



Ibrahim Bakir Dhuliawala

ADVOCATE.
(B.Com., LL.B.)

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FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Plot No: 03**, plot area admeasuring **500.00 Sq.mtrs**, **Plot No: 04**, plot area admeasuring **500.00 Sq.mtrs.**, **Plot No: 05**, plot area admeasuring **500.00 Sq.mtrs.**, and **Plot No: 06**, plot area admeasuring **500.00 Sq.mtrs.**, all plots being out of **Survey No: 484/1/A/B/1/1 to 6/A**, lying and being situated at Village: **Nashik Shahar-2**, Taluka and District: **Nashik** (hereinafter referred as the "**Said Plot**").

I have investigated the title of the Said Plot on the request of **M/s. Unity Constructions, Partnership Firm** and following documents i.e.: -

- 1) Description of the property.
- 2) Copy of Mutation Entry No. 50119.
- 3) Copy of Mutation Entry No. 50922.
- 4) Copy of Mutation Entry No. 57001.
- 5) Copy of Mutation Entry No. 100906.
- 6) Copy of Mutation Entry No. 103318.
- 7) Copy of Mutation Entry No. 103319.
- 8) Copy of Mutation Entry No. 200103.
- 9) Copy of Mutation Entry No. 200584.
- 10) Copy of Mutation Entry No. 203329.
- 11) Copy of Mutation Entry No. 204769.
- 12) Copy of Mutation Entry No. 205076.
- 13) Copy of Mutation Entry No. 205337.
- 14) Copy of Mutation Entry No. 205338.
- 15) Copy of Mutation Entry No. 205339.
- 16) Copy of Mutation Entry No. 205573.
- 17) 7-12 Extract.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the Said Plot I am of the opinion that the title of **M/s. Unity Constructions, Partnership Firm** as the Owner/Developer is clear, marketable and without any encumbrances.

Owner/ Developer of the said Plot:

M/s. Unity Constructions, Partnership Firm: Plot No: 03, plot area admeasuring 500.00 Sq.mtrs, Plot No: 04, plot area admeasuring 500.00 Sq.mtrs., Plot No: 05, plot area admeasuring 500.00 Sq.mtrs., and Plot No: 06, plot area admeasuring 500.00 Sq.mtrs., all plots being out of Survey No: 484/1/A/B/1/1 to 6/A, lying and being situated at Village: Nashik Shahar-2, Taluka and District: Nashik.

The report reflecting the flow of the title of the **M/s. Unity Constructions, Partnership Firm** as the Owner/Developer on the said Plot is enclosed herewith as annexure.

Encl : Annexure.



A handwritten signature in black ink, appearing to read "Ibrahim B. Dhuliawala".

IBRAHIM. B. DHULIAWALA
ADVOCATE

D-10, Shriram Kunj. Society, Takli Road
Nashik. Mob 9028175450



(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1. Search report for 30 years from **1994 - 2024** taken from Online Search Report, bearing receipt No.: MH003792536202425E dated 19/06/2024.
2. As per earlier revenue records it appears that earlier the Survey No: 484/1/A+B/1/1, area adm. 9669.00 Sq.mtrs, Survey No: 484/1/A+B/1/2, area adm. 2407.00 Sq.mtrs, Survey No: 484/1/A+B/1/3, area adm. 2447.00 Sq.mtrs., Survey No: 484/1/A+1B/1/4, area adm. 1800.00 Sq.mtrs., Survey No: 484/1/A+1B/1/5, area adm. 1800.00 Sq.mtrs. and Survey No: 484/1/A+1B/1/6, area adm. 1315.00 Sq.mtrs. were owned by Mrs. Chandrabhagabai Pundalik Vidhate and others.
3. Further as per Mutation Entry No: 50119, it appears that as per the letter from Upper Collector & Competent Authority, U.L.C, bearing Letter No: U.L.C.C/C-1/Section (20) (1)/A/T & D/740/03, dated 08/08/2003, and as per Approved Layout Plan from Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik bearing Ja. No./Nagarrachna Vibhag/Antim/172/2080, dated 06/07/1999, and as per the order of Non-Agricultural permission from Collector, Nashik, bearing No: Maha/Kaksha-3/Bi.She.Pa.Kra/4/127/2003, dated 30/07/2003, the said Survey No: 484/1/A+B/1/1, 484/1/A+B/1/2, 484/1/A+B/1/3, 484/1/A+1B/1/4, 484/1/A+1B/1/5 and 484/1/A+1B/1/6 were subdivided into various plots and accordingly 7/12 extract of these plots came to be separated. Accordingly the said Plot No: 03, area admeasuring 500.00 Sq.mtrs. came to the share of Mr. Govind Khanderao Vidhate, and the said Plot No: 04, area admeasuring 500.00 Sq.mtrs., Plot No: 05, area admeasuring 500.00 Sq.mtrs. and Plot No: 06, area admeasuring 500.00 Sq.mtrs. came to the share of Mrs. Chandrabhagabai Pundalik Vidhate and others 6. However the remark of "ना.ज.क.म. कायदा कलम 20 प्रमाणे तळेगाव दाभाडे योजना" was entered in the other rights column of 7/12 extract of said Plot No: 03, Plot No: 04, Plot No: 05 and Plot No: 06, all plots out of 484/1/A/B/1/1 to 6/A.
4. Further as per Mutation Entry No: 50922, it appears that the said Mrs. Chandrabhagabai Pundalik Vidhate and others 6 sold said Plot No: 04, area admeasuring 500.00 Sq.mtrs. to purchaser Mrs. Rohini Rajendra Vidhate; Plot No: 05, area admeasuring 500.00 Sq.mtrs. to purchaser Mr. Pawan Balasaheb Vidhate; and Plot No: 06, area admeasuring 500.00 Sq.mtrs. to purchaser Mrs. Meera Balasaheb Vidhate, vide a joint Sale Deed which was duly registered in the office of Sub-Registrar, Nashik-1, at serial No: NSK-1-4382-2004, dated 21/05/2004. Also a Confirmation Deed was also executed by owners Mrs. Chandrabhagabai Pundalik Vidhate and others 6 in favour of new owners, wherein the present owners confirmed the execution of old Agreement for sale document dated 07/12/1995. The said Confirmation Deed



