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**FORMAT-A**

(Circular No.:- 28/2021)

To,  
**MahaRERA,**  
Mumbai

**LEGAL TITLE REPORT**

**Subject:** Legal Title Report for all that piece & parcel of an immovable property bearing **Gat No. 345/2** area measuring 21 R 00.00 sq. Meters i.e., 2,100.00 sq. Meters, along with residential-cum-commercial project namely **Swaraj 1 & 2 BHK Homes** being erected thereon, situated at village **Satpur**, Tal.Dist. Nashik, within the limits of Municipal Corporation of Nashik...

Sir / Madam,

I have investigated the title of the said immovable property on the request of **Kothawale Patil Builders & Developers Private Limited**, through **Director Jagdish Prabhakar Vatare** and on perusal of the following documents:

1) **DESCRIPTION OF THE PROPERTY:**

All that piece & parcel of an immovable property bearing **Gat No. 345/2** area measuring 21 R 00.00 sq. Meters i.e., 2,100.00 sq. Meters, along with residential-cum-commercial project namely **Swaraj 1 & 2 BHK Homes** being erected thereon, situated at village **Satpur**, Tal.Dist. Nashik, within the limits of Municipal Corporation of Nashik and boundaries are as under...

On or towards:

	<b>Gat No. 345/2</b>
East	: Gat No. 345/1



-: 2 :-

West	: Road (12 Meters wide Development Project Road)
South	: Gat No. 344
North	: Gat No. 352

2) **DOCUMENTS OF ALLOTMENT OF PLOT:**

1. Sale Deed of Transferable Development Right (T.D.R.) dated 01/08/2022 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-6 at Sr. No. NSN6-8193-2022
2. Sale Deed dated 19/04/2022 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5 at Sr. No. NSN5-4809-2022
- 3) Computerized 7/12 Extract dated 06/06/2022 of Gat No. 345/2
- 4) Search Report for 30 Years from 01/01/1993 till
- 5) On perusal of above documents and all other relevant documents relating to title of the said property I am of the opinion that title of **Kothawale Patil Builders & Developers Private Limited** in respect of an immovable property bearing **Gat No. 345/2** area measuring 21 R 00.00 sq. Meters i.e., 2,100.00 sq. Meters, situated at village **Satpur**, Tal. Dist. Nashik, within the limits of Municipal Corporation of Nashik, is clear, negotiable & marketable and free from charges or encumbrances of whatsoever nature and a residential-cum-commercial project namely **Swaraj 1 & 2 BHK Homes** being erected thereon.

Owners of the Land

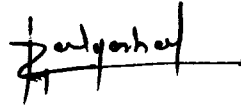
**Kothawale Patil Builders & Developers Private Limited** - Gat No. 345/2

- 6) The report reflecting the flow of the title of **Kothawale Patil Builders & Developers Private Limited** on the said immovable property is enclosed herewith as annexure.

Encl.: Annexure

Nashik

Date: 21/06/2023



**Rohit Harishchandra Dandgavhal**

Advocate

**ADV. ROHIT H. DANDGAVHAL**





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**FLOW OF THE TITLE OF THE SAID IMMOVABLE PROPERTY**

1. Computerized property card dated 06/06/2022 of **Gat No. 345/2** area measuring 21 R 00.00 sq. Meters i.e., 2,100.00 sq. Meters stands in the name of **Kothawale Patil Builders & Developers Private Limited, through Director Santosh Paramanand Kothawale.**

In other rights column of both the extracts the remark of 'for Residential purpose' is seen and no charges or encumbrances of whatsoever nature are seen.

The pending mutation entry's column reads as 'NO'.

The last mutation entry's column of Gat No. 345/2 shows that Mutation Entry No. 18181 dated 26/05/2022 is the last entry mutated.

2. Hon. Special District Inspector, Land Records (Metric) issued converted measurements in metric system and Share Form No. 12 under the provisions of The Bombay Weights & Measures (Enforcement) Act, 1958 and The Indian Coinage (Amendment) Act, 1955, thereby, Metric System was made applicable to the entire village Satpur, Tal. Dist. Nashik, to that effect, **Mutation Entry No. 2352** dated 08/12/1969 duly certified is mutated accordingly.
3. Mohan Pandharinath Maule died on 02/07/1985 survived by the following legal heirs i.e., (1) Mandabai Mohan Maule (22, wife), (2) Prakash Mohan Maule (5, son), (3) Sarika Mohan Maule (2, daughter) and (4) Mathurabai Pandharinath Maule (55, wife), therefore, names of the above-mentioned legal heirs were brought on record of rights of Gat No. 345 and to that effect, **Mutation Entry No. 3587** dated 01/10/1985 duly certified on 24/10/1985 is mutated accordingly.
4. Hon. Secretary, Satpur Vividh Karyakari Vikas Seva Sahakari Sanstha Marayadit Satpur issued letter upon repayment of various loan amounts availed by various landowners at village Satpur, therefore, the charges for those older loan amounts were deleted and the current ones only were kept in the revenue records of



respective immovable properties, to that effect, **Mutation Entry No. 8415** dated 01/12/2001 duly certified on 14/01/2002 is mutated accordingly.

