

**UMESH T. DHUMAL**  
B.Com. LL.B.  
Advocate

101, First Floor, Space Anthem, Opp. SBI Bank, Near Samrat Hotel, CBS, Nashik-02.

**FORMAT - A**

(Circular No.:- 28/2021)

To,

Maha RERA

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to Survey No.3/1/5/2 to 3/1/8/2 situated at Village Wadala, Taluka and District Nashik.

(Hereinafter Survey No.3/1/5/2 to 3/1/8/2 referred as the "Said Plot ")

I have investigated the title of the said plot on the request of ONYX CONSTRUCTIONS, A Partnership Firm and following documents i.e.:-

1) **Description of the property.**

Survey No.3/1/5/2 to 3/1/8/2 total admeasuring 8750 Sq. Mtrs. situated at Village Wadala, Taluka & District Nashik owned and possessed by Mr. Sanjay Vinayak Khanzode and right of development of the said property is in favor of Onyx Constructions, a Partnership Firm.

2) **The documents of allotment of plot.**

Gift Deed dt. 24/10/2008 which is duly registered with the sub-registrar Nashik-5 at 9094/2008 on same day.

Sale Deed dt. 01/07/2008 which is duly registered with the sub-registrar Nashik-1 at 8097/2008 on 20/08/2008.

Development Agreement and Power of Attorney dt. 06/12/2023 which is duly registered with the sub-registrar Nashik-6 at 10029/2023 and 10030/2023 on 08/12/2023.

3) **7/12 extract or property card, Dated 20/06/2024, mutation entry 9317 and 22377.**

4) **Search report for 30 years from 1994 till 2024.**

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 Onyx Constructions, a Partnership Firm is clear, marketable and without any encumbrances.

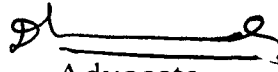
**Owners of the land**

- 1) Mr. Sanjay Vinayak Khanzode CTS/C.S.No. – Survey No.3/1/5/2 to 3/1/8/2 situated at Wadala, Taluka & District Nashik.

Qualifying comments/remarks if any - No

3/- The report reflecting the flow of the title of the Mr. Sanjay Vinayak Khanzode and right of development of the said property is in favor of Onyx Constructions, a Partnership Firm on the said land is enclosed herewith as annexure.

Encl: Annexure.

  
Advocate  
**UMESH T DHUMAL**  
ADVOCATE

Date: 22/07/2024

**UMESH T. DHUMAL**  
B.Com. LL.B.  
**Advocate**

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101, First Floor, Space Anthem, Opp. SBI Bank, Near Samrat Hotel, CBS, Nashik-02.

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**FORMAT – A**  
(Circular No.: -28/2021)

**FLOW OF THE TITLE OF THE SAID LAND**

Sr.No.

1. 7/ 12 extract / P.R. Card as on date of application for registration.
2. Mutation Entry No. 9317 and 22377
3. Search report for 30 years from 1994 to 2024 Taken from Sub-Registrar' office at Nashik
4. Any other relevant title. - No.
5. Litigations if any. – No litigation against the promoter

Date: 22/07/2024

  
Advocate  
**UMESH T DHUMAL**  
**ADVOCATE**

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**Advocate**

101, First Floor, Space Anthem, Opp. SBI Bank, Near Samrat Hotel, CBS, Nashik-02.

**TITLE AND SEARCH REPORT  
TO WHOM SOEVER IT MAY CONCERN**

Subject: Title investigation in respect of the property bearing Survey No.3/1/5/2 to 3/1/8/2 admeasuring 8,750 sq. mtrs. and construction thereon known as "Bait-E-Muhammad" situated at Village Wadala, Taluka & District Nashik and within the limits of Nashik Municipal Corporation owned and possessed by Mr. Sanjay Vinayak Khanzode and right of development of the said property is in favor of Onyx Constructions, a Partnership Firm.

Sir,

Onyx Constructions, a Partnership Firm, requested me to investigate into the title of the property mentioned in the subject and for that purpose they have placed before me the following documents.

