

# **SAU. VIDYULLATA K. TATED**

Advocate

Resi. : 5, Jeevan Swapna Co-op.Hsg. ScTy, L.I.C.Colony Indira Nagar, Nashik- 9. Ph.: 2324769  
Office : Office No. 907, Business Centre, Govind Nagar , Nashik - 422009 Mob. 9823133121

## **FORMAT-A**

**(CIRCULAR NO:- 28/2021)**

**TO**

**MAHARERA**

**NASHIK**

## **LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to **S. No. 34/2/A/1/1/1/1, area admeasuring 42.21.51 R.Sq.mtrs i.e 4221.51 Sq.mtrs having CTS No 2124 , lying & being at Anandwalli shiwar , within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist.Nashik (hereinafter referred as the said plot ).**

I have investigated the title of the said plot on the request of **Shree Tirumala Buildcon , and following documents i.e.:-**

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by Talathi **Nashik, mutation entry no.13871** dated - 22/05/2022 .
- 4) Search report for 30 years from 1974 till 2024

2/- On persual 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 **Shree Tirumala Buildcon through its Partner Shri.Akhil Lalit Roongta** is clear, marketable and without any encumbrances.

**Owners of the land - Shree Tirumala Buildcon**

**(1) S. No. 34/2/A/1/1/1/1, area admeasuring 42.21.51 R.Sq.mtrs i.e 4221.51 Sq.mtrs having CTS No 2124 , lying & being at Anandwalli shiwar , within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist.Nashik**

2/- The report reflecting the flow of the title of the **Shree Tirumala Buildcon** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date : 19/10/2024



**Advocate Vidyullata Kantilal Tated**

**MRS. VIDYULLATA K. TATED**  
M.Com., LL.B  
Advocate  
Office No. 907, Business Centre,  
Above SBI Bank, Govind Nagar, Nashik-422 009

# SAU. VIDYULLATA K. TATED

Advocate

Resi. : 5, Jeevan Swapna Co-op, Hsg. Secty, L.I.C. Colony/ Indira Nagar, Nashik- 9. Ph.: 2324769

Office : Office No. 907, Business Centre, Govind Nagar, Nashik - 422009 Mob. 9823133121

## FORMAT-A

(CIRCULAR NO:- 28 /2021)

### FLOW OF THE TITLE OF THE SAID LAND

S. No. 34/2/A/1/1/1/1, area admeasuring 42.21.51 R.Sq.mtrs i.e 4221.51 Sq.mtrs having CTS No 2124 , lying & being at Anandwalli shiwar ,within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist.Nashik

- 1) 7/12 extract as on date of application for registration.
- 2) ME NO. 582, 600,634, 680 ,747 ,1048 ,1118, 1732, 1792, 1980 ,2118 ,2267 ,2332 ,4110 ,5329 ,6402 ,7031 ,7990 ,9959 ,10420, 10565, 11255, 12984, 12986, 13028, 13033, 13122, 13302, 13454, 13698, 13871,15256,
- 3) Search report for 30 years from 1974 -2024 Taken from Sub Registrar office at Nashik.
- 4) Any other relevent title
- 5) Litigations if any - No

Date : 19/10/2024

*Saidal v.k*

Adv. Vidyullata Kantilal Tated

**Mrs. VIDYULLATA K. TATED**

M.Com., LL.B.  
Advocate

Office No. 907, Business Centre,  
Above, SBI Bank, Govind Nagar, Nashik-422 009

# SAU. VIDYULLATA K. TATED

Advocate

Resi : 5, Jeevan Swapna Co-op. Hsg. Scty, L.I.C. Colony Indira Nagar, Nashik- 9. Ph.: 2324769  
Office : Office No. 907, Business Centre, Govind Nagar, Nashik - 422009 Mob. 9823133121

## TITLE REPORT

### I) NAME & ADDRESS OF THE PERSON REQUESTING TO PREPARE TITLE REPORT :

Shree Tirumala Buildcon having its office at Shree Tirumala Ashirwad Apartment ,Pethe Nagar Road , Indira Nagar,Nashik through its partner Mr. Akhil Lalit Roongta.

### II) NAME & ADDRESS OF THE OWNERS OF THE PROPERTY :

Shree Tirumala Buildcon having its office at Shree Tirumala Ashirwad Apartment ,Pethe Nagar Road , Indira Nagar,Nashik through its partner Mr. Akhil Lalit Roongta.

