
Shashikant .K. Godse

ADVOCATE
(Bsc, LLB, DLL & LW)

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FORMAT -A
LEGAL TITLE REPORT

To,
MahaRERA,
Nashik.

Subject : Title Clearance Certificate with respect of the N.A. Plots bearing S.No.10/3/A/10/3/B/Plot/16/17, S.No.10/3/A/10/3/B/Plot/18 and S.No.10/3/A/10/3/B/Plot/19 situated within the limits of Nashik Municipal Corporation and more particularly within the limits of revenue Village Dasak, Tal & Dist.Nashik

I have investigated the title of the said Non-Agricultural Land on the request of the owners i.e. M/s.Siddhi Corporation Partnership firm through partners Manik Rajaram Handge, Ram Motiram Adhav and Sharad Waman Adhav and perused the following documents i.e. :-

1. Description of the Property :-

All the piece and parcel of a Non Agricultural Lands situated within the limits of Nashik Municipal Corporation and more particularly within the limits of revenue Village Dasak, Tal & Dist.Nashik

1) S.No.10/3/A/10/3/B/Plot/16/17, admeasuring total Area 00 H 12.83.80 R i.e. 1283.80 Sq.Mtrs total assessed at Rs.693.00 Ps out of which, area owned by M/s.Siddhi Corporation Partnership firm through partners Manik Rajaram Handge, Ram Motiram Adhav and Sharad Waman Adhav is Area 00 H 06.36.00 R i.e. Area 636.00 Sq.Mtrs. assessed at Rs.343.44 Ps

2) S.No.10/3/A/10/3/B/Plot/18, admeasuring total Area 00 H 06.63 R i.e. 663.00 Sq.Mtrs assessed at Rs.358.02 Ps owned by M/s.Siddhi Corporation Partnership firm through partners Manik Rajaram Handge, Ram Motiram Adhav and Sharad Waman Adhav.

3) S.No.10/3/A/10/3/B/Plot/19, admeasuring total Area 00 H 06.67.00 R i.e. 667.00 Sq Mtrs assessed at Rs 360.18 Ps

owned by M/s.Siddhi Corporation Partnership firm through partners Manik Rajaram Handge, Ram Motiram Adhav and Sharad Waman Adhav.

2. The documents of allotment of the above mentioned plots.
 - a. 7/12 extracts
 - b. Mutation Entries.
 - c. Release Deed dated 01/11/2000 Reg.No.10309/2000.
 - d. Release Deed dated 30/09/2010 Reg.No.10802/2010.
 - e. Sale Deed dated 04/03/2011 Reg. No.2809/2011.
 - f. Release Deed dated 8/2/2011 Reg.No.1758/2011.
 - g. Sale Deed dated 14/02/2020 Reg.No.1177/2020.
 - h. Gift Deed dated 8/2/2021 Reg.No.1358/2021.
 - i. Letter No.Land/Anim/Layout/4/325, dated 29/05/1992 of Sanchalak Nagar Rachna, NMC, Nashik.
 - j. N.A. order No.Sah/Kaksh-3/bin.she.p.kra/70/89, dated 12/10/1989.
 - k. Commencement certificate No.LND/BP/C4/145/2023, dated.16/10/2023.
 - l. Sale Deed dated 21/01/2024 Reg.No.777/2024.
3. 7/12 extracts issued by the Talathi Dasak dated 09/06/2022 and free online search of 7/12 extracts uploaded by Tahsildar Nashik and the Mutation entries No.1859, 4002, 4404, 4595, 7125, 10553, 10781, 10929, 11654, 14404, 15248, 15754, 16125, 17253, 17336, 18007, 18134, 18145.
4. Search report for 30 years from the year 1993 till year 2023.
5. 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 the present owners i.e. M/s.Siddhi Corporation Partnership firm through partners Manik Rajaram Handge, Ram Motiram Adhav and Sharad Waman Adhav is clear, marketable and without any encumbrances.
6. It is also noticed that the present property is neither acquired by the State govt. nor by the Central Govt.
7. This legal title report is issued on the Strength of the documents produced before me for my perusal by the land owner which are solely obtained by him from the concerned revenue authorities.
8. The report reflecting the flow of the title of the owner i.e M/s.Siddhi Corporation Partnership firm through partners Manik Rajaram Handge, Ram Motiram Adhav and Sharad Waman Adhav are the sole owners with regard to S.No.10/3/A/10/3/B/Plot/16/17 having Area 00 H 06.36.00



R i.e. Area 636.00 Sq.Mtrs. assessed at Rs.343.44 Ps and S.No.10/3/A/10/3/B/Plot/18 having Area 00 H 06.63 R i.e. 663.00 Sq.Mtrs assessed at Rs.358.02 Ps and S.No.10/3/A/10/3/B/Plot/19 having Area 00 H 06.67.00 R i.e. 667.00 Sq.Mtrs assessed at Rs.360.18 Ps about the above mentioned Non Agricultural land is enclosed herewith as annexure.

Encl : Annexure.

Place : Nashik

Dated : 21/01/2024

FORMAT - A
LEGAL TITLE REPORT



Shashikant .k. Godse
Advocate

Subject: Title Clearance Certificate with respect of the N.A. Plots bearing S.No.10/3/A/10/3/B/Plot/16/17, S.No.10/3/A/10/3/B/Plot/18 and S.No.10/3/A/10/3/B/Plot/19 situated within the limits of Nashik Municipal Corporation and more particularly within the limits of revenue Village Datsak, Tal & Dist Nashik

I have investigated the title of the said Non-Agricultural Land on the request of the owners i.e. M/s Siddhi Corporation Partnership firm through partners Manik Rajaram Handge, Ram Mohram Adhav and Sharad Waman Adhav and perused the following documents i.e.:-

Examination of the Property :-

All the piece and parcel of Non Agricultural Lands situated within the limits of Nashik Municipal Corporation and more particularly within the limits of revenue Village Datsak, Tal & Dist. Nashik

1) S.No.10/3/A/10/3/B/Plot/16/17, admeasuring total Area 00 H 12.85.80 R i.e. 1285.80 Sq.Mtrs total assessed at Rs.693.00 Ps out of which, area owned by M/s Siddhi Corporation Partnership firm through partners Manik Rajaram Handge, Ram Mohram Adhav and Sharad Waman Adhav is Area 00 H 06.36.00 R i.e. Area 636.00 Sq.Mtrs. assessed at Rs. 343.44 Ps.

2) S.No.10/3/A/10/3/B/Plot/18, admeasuring total Area 00 H 06.63 R i.e. 663.00 Sq.Mtrs assessed at Rs.358.02 Ps owned by M/s Siddhi Corporation Partnership firm through partners Manik Rajaram Handge, Ram Mohram Adhav and Sharad Waman Adhav.

3) S.No.10/3/A/10/3/B/Plot/19, admeasuring total Area 00 H 06.67.00 R i.e. 667.00 Sq.Mtrs assessed at Rs.360.18 Ps owned by M/s Siddhi Corporation Partnership firm through partners Manik Rajaram Handge, Ram Mohram Adhav and Sharad Waman Adhav.