1. 7/12 Extract of last 30 years.
2. Relevant Mutation Entries of last 30 years.
3. Copies of Development Agreement & Power of Attorney dated 18/08/2005.
4. Copy of Confirmation Deed dt.04/01/2007.
5. Copy of Sale Deed dated 12/10/2007.
6. Copy of Correction Deed dt.01/09/2007.
7. Copy of Sale Deed dated 01/07/2008.
8. Copy of Gift Deed dated 24/10/2008.
9. Copy of N.A. order dt.02/05/2012.
10. Copy of Confirmation Deed dt.09/09/2023.
11. Copies of Development Agreement & Power of Attorney dated 06/12/2023.
12. Copy of Building Plan and Commencement Certificate
13. Other relevant documents/Letters or permission etc.

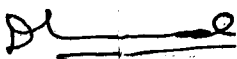
On perusal of the above mentioned documents and revenue record, my observations regarding the Title of the above said property as under,

1. That originally Survey No.3/1/5 was owned by Smt. Yesubai Sitaram Khode and others, Survey No.3/1/6 was owned by Mr. Aavdya Ravji, Survey No.3/1/7 was owned by Mr. Sukdeo Ravji Khode and Survey No.3/1/8 was owned by Mr. Laxman Ravji Khode.
2. That as per Hissa Form No.12 Survey No.3/1/5 is shown in the name of Smt. Sundrabai and Yesubai Sitaram (8 Ana), Gangaram Namdev Khode(4 Ana), Mahadu Namdev(4Ana), Survey No.3/1/6 is shown

- in the name of Mr. Aavdya Ravji, Survey No.3/1/7 is shown in the name of Mr. Sukdeo Ravji Khode and Survey No.3/1/8 is shown in the name of Mr. Laxman Ravji Khode. Accordingly M.E. No. 390 was made and certified.
3. That Name of Mr. Gangaram Namdeo Khode was recorded as Tenant and M.E.No.813 was made and certified.
  4. That jurisdiction of Municipality was extended and entry in other right column was recorded and accordingly M.E.No.821 was made and certified.
  5. That Mr. Aavdya Ravji Khode and Mr. Sukdeo Ravji Khode have exchanged their properties accordingly Survey No.3/1/7 goes to Mr. Aavdya Ravji Khode and Survey No.65/5/3 goes to Mr. Sukhdev Ravji Khode. Accordingly M.E.No.843 was made and certified.
  6. That Smt. Yesubai Sitaram Khode died in the year 1959 leaving behind legal heir co-wives Smt. Sundarabai Sitaram Khode. Accordingly M.E. No.859 was made and certified.
  7. That Mr. Laxman Ravji Khode died on 11/02/1959 leaving behind legal heirs- Sons- Trimbak, Murlidhar, Deoram and Shivram, Daughters-Zunki, Jani, Shewanta and Gangi. Accordingly M.E. No.861 was made and certified.
  8. That Mr. Deoram Laxman Khode had purchased Survey No.3/1/6 and Survey No.3/1/7 from Mr. Aavdya Ravji Khode and Mr. Kashinath Aavdya Khode. Accordingly M.E. No.885 was made and certified.
  9. That Mr. Trambak Laxman Khode died leaving behind legal heirs Sons- Ramdas, Bhaskar, Sudam and Lahanu, Daughters-Hausabai, Kausabai and Indumati, Wife-Bhimabai. Accordingly M.E. No.925 was made and certified.
  10. That Smt. Sundarabai Sitaram Khode died on 02/12/1962 leaving behind legal heir daughter Smt. Thakubai Murlidhar Bankar. Accordingly M.E. No.962 was made and certified.
  11. That as per order of Mamlegar, Nashik for acquisition of the area admeasuring 00.H. 07.18 R. out of Survey No.3/1/5 and area admeasuring 00.H. 06.4 R. out of Survey No.3/1/6 for Nashik Right Back Canal and accordingly M.E.No.986 was made and certified.
  12. That Government of Maharashtra implemented the Weight and Measurement Act in State and all measurements were changed to decimal systems and Hissa Form No.12 was changed and accordingly M.E. No.1193 was duly made and certified.
  13. That Mr. Deoram Laxman Khode mortgaged Survey No.3/1/6 and Survey No.3/1/7 with the Nashik District Co-op Land Dev. Bank Ltd., Nashik for Rs.1,800/-, hence the names of the said owner were inserted into other rights column and name of the said Bank was entered into holders column of the record of rights and accordingly M.E.No.1377A was made and certified.
  14. That Mr. Deoram Laxman Khode died on 10/04/1975 leaving behind legal heirs Sons- Vishwanath, Popat, Madhukar, Balu and Daulat, Daughters- Tulsabai, Mhalsabai, Mathubai and Bebibai, Wife-Warubai. Accordingly M.E. No.1459 was made and certified.