### III) DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of land bearing S. No. 34/2/A/1/1/1/1, area admeasuring 42.21.51 R.Sq.mtrs .ie 4221.51 Sq.mtrs having CTS No 2124 , lying & being at Anandwalli shiwar , within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik, which property is bounded as per approved plan.

### III) OBJECT OF THE TITLE REPORT :-

As per the instructions from the owners of the abovesaid property.

### IV) COVERAGE OF SEARCHES MADE :-

- 1) 7/12 extracts from the years 1974 to 2024
- 2) Mutation Entries from form No. 6-D
- 3) N.A. Permission having No. Jama-1/42-B/S.R./38/2021, Nashik dated 18/02/2022
- 4) Sale Deed Dated 01/06/1965, 09/06/1981,04/05/2016, 10/06/ 2021, 19/05/2022,14/05/2024
- 5) Release Deed dated 06/01/2021
- 6) Confirmation Deed dated 10/06/2021
- 7) Development Agreement and General Power Of Attorney dated 19/05/2006, 13/06/2006
- 8) Agreement to Sale dated 03/10/2007
- 9) Cancellation Deed dated 04/03/2022.
- 10) NA Sanad dated 28/02/2022



After going through the mutation entries and 7/12 extracts for last 30 years my observations are as follows :-

It appears from M.E. No.582 dated 21/12/1961 that as per the Order of Mamletadar, Nashik having order no.WTN-II 740/60 Dated 25/06/1960 , area admeasuring 2.9 R out of total area of 9.23 R out of S.no.34/2 of the said land was acquired by Govt for Right Bank Canal.

It further appears from M.E.No. 600 dated 11/04/1962 that Shankar Bhagwant Tapkire had purchased area out of S.no. 34/2 Paiki from Tulsabai Punjaji Thorat

It further appears from M.E.No. 634 dated 22/02/1964 that Popat Laxman Vidhate had purchased area out of S.no. 34/2 Paiki from Shankar Bhagwant Tapkire

It further appears from M.E.No. 680 dated 22/07/1965 that Raghunath Damodar Dongare & Haushilal Walchanda Shah had purchased area admeasuring 3 H 06 R out of S.no. 34/2 Paiki from Popat Laxman Vidhate dated 01/06/1965. The said Sale Deed was registered at Sub Registrar Office, Nashik at Sr. no. 937.

It further appears from M.E.No. 747 dated 16/12/1969 is effected in the record of rights for enforcement of the Indian Enforcement Act and Indian Coinage Act.

It further appears from M.E.No.1048 dated 06/04/1978 that as per the order of Tahisldar Sahab, Nashik vide their order no . Budding /Washi 21/ 78 dated 03/04/1978, the Budding charge was recorded in other rights column.

It further appears from M.E. No. 1118 dated 21/05/1981 that the name of Haushilal Walchand Shah & Raghunath Damodar Dongare were recorded in record of rights column for undivided area of S.No.34/2.Afterward the division of shares had been taken between Haushilal Walchand Shah & Raghunath Damodar Dongare. Detail of Anewari as follows Haushilal Walchandra Shah - 10 Paise & Raghunath Damodhar Dhongare - 0.90 Paise.

It further appears that Haushilal Walchand Shah had purchased undivided share of 10 paise of area admeasuring 3 H 06 R out of S.No. 34 from Raghunath Damodar Dongare by registered Sale Deed. The said Sale Deed was registered in Sub Registrar Office, Nashik , at Sr. no. 2305 on 09/06/1981.

It further appears from M.E. No. 1732 dated 14/09/1990 that Haushilal Walchand Shah had given an application that he was owner of area admeasuring 3 H 06 R out of S.No. 34/2. Out of the said area, area



admeasuring 0 H 59 R was to south side of canal, hence S.no. 34/2 was divided as area admeasuring 2 H 47 R which was in residential zone as 34/2A and remaining area of 0 H 59 R as 34/2B.

It further appears from M.E. No. 1792 dated 19/03/1991 that the owner of S.No.34/2 had repaid the total budding loan hence as per the letter of Tahasildar the charge of budding loan was deleted from other rights column.

It further appears from M.E. No. 1980 dated 09/10/1992 that there was charge of Central Godavari Krushak Seva Sahakari Society, Gangapur for S.No. 34/2 for area admeasuring 2 H 43 R. The said loan was repaid. Hence charge of society from other rights column was deleted.

