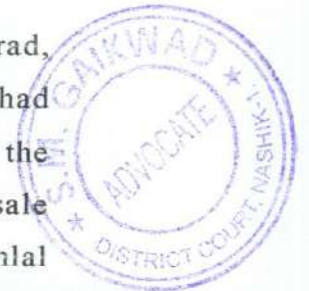
It appears from the said mutation that Shri Tribhuvan Kanhaiyyalal Kaliya had purchased lands bearing s.no.206/3/1/1, 206/3/1/3, 206/3/1/5 and 206/3/1/6 from the concern owners of the respective properties. As per sale deed name of Shri Tribhuvan Kanhaiyyalal Kaliya was recorded in the ownership coloum of 206/3/1/1, 206/3/1/3, 206/3/1/5 and 206/3/1/6.

MUTATION ENTRY NO. 19102 - Recorded on - 01.10.2011 -

It appears from the said mutation that charge of Pathardi Vividh Karyakari Society was deleted from the record of s.no.206/3/1/1.

MUTATION ENTRY NO. 19555- Recorded on - 18.02.2012 -

It appears from the said mutation that Shri Mohanlal Tarachand Burad, Shri Rajendra Madanlal Parakh and Shri Hemant Madanlal Parakh had purchased lands bearing s.no.206/3/1/1, 206/3/1/2 and 206/3/1/3 from the concern owners of the respective properties on 13.01.2012. As per sale deed names of Shri Mohanlal Tarachand Burad, Shri Rajendra Madanlal



Parakh and Shri Hemant Madanlal Parakh was recorded in the ownership coloum of s.no.206/3/1/1, 206/3/1/2 and 206/3/1/3.

MUTATION ENTRY NO. 24874 - Certified on - 25.01.2019-

This mutation is recorded as per E Mutation Project to correct and match the data of hand written record and computerized record.

MUTATION ENTRY NO. 25938 - Certified on - 03.08.2019-

This mutation is recorded as per E Mutation Project to correct and match the data of hand written record and computerized record.

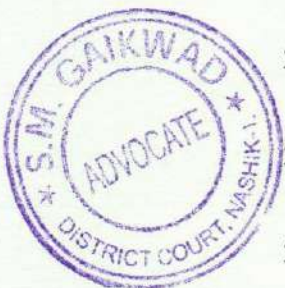
MUTATION ENTRY NO. 28464 - Recorded on - 24.06.2020 -

This mutation is recorded for maintaing record of revenue village which was sub divided as per order given by maharashtra government.

MUTATION ENTRY NO. 32368 - Recorded on - 10.05.2023 -

It appears from the said mutation that Shri Mohanlal Tarachand Burad, Shri Rajendra Madanlal Parakh and Shri Hemant Madanlal Parakh have converted the use of land bearing s.no.206/3/1/1, 206/3/1/2 and 206/3/1/3 and as per NA Order and sanctioned final layout 7/12 extracts of said agricultural lands were closed and new 7/12 extracts are made as per final layout. The details of 7/12 extracts are as follows;

206/3/1/2/3/Plot/1	Mohanlal Tarachand Burad, Rajendra Madanlal Parakh , Hemant Madanlal Parakh
206/3/1/2/3/Plot/2	Mohanlal Tarachand Burad, Rajendra Madanlal Parakh , Hemant Madanlal Parakh
206/3/1/2/3/Plot/3	Mohanlal Tarachand Burad, Rajendra Madanlal Parakh , Hemant Madanlal Parakh
206/3/1/2/3/Plot/4	Mohanlal Tarachand Burad, Rajendra Madanlal Parakh , Hemant Madanlal Parakh
206/3/1/2/3/Plot/5	Mohanlal Tarachand Burad, Rajendra Madanlal Parakh , Hemant Madanlal Parakh
206/3/1/2/3/Plot/6	Mohanlal Tarachand Burad, Rajendra Madanlal Parakh , Hemant Madanlal Parakh
206/3/1/2/3/Plot/7	Mohanlal Tarachand Burad, Rajendra Madanlal Parakh , Hemant Madanlal Parakh
206/3/1/2/3/Plot/8	Mohanlal Tarachand Burad, Rajendra Madanlal Parakh , Hemant Madanlal Parakh



MUTATION ENTRY NO. 33038 - Recorded on - 18.10.2023 -

It appears from the said mutation that Gajra Associates, Partnership Firm through it's Partner Shri Hemant Madanlal Parakh have purchased plot no.2 out of s.no.206/3/1/2/3/ from Mohanlal Tarachand Burad, Rajendra Madanlal Parakh , Hemant Madanlal Parakh on 18.10.2023. As per sale deed name of Gajra Associates, Partnership Firm through it's Partner Shri Hemant Madanlal Parakh is recorded in the ownership coloum of 206/3/1/2/3/Plot/2 .

OPINION

After scrutiny of relevant records and after taking search of index II for last thirty years of the said property, I am of the opinion that, Gajra Associates has clear and marketable Title over the said plot no 2 out of S.No.206/3/1/2/3 situated at village Pathardi-2, Taluka and District Nashik. I do not found any adverse entry regarding the title of the said owner/property in Index II. Also I do not found any record or entry which reflects any litigation regarding the said property.

Nashik

Date:27.03.2024



Shashikant M. Gaikwad
Adv. Shashikant M. Gaikwad

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- पाचढी - २ (१४४२३२)

तालुका :- नाशिक

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग २०६/३/१/२/३/प्लॉट/२

		पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्षे	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.चौ.मी	आर.चौ.मी			आर.चौ.मी	

टीप : " सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





CHALLAN
MTR Form Number-6



GRN MH017535248202324U	BARCODE	Date 18/03/2024-13:03:37	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) AJCPG2125M	
Office Name NSK1_HQR SUB REGISTRAR NASHIK 1		Full Name	shashikant manikrao gaikwad
Location NASHIK			
Year 2023-2024 From 19/03/1995 To 18/03/2024		Fiat/Block No.	9,Anant Gaurav Chambers
Account Head Details		Amount In Rs.	Premises/Building
0030072201 SEARCH FEE		750.00	Road/Street Meher
			Area/Locality nashik
			Town/City/District
		PIN	4 2 2 0 0 9
		Remarks (If Any)	
		Search for pathardi-2 S No 206/3/1/2/3/Plot/2 fro 30 years	
		Amount In	Seven Hundred Fifty Rupees Only
Total		Words	
750.00			
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572024031884305 CPADQGPZQ6
Cheque/DD No.		Bank Date	RBI Date 18/03/2024-13:04:06 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : 796939795

Mobile No. : 9371355111

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