5. Mathurabai Pandharinath Maule died on 22/02/2007 leaving behind legal heirs i.e., 1. Mandabai Mohan Maule (42, daughter-in-law), 2. Prakash Mohan Maule (28, grandson), 3. Sarika Chetan Bankar (28, granddaughter), 4. Ratna Devidas Tidke (23, granddaughter), 5. Tarabai Subhash Khode (42, daughter), 6. Satyabhama Sukdev Tidke (47, daughter), 7. Vilas Madhukar Shevkar (32, grandson), 8. Sham Madhukar Shevkar (35, grandson), 9. Mangala Bhaskar Vidhate (37, granddaughter), 10. Kalpana Madhukar Shevkar (26, granddaughter) and 11. Yashoda Dnyandev Khirsagar (28, granddaughter), therefore, names of the above-mentioned legal heirs were brought on record of rights of Gat No. 345, to that effect, **Mutation Entry No. 10020** dated 07/04/2008 duly certified on 05/05/2008 is mutated accordingly.
6. Mandabai Mohan Maule repaid the entire loan amount borrowed from Satpur Vividh Karyakari Vikas Seva Sahakari Sanstha Marayadit, therefore, as per certificate issued by the society its charge was deleted from the revenue records of Gat No. 345, to that effect, **Mutation Entry No. 10419** dated 24/06/2009 duly certified on 17/07/2009 is mutated accordingly.
7. (1) Sarika Chetan Bankar, (2) Ratna Devidas Tidke, (3) Tarabai Subhash Khode, (4) Satyabhama Sukdev Tidke, (5) Vilas Madhukar Shevkar, (6) Sham Madhukar Shevkar, (7) Mangala Bhaskar Vidhate, (8) Kalpana Madhukar Shevkar and (9) Yashoda Dnyandev Khirsagar released their ancestral rights in Gat No. 345 in favour of Prakash Mohan Maule and Mandabai Mohan Maule, by way of Release Deed registered on 15/07/2009 at Sr. No. 4885-2009, therefore, names of the above-said releasor-landladies were deleted from the revenue records and to that effect, **Mutation Entry No. 10443** dated 27/07/2009 duly certified on 17/08/2009 is mutated accordingly.
8. Uma Dnyandev Labde had purchased an area measuring 0 H 21 R from and out of Gat No. 345 from the landowners 1. Mandabai Mohan Maule, 2. Prakash Mohan Maule, 3. Tarabai Pandharinath Maule, 4. Sarika Chetan Bankar, 5. Ratna Devidas Tidke, 6. Satyabhama Sukdev Tidke, 7. Vilas Madhukar Shevkar, 8. Sham Madhukar Shevkar, 9. Kalpana Madhukar Shevkar, 10. Mangala Bhaskar Vidhate and 11. Yashoda Dnyandev Khirsagar, for the consideration of ₹ 17,00,000/- (Rupees Seventeen Lakh only), to that effect, **Sale Deed** dated 14/07/2009 is duly registered on 15/07/2009 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-4567-2009, bearing Registration Receipt No. 4566.