document is duly registered in the office of Sub-Registrar, Nashik-1, at serial No: NSK-1-4381-2004, dated 21/05/2004.

Likewise, the name of Mrs. Rohini Rajendra Vidhate was recorded in the 7/12 extract of said Plot No: 04, the name of Mr. Pawan Balasaheb Vidhate was recorded in the 7/12 extract of said Plot No: 05, the name of Mrs. Meera Balasaheb Vidhate was recorded in the 7/12 extract of said Plot No: 06, all vide M. E. No: 50922.

5. Further as per Mutation Entry No: 57001, it appears that as per the order passed by the Upper Collector & Competent Authority, U. L. C, bearing Letter No: Ja.Kra./Na.Ja.Ka.Ma./C-1/Durusti Patrak/Yo.Kra.740/03, dated 02/05/2006, the remark of "ना.ज.क.म. कायदा कलम 20 प्रमाणे तळेगाव दाभाडे योजना" was deleted from the other rights column of 7/12 extract of said Plot No: 03, Plot No: 04, Plot No: 05 and Plot No: 06 out of Survey No: 484/1/A/B/1/1 to 6/A.
6. Further as per Mutation Entry No: 200584, it appears that the owners of Plot No: 04, Plot No: 05 and Plot No: 06 obtained loan from Shriram City Union Finance Limited, Nashik Branch for a loan amount of Rs. 1,28,00,000/- (Rupees One Crore Twenty Eight Lakhs only) vide a Mortgage Deed which was duly registered in the office of Sub-Registrar, Nashik-7, at serial No: NSK-7-1658-2017, dated 08/09/2017. Hence the charge of said Shriram City Union Finance Limited, Nashik Branch was entered in the other rights column of 7/12 extract of said Plot No: 04, Plot No: 05 and Plot No: 06 out of Survey No: 484/1/A/B/1/1 to 6/A.

7. Further it appears that plaintiffs Mr. Kazi Jahuroddin Kazi Wahajoddin and others 2 filed a Special Civil Suit No: 351/1999 (Old R.C.S. No: 695/1977) against Defendants Mr. Pundlik Chimaji Vidhate and others 26 in the court of Hon'ble Civil Judge S.D, Nashik, wherein the said plaintiffs sought partition of their share in some properties, including the Said Property, as according to Plaintiff's contention the Plaintiff had 49.5 paise share in suit properties which included Said Property under contention i.e Plot No: 03, Plot No: 04, Plot No: 05 and Plot No: 06, all plots out of Survey No: 484/1/A/B/1/1 to 6/A.

The Hon'ble Civil Judge S.D, Nashik passed a Judgement dated 05/02/2010 wherein the said Suit bearing Special Civil Suit No: 351/1999 was partly decreed and it was held that the plaintiffs would be having 49.5 paise in suit properties which included the Said property i.e Plot No: 03, Plot No: 04, Plot No: 05 and Plot No: 06.

Further as per Mutation Entry No: 203329, it appears that as per the Judgement dated 05/02/2010 passed in Special Civil Suit No: 351/1999, and as per the application made by the plaintiffs to the suit, the right of Plaintiffs to the share of 49.5 paise in suit properties which included Said Property under contention i.e Plot No: 03, Plot No: 04, Plot No: 05 and Plot No: 06 was effected in the other rights column of Said property.