It further appears from M.E. No. 2118 dated 17/01/1994 that Ramkrushna Shravan Kolhe and Pralhad Narhar Bhavsar had purchased area admeasuring 0.22 R out of S.No. 34/2A from Haushial Walchand Shah by registered sale deed. The said Sale Deed was duly registered in Sub-Registrar Office, Nashik dated 20/08/1993.

It appears from M.E. No. 2267 dated / /1995 that 1. Minal Sunil Shah 2.Raghunath Onappa Gadhe 3.Shubhangi Fikchand Sakhare 4.Shobha Navaprasad Bhavsar had purchased area admeasuring 0 H 23 R from S.No.34/2A from Haushial Walchand Shah on 01/10/1992. Hence, following hissas were formed.

S.No.	Area (R)	Name
34/2A/1/1	2.21+Pot kharaba 0.04	Haushial Walchand Shah Ramkrushna Shravan Kolhe Pralhad Narhar Bhavsar
34/2A/2/1	0.23	1. Minal Sunil Shah 2.Raghunath Olapa Gadhe 3.Shubhangi Fikchand Sakhare 4.Shobha Navaprasad Bhavsar

It further appears from M.E. No. 2332 dated 28/06/1995 that as per application of Haushial Walchand Shah that hissas were formed for S.No. 34/2A as S.No. 34/2A/1 and 34/2A/2 as follows

S.No.	Area	Name
34/2A/1	2.21+ potkharaba 0.04	Haushial Walchand Shah Ramkrushna Shravan Kolhe & Pralhad Narhar Bhavsar
34/2A/2	0.22	

It further appears that area admeasuring 2 H 02 R out of S.No. 34/2A/1/1 was owned by Haushial Walchand Shah.

*(Signature)*

It further appears from M.E. No. 4110 dated 07/11/2002 that Haushilal Walchand Shah had executed registered Development Agreement and General Power of Attorney in favour of Mesan Developers and Builders through Prop. Shabbirbhai Abbasbhai Merchant for area admeasuring 1.00 Hecter out of S.No.34/2A/1/1 dated 23/10/2001.Hence the name of Developer was recorded in other rights column.

It further appears that Haushilal Walchand Shah had executed registered Development Agreement and General Power of Attorney in favour of Arun Haushilal Shah for area admeasuring 1.02 R out of total area of 2.02 R out of S.No.34/2A/1/1P dated 19/05/2006. The said Development Agreement and General Power of Attorney was registered in Sub Registrar office, Nashik-3 at Sr. no. 2766 and 2767 respectively.

It further appears from M.E. No. 5329 dated 15/06/2006 that Haushilal Walchand Shah through General power of Attoney Arun Haushilal Shah with consent of Arun Haushilal Shah had executed registered Development Agreement and General Power of Attorney in favour of Surya Properties through director Sanjeev Ramchandra Adgaonkar for area admeasuring 0.70 R out of 1.02 H. R out of S.No.34/2A/1/1P dated 13/06/2006 for consideration of rupee 81,00,000/-.The said Development Agreement and General Power of Attorney was registered in Sub Registrar office, Nashik-3 at Sr. no. 3305 and 3306 respectively on 13/06/2006. Hence the name of Developer was recorded in other rights column.

It further appears that Agreement to Sale was registered by Haushilal Balchand Shah through General Power Of attorney holder Arun Haushilal Shah through General Power Of Attorney Holder Surya Properties Private Limited through Director Sanjeev Ramchandra Adgaonkar in favour of Chhaya Arun Yeola with consent of Surya Properties Private Limited through Director Sanjeev Ramchandra Adgaonkar for area admeasuring 753.40 sq. mtrs. out of S.No. 34/2A/1/1. The said Agreement to Sale was registered at Sub Registrar Office, Nashik-3 at Sr. no. 8606 on 03/10/2007. The said Agreement to Sale was cancelled by registered cancellation deed which was registered at Sub Registrar Office, Nashik-2 at Sr. no. 2225 on 04/03/2022.

It further appears from M.E. No. 6402 dated 12/09/2008 that for S.No.34/2A/1/1 area admeasuring 0.70 R, the plaintiff namely Surya Properties Pvt.Ltd. through directors Sanjeev Ramchandra Aadgaonkar had filed a Regular Civil Suit Rcs 67/2008 in the court of Civil Judge Senior Division, Nashik against the respondent namely Arun Haushilal Shah.In respect of said suit Plaintiff had registered Lis Pendency Notice against respondents. The said Lis Pendency Notice was registered at Sr.No.8017 in Sub Registrar Office, Nashik-3 on 12/09/2008.