15. That Land owner repaid Loan of Nashik District Co-op Land Dev. Bank Ltd., Nashik hence charged of Nashik District Co-op Land Dev. Bank Ltd., Nashik was deleted but owner Mr. Deoram Laxman Khode dead hence legal heirs of late Deoram Laxman Khode was recorded in possessors column accordingly M. E. No. 2102 was made and certified
16. That Smt. Thakubai Murlidhar Bankar died in the year 1985 leaving behind legal heirs Sons- Bhanudas, Balasaheb and Bhikaji, Daughters- Shantabai and Mirabai. Accordingly M.E. No.2185 was made and certified.
17. That Warubai Deoram Khode had purchased area admeasuring 0 H. 22.5 R. out of Survey No.3/1/5 from Mr. Gangaram Namdeo Khode, Mr. Mahadu Namdeo Khode and Mr. Karbhari Namdeo Khode. Accordingly M.E. No.2340 was made and certified.
18. That Mr. Gangaram Namdeo Khode died leaving behind legal heirs Sons- Jagannath, Kisan and Manohar, Daughters- Indubai, Kamlabai and Mandabai, Wife- Dagubai. Accordingly names of legal heirs mutated in other right column and M.E. No.2670 was made and certified.
19. That Shewantabai Sonya Mali died on 19/11/1976 leaving behind legal heirs Sons- Punja, Dashrath, Fakira and Balu, Daughters- Sarubai and Jijabai. Accordingly M.E. No. 3739 was made and certified.
20. That Zunkabai Parshram Vidhate died leaving behind legal heir Son- Hiranman. Accordingly M.E. No.3740 was made and certified.
21. That Bhimabai Trambak Khode died on 10/12/1982 leaving behind legal heirs Sons- Ramdas, Bhaskar, Sudam and Lahanu, Daughters- Hausabai, Kausabai and Indubai. Accordingly M.E. No.3741 was made and certified.
22. That Mr. Deoram Laxman Khode died on 10/04/1975 leaving behind legal heirs Sons- Vishwanath, Popat, Madhukar, Balu and Daulat, Daughters- Tulsabai, Mhalsabai, Mathubai and Bebibai, Wife- Warubai. Accordingly M.E. No.3742 was made and certified.
23. That Smt. Sarubai Giridhar and others made application and given Affidavit for delete their names from record. Accordingly M.E. No. 3745 was made and certified.
24. That as per application partition was took place between the owners and accordingly Survey No.3/1/8 given in the name of Vishwanath, Popat, Madhukar, Balu and Warubai Deoram Khode. Accordingly M.E.No.3746 was made and certified.
25. That Mr. Bhikaji Murlidhar Bankar died on 04/02/1977 leaving behind legal heirs Sons- Yadavrao, Kantilal, Bajirao and Vilas. Accordingly M.E. No.4239 was made and certified.
26. That as per order of Tahsildar, Nashik names of Mr. Jagannath Gangaram and others was deleted from other rights column of Survey No.3/1/5 and accordingly M.E.No.4827 was made and certified.
27. That charge of Wadala Vividha Karyakari Sahkari Society Ltd. was deleted from other rights column of Survey No.3/1/6, Survey