8. Further as per Mutation entry No: 204769, it appears that the owners of Plot No: 04, Plot No: 05 and Plot No: 06 repaid the entire loan taken from Shriram City Union Finance Limited, Nashik Branch and hence the said bank executed a Reconveyance Deed dated 21/03/2023 which was duly registered in the office of Sub-Registrar, Nashik-6, at serial No: NSK-6-2076-2023, dated 21/03/2023. Hence the charge of said Shriram City Union Finance Limited, Nashik Branch was deleted from the other rights column of 7/12 extract of said Plot No: 04, Plot No: 05 and Plot No: 06 out of Survey No: 484/1/A/B/1/1 to 6/A, vide Mutation entry No: 204769.
9. Further as per Mutation Entry No: 205337, it appears that the said owner Mrs. Rohini Rajendra Vidhate, with the consent of Plaintiffs to the Special Civil Suit No: 351/1999 i.e Mr. Moijoddin Jahuroddin Kazi and others, sold the said Plot No: 04, area admeasuring 500.00 Sq.mtrs. out of Survey No: 484/1/A/B/1/1 to 6/A, to M/s. Unity Constructions,

Partnership Firm through Partners Mr. Farhan Ahemad Shakil Ahemad Quazi and Mr. Iqbal Ahmed Zamirullah Khan i.e. the present owner herein, vide a Sale Deed which was duly registered in the office of Sub-Registrar, Nashik-3, at serial No: NSK-3-6248-2023, dated 21/06/2023.

Likewise, the name of Mrs. Rohini Rajendra Vidhate was deleted and also the remark of Plaintiff Mr. Jahuroddin Kazi having 49.5 paise share on property in other rights column was also deleted and the name of M/s. Unity Constructions, Partnership Firm i.e. the present owner herein was recorded in the 7/12 extract of said Plot No: 04 vide Mutation entry No: 205337.

10. Further as per Mutation Entry No: 205338, it appears that the said owner Mr. Pawan Balasaheb Vidhate, with the consent of Plaintiffs to the Special Civil Suit No: 351/1999 i.e. Mr. Moijoddin Jahuroddin Kazi and others, sold the said Plot No: 05, area admeasuring 500.00 Sq.mtrs. out of Survey No: 484/1/A/B/1/1 to 6/A, to M/s. Unity Constructions, Partnership Firm through Partners Mr. Farhan Ahemad Shakil Ahemad Quazi and Mr. Iqbal Ahmed Zamirullah Khan i.e. the present owner herein, vide a Sale Deed which was duly registered in the office of Sub-Registrar, Nashik-3, at serial No: NSK-3-6250-2023, dated 21/06/2023.

Likewise, the name of Mr. Pawan Balasaheb Vidhate was deleted and also the remark of Plaintiff Mr. Jahuroddin Kazi having 49.5 paise share on property in other rights column was also deleted and the name of M/s. Unity Constructions, Partnership Firm i.e. the present owner herein was recorded in the 7/12 extract of said Plot No: 05 vide Mutation entry No: 205338.

11. Further as per Mutation Entry No: 205339, it appears that the said owner Mrs. Meera Balasaheb Vidhate, with the consent of Plaintiffs to the Special Civil Suit No: 351/1999 i.e. Mr. Moijoddin Jahuroddin Kazi and others, sold the said Plot No: 06, area admeasuring 500.00 Sq.mtrs. out of Survey No: 484/1/A/B/1/1 to 6/A, to M/s. Unity Constructions, Partnership Firm through Partners Mr. Farhan Ahemad Shakil Ahemad Quazi and Mr. Iqbal Ahmed Zamirullah Khan i.e. the present owner herein, vide a Sale Deed which was duly registered in the office of Sub-Registrar, Nashik-3, at serial No: NSK-3-6249-2023, dated 21/06/2023.

Likewise, the name of Mrs. Meera Balasaheb Vidhate was deleted and also the remark of Plaintiff Mr. Jahuroddin Kazi having 49.5 paise share on property in other rights column was also deleted and the name of M/s. Unity Constructions, Partnership Firm i.e. the present owner herein was recorded in the 7/12 extract of said Plot No: 06 vide Mutation entry No: 205339.

12. Further as per Mutation Entry No: 205573, it appears that the said owner Mr. Govind Khanderao Vidhate, with the consent of Plaintiffs to the Special Civil Suit No: 351/1999 i.e. Mr. Moijoddin Jahuroddin Kazi and others, sold the said Plot No: 03, area admeasuring 500.00 Sq.mtrs. out of Survey No: 484/1/A/B/1/1 to 6/A, to M/s. Unity Constructions, Partnership Firm through Partners Mr. Farhan Ahemad Shakil Ahemad Quazi and Mr. Iqbal Ahmed Zamirullah Khan i.e. the present owner herein, vide a Sale Deed which was duly registered in the office of Sub-Registrar, Nashik-3, at serial No: NSK-3-657-2024, dated 18/01/2024.