9. By above-mentioned Sale Deed dated 14/07/2009 duly registered on 15/07/2009 at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-2 at Sr. No. NSN2-4567-2009, name of the purchaser Uma Dnyandev Labde was entered as owner & possessor in the revenue records of Gat No. 345 for an area measuring 0 H 21 R and to that effect, **Mutation Entry No. 10513** dated 20/10/2009 duly certified is mutated accordingly.
10. Hon. Tahsildar, Nashik issued Order dated 29/04/2018 in consonance with Government Circular dated 07/05/2016, bearing No. *Ra.Bhu.A./Pra.Kra. 180/L-1* for getting handwritten and computerized record of rights (7/12 Extracts) tally up, accordingly, **Mutation Entry No. 15760** duly certified on 22/12/2019 is mutated and marginal rectifications are carried out in the revenue records of various properties at village Satpur.
11. Hon. Tahsildar, Nashik issued **Non-Agricultural Conversion Notice** dated 26/10/2021, bearing No. *Jama-1/42-B/S.R./57/2021* to Kothawale Patil Builders & Developers Private Limited, through Jagdish Prabhakar Vatare to convert, change in use and utilization of an area measuring 2,100.00 sq. Meters for residential purpose from and out of Gat No. 345/2.
12. Hon. Tahsildar, Nashik issued **Non-Agricultural Sanad** dated 27/10/2021, bearing No. *Jama-1/42-B/S.R./57/2021* in the name of Uma Dnyandev Labde for an area measuring 2,100.00 sq. Meters from and out of Gat No. 345.
13. By above-mentioned Non-Agricultural Conversion Notice dated 26/10/2021, bearing No. *Jama-1/42-B/S.R./57/2021* and Non-Agricultural **Sanad** dated 27/10/2021, bearing No. *Jama-1/42-B/S.R./57/2021*, both issued by Hon. Tahsildar, Nashik, Non-Agricultural area measuring 2,100.00 sq. Meters owned by Uma Dnyandev Labde has been separated from Gat No. 345 and assigned as Gat No. 345/2 and remainder of area measuring 0 H 34 R 60 sq. Meters owned by the original landowners Prakash Mohan Maule and Mandabai Mohan Maule assigned as Gat No. 345/1, to that effect, **Mutation Entry No. 17790** dated 28/10/2021 duly certified on 28/10/2021 is mutated accordingly.
14. Kothawale Patil Builders & Developers Private Limited, through Director Jagdish Prabhakar Vatare has purchased Gat No. 345/2 from Uma Dnyandev Labde, for the consideration of ₹ 97,00,000/- (Rupees Ninety-seven Lakh only), to that effect, **Sale Deed** dated 19/04/2022 is duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5 at Sr. No. NSN5-4809-2022, bearing Registration Receipt No. 5257.
15. By above-mentioned Sale Deed dated 19/04/2022 duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-5 at Sr. No.

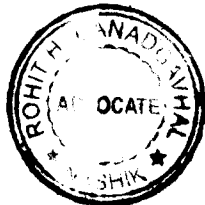


NSN5-4809-2022, name of the purchaser Kothawale Patil Builders & Developers Private Limited has been entered as owner & possessor in the revenue records of Gat No. 345/2 and to that effect, **Mutation Entry No. 18181** dated 21/04/2022 duly certified on 26/05/2022 is mutated accordingly.

16. Kothawale Patil Builders & Developers Private Limited, through Director Jagdish Prabhakar Vatare has purchased Transferable Development Right (T.D.R.) area measuring 71.39 sq. Meters arriving at vide formula  $1220 \times 3880 \div 66300$  from and out of Development Right Certificate No. 1036 dated 17/03/2022 from Sai Sahara Construction Co., a partnership firm through Partner Shivam Devendrasingh Yadav, for the consideration of ₹ 15,00,000/- (Rupees Fifteen Lakh only), to that effect, **Sale Deed of Transferable Development Right (T.D.R.)** dated 01/08/2022 is duly registered at the office of Hon. Joint Sub-Registrar, Class 2, Nashik-6 at Sr. No. NSN6-8193-2022, bearing Registration Receipt No. 9579.
17. Kothawale Patil Builders & Developers Private Limited, through Director Jagdish P. Vatare prepared Building Plan for the erection of Residential+Commercial project over Gat No. 345/2 which is sanctioned by Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik, vide **Sanction of Building Permit & Commencement Certificate** dated 22/08/2022, bearing No. LND/BP/B1/BP/124/2022.  
In the above-said building permission it is mentioned that the Transferable Development Right (T.D.R.) area measuring 71.39 sq. Meters utilized vide formula  $1220 \times 3880 \div 66300$  from and out of Development Right Certificate No. 1036 dated 17/03/2022.
18. Hon. Tahsildar, Nashik issued **Non-Agricultural Conversion Notice** dated 16/09/2022, bearing No. *Jama-1/42-B/S.R./584/2022* to Kothawale Patil Builders & Developers Private Limited, through Jagdish Prabhakar Vatare to convert, change in use and utilization of an area measuring 153.30 sq. Meters for commercial purpose from and out of Gat No. 345/2.
19. Search Report for 30 Years from 01/01/1993 taken from Sub-Registrar's office at Nashik.
20. Any other relevant title. **NIL**
21. Litigations if any. **NIL**

Nashik

Date: 21/06/2023



*Dandgavhal*

**Rohit Harishchandra Dandgavhal**  
Advocate  
**ADV. ROHIT H. DANDGAVHAL**