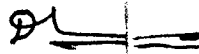
- No.3/1/7 and Survey No.3/1/8. Accordingly M.E. No. 6894 was made and certified on 25/03/2004.
28. That Mathurabai Pundlik Vidhate died on 28/11/1980 leaving behind legal heir Daughter namely Mrs. Vimal Rajaram Tidke. Accordingly M.E. No.6904 was made and certified.
  29. That Mr. Daulat Deoram Khode died unmarried on 30/09/1989 hence name of late Daulat Deoram Khode deleted from record and M.E. No.6911 was made and certified.
  30. That Smt. Warubai Deoram Khode and others have entered into Development Agreement and Irrevocable Power of Attorney on 18/08/2005 with Mr. Sanjay Vinay Khanzode for the development of area admeasuring 00 H.74 R. out of Survey No.3/1/6, Survey No.3/1/7 and Survey No.3/1/8 which is dully registered before Sub-Registrar Nashik-1 at Sr. No.4697/2005 and 4698/2005 respectively. Accordingly M.E.No.7546 was made and certified on 19/09/2005.
  31. That Tara Popatrao Khode alias Mrs. Tara Ambadas Vidhate and Manisha Madhukar Khode alias Mrs. Manisha Sahebrao Ugale executed Confirmation Deed in favor of Mr. Sanjay Vinayak Khanzode, on 26/08/2005. The said Deed is duly registered with the sub-registrar, Nashik-02 at Sr.No.4805/2005 on same day.
  32. That Mr.Vishwanath Deoram Khode died on 20/07/2006 leaving behind legal heirs Sons- Gokul and Devidas, Daughter namely Hirabai. Accordingly M.E. No.7919 was made and certified.
  33. That Mr.Nanesh Vishwanath Khode and Smt. Radhabai Vishwanath Khode executed Confirmation Deed in favor of Mr. Sanjay Vinayak Khanzode on 04/01/2007. The said Deed is duly registered with the sub-registrar, Nashik-02 at Sr.No.100/2007 on 05/01/2007.
  34. That Mr. Siddharth Sanjay Khanzode had purchased area admeasuring 00 H.14.5 R. out of Survey No.3/1/5 from Warubai Deoram Khode, as per Sale Deed dt.12/10/2007. The said Sale Deed was duly registered in the office of Sub-Registrar Nashik-1 vide Reg.No.9482/2007 on same day. Accordingly M. E. No.8540 was made and certified.
  35. That Mutation Entry no.8551 dated 24/10/2007 is not a subject matter of present title.
  36. That Smt. Warubai Deoram Khode and others executed Correction Deed on 01/09/2007 of Development Agreement and Power of Attorney dt.18/08/2005 and Confirmation Deed dt.26/08/2005 which was registered in the office of Sub-registrar, Nashik-2 at Sr.No.6151/2007 on 05/09/2007.
  37. That Mr. Siddharth Sanjay Khanzode gifted area admeasuring 00 H.14.5 R. out of Survey No.3/1/5 to his father Mr. Sanjay Vinayak Khanzode, as per Gift Deed dt.24/10/2008. The said Gift Deed is duly registered in the office of Sub-Registrar Nashik-5 vide Reg.No.9094/2008 on same day. Accordingly M. E. No.9121 was made and certified.
  38. That Mr. Sanjay Vinayak Khanzode had purchased area admeasuring 00 H.74 R. out of Survey No.3/1/6, Survey No.3/1/7 and Survey No.3/1/8 from Warubai Deoram Khode and others as per Sale Deed dt.01/07/2008. The said Sale Deed is duly registered in