Likewise, the name of Mr. Govind Khanderao Vidhate was deleted and also the remark of Plaintiff Mr. Jahuroddin Kazi having 49.5 paise share on property in other rights column was also deleted and the name of M/s. Unity Constructions, Partnership Firm i.e. the present owner herein was recorded in the 7/12 extract of said Plot No: 03 vide Mutation entry No: 205573.

13. Thereafter it appears that, in pursuance of the Judgement dated 05/02/2010 passed in Special Civil Suit No: 351/1999, a Final Decree Application No: 04/2010 was filed in the Court of Hon'ble Civil Judge S.D, Nashik. The said Final Decree Application No: 04/2010 is pending in the Hon'ble Court as on today. However, the applicants and respondents in the said Final Decree Application No: 04/2010 filed an application at Exhibit 138 wherein application is made to Hon'ble Court to delete the Said property herein i.e Plot No: 03, plot No: 04, Plot No: 05 and Plot No: 06 from the suit properties in contention in the said Final Decree Application No: 04/2010 as compromise is reached between the parties therein. Hence the Hon'ble Civil Judge S.D, Nashik passed an Order dated 09/02/2024 wherein the Said property herein i.e Plot No: 03, plot No: 04, Plot No: 05 and Plot No: 06 are deleted from the suit properties in contention in the said Final Decree Application No: 04/2010.

Hence it appears that no litigation is pending against the Said property herein i.e Plot No: 03, plot No: 04, Plot No: 05 and Plot No: 06 as on today. Also according to information given to me by present owners herein, no further Appeal is pending in higher court/s against the judgement passed by Hon'ble Hon'ble Civil Judge S.D, Nashik dated 05/02/2010.

14. In this way the present owners herein i.e M/s Unity Constructions, Partnership Firm are the absolute owners of the Said property i.e Plot No: 03, Plot No: 04, Plot No: 05 and Plot No: 06, all plots out of 484/1/A/B/1/1 to 6/A.

15. The Promoter is entitled and enjoined to construct the Residential cum Commercial building as per the plans sanctioned and the development permission approved by Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik.

16. Litigations if any: Nil

Date: 19/06/2024.

Place: Nashik



IB Dhuliawala

Advocate

IBRAHIM. B DHULIAWALA
ADVOCATE

D-10, Shriram Kunj. Society, Takli Road
Nashik. Mob : 9028175450



CHALLAN
MTR Form Number-6



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| Department | | | | | | | | | | | | | | | | | | | | Inspector General Of Registration | | | | | | | | | | | | | | | | | | | | Payer Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Office Name | | | | | | | | | | | | | | | | | | | | NSK1_HQR SUB REGISTRAR NASHIK 1 | | | | | | | | | | | | | | | | | | | | Full Name | | | | | | | | | | Adv Ibrahim Dhuliawala | | | | | | | | | | | | | | | | | | | |
| Location | | | | | | | | | | | | | | | | | | | | NASHIK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year | | | | | | | | | | | | | | | | | | | | 2024-2025 One Time | | | | | | | | | | | | | | | | | | | | Flat/Block No. | | | | | | | | | | Plot No.3-4-5-6 | | | | | | | | | | | | | | | | | | | |
| Account Head Details | | | | | | | | | | | | | | | Amount In Rs. | | | | | Premises/Building | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0030072201 SEARCH FEE | | | | | | | | | | | | | | | 750.00 | | | | | Road/Street | | | | | | | | | | S.No.484-1-A-B-1-1 to 6-A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Total | | | | | | | | | | | | | | | 750.00 | | | | | Amount In | | | | | Seven Hundred Fifty Rupees Only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Payment Details | | | | | | | | | | | | | | | | | | | | STATE BANK OF INDIA | | | | | | | | | | | | | | | | | | | | FOR USE IN RECEIVING BANK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Chuque/DD No. | | | | | | | | | | | | | | | | | | | | Bank Date | | | | | RBI Date | | | | | 19/06/2024-14:24:02 | | | | | | | | | | Not Verified with RBI | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Name of Bank | | | | | | | | | | | | | | | | | | | | Bank/Branch | | | | | | | | | | STATE BANK OF INDIA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Name of Branch | | | | | | | | | | | | | | | | | | | | Scroll No. , Date | | | | | | | | | | Not Verified with Scroll | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Mobile No. : 9028175450

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "ट्राइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्तासाठी लागू नाही.