It further appears from M.E. No. 7031 dated 08/04/2010 that Haushlial Valchand Shah was died on 30/09/2006 leaving behind his legal heirs wife namely Pushpalata Haushlial Shah , One son namely Arun Haushlial Shah , Four daughters namely Chitra Ramesh Shah , Anita Ashokkumar shah , Mangal Jayendrakumar Shah and Pournima Bharatkumar Shah. But late Haushlial Valchand Shah had made a will on 26/12/2005 .As per will, area admeasuring 0.60 R out of S.No. 34/2A/1/1 P was given to Jayashree Arun Shah, area admeasuring 0.42 R out of S.No. 34/2A/1/1 P was given to Satyajeeet Arun Shah, area admeasuring 1.00 R out of S.No. 34/2A/1/1 P was given to Arun Haushlial Shah. Hence the name of legal heirs as per will were brought on record in other rights column.

It further appears from M.E. No. 7990 dated 14/09/2011 that as per letter of Deputy Collector land acquisition - 2 , Nashik having letter No. Deputy Collector land acquisition - 2/Kavi53/2011 dated 26/08/2011 and As per remark of Tahasildar ,Nashik vide remark No. Adhi /Abhi /Kavi/2834 / 2011 dated 13/09/2011, as per section 6 of Land Acquisition Act, 1894 , area admeasuring 0.19 R was acquired out of S.No. 34/2, 34/2A/1/1P, 34/2A/2P for garden. Hence the said remark was recorded into other rights column.

It further appears from M.E. No. 9959 dated 21/05/2015 that Arun Haushlial Shah was died on 18/11/2013 leaving behind his legal heirs as wife namely Jayashree Arun Shah , four sons namely Vinit Arun Shah , Amit Arun Shah , Abhijeet Arun Shah and Satyajeeet Arun Shah . Hence the names of legal heirs were brought on record.

It appears from M.E. No. 10420 dated 05/05/2016 that Sanjeev Ramchandra Aadgaonkar and Pradeep Madanlal Gupta had purchased area admeasuring 00 H. 70 R. out of 1 H 02 R out of total area of 2 H 02 R out of S.No. 34/2A/1/1 from Chitra Ramesh Shah, Anita Ashokkumar Shah , Mangal Jayendrakumar Shah and Pournima Bharat Shah by Registered Sale Deed . The said Sale Deed was registered at Sr.No. 4059 in Sub Registrar Office, Nashik-3 on 04/05/2016.

It further appears from M.E. No. 10565 dated 08/01/2017 that the computerised 7/12 extracts were corrected to match hand written 7/12 extracts as per Government Gazette No. RaBhua / Pra Kra 180 / L-1 /dated 07/05/2016 .

It further appears from M.E. No. 11255 dated 29/06/2018 that the computerised 7/12 extracts were corrected to match hand written 7/12 extracts as per Government Gazette No. RaBhua / Pra Kra 180 / L-1 /dated





07/05/2016.

It further appears from M.E. No. 12984 dated 19/05/2021 that Jayshree Arun Shah and others had given an application to take legal heirs of Late Haushial Shah on record as per ME no. 9959 and as per order of Additional Commissioner in RTS /Revision/3/2020 dated 16/02/2021 and as per order of Deputy Collector in RTS /Appeal / 284/2017 dated 5/10/2019. The names of beneficiary of will recorded in other right column.

It further appears from M.E. No. 12986 dated 20/05/2021 that 1. Chitra Ramesh Shah 2. Anita Ashok Shah 3. Pournima Bharat Shah 4. Mangal Jayendra Shah for herself and as G P holder of sr.no. 2 & 3 had executed a Release Deed for S.No. 34/2/A/1/1 in favour of 1. Jayashree Arun Shah 2. Vinit Arun Shah 3. Amit Arun Shah 4. Abhijeet Arun Shah and 5. Satyajeeet Arun Shah by registered Release Deed . The said Release Deed was registered at Sr.No. 189 in Sub Registrar Office, Nashik-6 on 06/01/2021.