  
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ADVOCATE

- the office of Sub-Registrar Nashik-1 vide Reg. No.8097/2008 on 20/08/2008. Accordingly M. E. No.9317 was made and certified.
39. That Mutation Entry no.9738 dated 21/03/2010 is not a subject matter of present title.
  40. That as per order of Collector, Nashik vide no. Mah/Kaksh-3/4/Bi.She.Pr.Kr./46/2012 dt. 02/05/2012 area admeasuring 1450 sq. mtrs. out of Survey No.3/1/5, area admeasuring 2400 sq. mtrs. out of Survey No.3/1/6, area admeasuring 2500 sq. mtrs. out of Survey No.3/1/7 and area admeasuring 2400 sq. mtrs. out of Survey No.3/1/8 of Mr. Sanjay Vinayak Khanzode converted to commercial non agricultural tenure. After non-agricultural permission the Talathi concerned prepared separate 7/12 extracts of the non-agricultural area as per Mutation Entry No.11764 on 31/07/2012. Also Tahsildar, Nashik issued Sanad to Mr. Sanjay Vinayak Khanzode vide No.Aastha-1/Raji.No./78/2022 on 05/12/2022. As per the said mutation the said property subject matter is numbered as "Survey No.3/1/5/2 to 3/1/8/2 total admeasuring 8750 Sq. Mtrs.."
  41. One Mirabai Pundlik Vidhate alias Ujwala Yadav Verule had filed a Regular Civil Suit no.1115/2012 before The Hon'ble Civil Judge Senior Division Nashik, at Nashik. In the above mentioned suit plaintiff had registered a Lis-pendence Notice for Regular Civil Suit no.1115/2012 on 07/02/2014 and same is registered with the Sub Registrar Nashik-3 at Sr.No. 1133/2014 on 10/02/2014. Accordingly as per Lis-pendence Notice entry of Lis-pendence of Regular Civil Suit no.1115/2012 M.E.No.13107 is made and certified as per on 07/05/2014.
  42. That Mr. Popat Deoram Khode and Mr. Madhukar Deoram Khode had filed a Regular Civil Suit no.1482/2012 for Declaration and Injunction before The Hon'ble Civil Judge Senior Division Nashik, at Nashik. The said Suit was re-registered as Special Civil Suit No.198/2019.
  43. That Mr. Gokul Vishwanath Khode had filed a Regular Civil Suit no.1629/2012 for Declaration and Injunction before Hon'ble Civil Judge Senior Division Nashik, at Nashik. Regular Civil Suit no.1629/2012 re-numbered as Special Civil Suit No.56/2013. In the said suit temporally injunction application was allowed on 28/06/2013.
  44. That in above Regular Civil Suit No.1115/2012 compromise was made between the parties and compromise Decree was passed in Regular Civil Suit no.1115/2012 on 28/07/2016. Accordingly entry of Regular Civil Suit no.1115/2012 was deleted from other right column of Survey No.3/1/5/2 to 3/1/8/2 and M.E.No.14927 was made and certified on 21/01/2017.
  45. That Mirabai Pundlik Vidhate alias Ujwala Yadav Verule executed Confirmation Deed in favor of Mr. Sanjay Vinayak Khanzode. The said Deed is duly registered with the sub-registrar, Nashik-06 at Sr.No.1473/2016 on 30/04/2016.
  46. That as per Government Gazette and order by Tahsildar Nashik dtd.22/04/2017 correction was made in computerized 7/12 extract of



- Survey No.3/1/5/2 to 3/1/8/2 and accordingly M.E.No.15132 was made and certified on 24/04/2017.
47. That in above Special Civil Suit No.198/2019 Plaintiffs i.e. Mr. Popat Deoram Khode and Mr. Madhukar Deoram Khode filed withdrawal pursis at Exh.35 on 06/09/2023. On 09/09/2023 in Lok-Adalat as per pursis Exh.35. Hence suit is disposed off as withdrawn.
  48. That in above Special Civil Suit No 56/2013 compromise was made between the parties and sulehnama was filed in the court at Exh.133 on 05/09/2023 because of busy in other matters court order put up on next date on Exh.133. On 09/09/2023 Plaintiff filed withdrawn pursis at Exh.134 and in Lok-Adalat as per pursis suit is disposed off as withdrawn on 09/09/2023.
  49. That Mr. Sanjay Vinaya Khandzode filed Appeal No.1350/2013 before Hon' High Court against order below Exh.5 in original Special Civil Suit 56/2013. The said appeal has been transferred to District Court, Nashik. The said appeal is re-registered as Misc. Civil Appeal No.12/2016. As per the matter settled between the parties in Special Civil Suit 56/2013 the said Misc. Civil Appeal is dismissed as withdrawn on 20/09/2023.
  50. That Mr. Popat Deoram Khode and others executed Confirmation Deed in respect of Development Agreement and Irrevocable Power of Attorney dt.18/08/2005 and Sale Deed dt. dt.01/07/2008 in favor of Mr.Sanjay Vinayak Khanzode on 09/09/2023. The said Deed is duly registered with the sub-registrar, Nashik-06 at Sr.No.7212/2023 on 10/09/2023.
  51. That the land owner Mr. Sanjay Vinayak Khanzode has executed Development Agreement and General Power of Attorney in favour of Onyx Constructions, a Partnership Firm through its partners Mr. Ehsaan Gulam Ahmed Khatib, Mr. Rehan Latif Memon and Mr.Basit Rafique Bhan on 06/12/2023 and said documents are duly registered with the sub-registrar, Nashik-06 at Sr.No.10029 and 10030 respectively on 08/12/2023.Accordingly M.E.No.22377 was made and certified on 11/01/2024.
  52. That land owner Mr. Sanjay Vinayak Khanzode through Power of Attorney Holder Onyx Constructions Partnership Firm has prepared a building plan for Survey No.3/1/5/2 to 3/1/8/2 and commencement certificate has been issued by NMC vide its letter No. LND/BP/A4/31/2024 dt.11/06/2024.
  53. That as per approval Building Plan building Wing-E and Flat No.401 to 404, 501 to 504 of Wing-C building is reserved for Mhada.
  54. That as per Development Agreement the land owner Mr. Sanjay Vinayak Khanzode has 35% share in constructed premises and Developers i.e. Onyx Constructions, a Partnership Firm has 65% share in constructed premises. Mr. Sanjay Vinayak Khanzode and Developers i.e. Onyx Constructions, a Partnership Firm through its partners Mr. Ehsaan Gulam Ahmed Khatib, Mr. Rehan Latif Memon decided their shares Flats on approval of the building plan and accordingly executed Confirmation Deed on 10/07/2024 which is

  
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registered in the office of Sub-registrar Nashik-5 at Sr.No.9136/2024 on same day.


55. No adverse entry affecting the title of the said property i.e. Survey No.3/1/5/2 to 3/1/8/2 has been found from the revenue records and also after online search taken from last 30 years in respect of said property.


**Opinion:**

On perusal of the above documents referred to me and on the strength of the same, I am of the opinion that ownership of Mr. Sanjay Vinayak Khanzode of the said property and right of development of Onyx Constructions, a Partnership Firm bears a clear and marketable title for the subject property i.e. Survey No.3/1/5/2 to 3/1/8/2 admeasuring 8,750 sq. mtrs. and construction thereon known as "Bait- E- Muhammad" situated at Village Wadala, Taluka & District Nashik and same is free from all encumbrance of whatsoever in nature.

Nashik

Date :- 22/07/2024

  
Advocate  
**UMESH T DHUMAL**  
**ADVOCATE**

  
UMESH T  
DHUMAL  
ADVOCATE



**CHALLAN**  
**MTR Form Number-6**



GRN	MH004014386202425E	BARCODE	[Barcode]		Date	24/06/2024-09:25:01	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		Adv Umesh T Dhumal			
NSK3_NASHIK 3 JOINT SUB REGISTRAR									
Location				Flat/Block No.		S.No. 3/1/5/2 to 3/1/8/2			
NASHIK									
Year				Premises/Building					
2024-2025 One Time									
Account Head Details			Amount In Rs.		Road/Street		Wadala		
0030072201 SEARCH FEE			750.00		Area/Locality		Nashik		
					Town/City/District				
					PIN		4 2 2 0 0 6		
					Remarks (If Any)				
					30 Years				
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only		
					Words				
Payment Details				FOR USE IN RECEIVING BANK					
BANK OF INDIA				Bank CIN		Ref. No.		02202292024062405064 171784392	
Cheque-DD Details				Bank Date		RBI Date		24/06/2024-09:25:01 Not Verified with RBI	
Cheque/DD No.									
Name of Bank				Bank-Branch		BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

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 "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.  
 Mobile No. : 0000000000