It further appears from M.E. No. 13028 dated 20/06/2021 that Gulam Gaus Allauddin Kokani ( having share of 83.34% ) , Muddasir Rafiq Kokani (Having share of 8.33%) & Mushraf Rafiq Kokani(Having share of 8.33%) had purchased area admeasuring 0.6303 H R Sq.mtrs out of area 1.3200 H R sq.mtrs. out of S.No. 34/2/A/1/1 from Vinit Arunkumar Shah , Amit Arunkumar Shah , Abhijeet Arunkumar Shah , Satyajeeet Arunkumar Shah and Jayashree Arun Shah with consent of Confirming Party no. 1 of Mesan Developers And Builders Sole Prop. Concern through proprietor Shabbir Abbasbhai Marchant and Confirming Party n. 2 a 1) Vaishali Vinit Shah , 2) Vama Vinit Shah, 3) Vansh Vinit Shah, Sr.no. 1 to 3 through power of attorney holder Vinit Arunkumar shah, 4) Leena Amit Shah, 5) Yash Amit Shah, 6) Jeet Amit Shah, Sr.no. 4 to 6 through power of attorney holder Amit Arunkumar Shah, 7) Manisha Abhijeet Shah, 8) Harsh Abhijit Shah, 9) Adnya Abhijit Shah, Sr. no. 7 to 9 through Power of Attorney holder Abhijit Arunkumar Shah, 10) Snehal Satyajit Shah, Swar Satyajit Shah, 12) Urja Satyajit Shah, for Sr. no. 11 and 12 through their legal guardian Satyajit Arunkumar Shah by Registered Sale Deed . The said Sale Deed was registered at Sr.No.4341 in Sub Registrar Office, Nashik-3 on 10/06/2021.

It further appears from M.E. No. 13033 dated 18/06/2021 that M/S Bhatambrekar & Company Partnership Firm through Partner Sanjay Bhaskar Bhatambrekar had purchased area admeasuring 0.5156 H R Sq.mtrs out of S.No. 34/2/A/1/1 from Vinit Arunkumar Shah , Amit Arunkumar Shah , Abhijeet Arunkumar Shah , Satyajeeet Arunkumar Shah and Jayashree Arun Shah with consent of Confirming Party no. 1 of Mesan Developers And Builders Sole Prop. Concern through proprietor Shabbir Abbasbhai



Marchant and Confirming Party no. 2 a 1) Vaishali Vinit Shah , 2) Yama Vinit Shah, 3) Vansh Vinit Shah, Sr.no. 1 to 3 through power of attorney holder Vinit Arunkumar shah, 4) Leena Amit Shah, 5) Yash Amit Shah, 6) Jeet Amit Shah, Sr.no. 4 to 6 through power of attorney holder Amit Arunkumar Shah, 7) Manisha Abhijeet Shah, 8) Harsh Abhijit Shah, 9) Adnya Abhijit Shah, Sr. no. 7 to 9 through Power of Attorney holder Abhijit Arunkumar Shah, 10) Snehal Satyajit Shah, Swar Satyajit Shah, 12) Urja Satyajit Shah, for Sr. no. 11 and 12 through their legal guardian Satyajit Arunkumar Shah by Registered Sale Deed .The said Sale Deed was registered at Sr.No.4339 in Sub Registrar Office, Nashik-3 on 10/06/2021.

It further appears from ME no. 13122 dated 25/07/2021 that there was rectification in data entry as per order of Tahasildar.

It further appears from ME no. 13302 dated 11/10/2021 that there was remark of 'Nyay Pravishtha' in other rights column for area admeasuring 0.70 R out of S.No. 34/2/A/1/1 and remark of Development agreement in favour of Surya Properties Nashik Private Limited through Director Sanjeev Ramchandra Adgaonkar for area of 0.70 R out of S.No. 34/2/A/1/1. The said area was purchased by Pradip Madanlal Gupta and Sanjeev Ramchandra Adgaonkar from Chitra Ramesh Shah , Anita Ashokkumar Shah, Mangal Jayendrakumar Shah and Pournima Bharat Shah by registered Sale Deed on 04/05/2016 at Sr.no. 4059/2016 at Sub Registrar Office, Nashik-3. For to the said Sale Deed, Confirmation Deed was registered by 1) Jayashree Arun Shah, 2) Vinit Arun Shah, 3) Amit Arun Shah, 4) Abhijit Arun Shah, 5) Satyajee Arun Shah, 6) Chitra Ramesh Shah, 7) Anita Ashokkumar Shah, 8) Mangal Jayendrakumar Shah , 9) Pournima Bharat Shah, 10) Surya Properties Private Limited through directors Sanjeev Ramchandra Adgaonkar in favour of Pradip Madanlal Gupta and Sanjeev Ramchandra Adgaonkar. The said Confirmation Deed was registered in Sub Registrar Office, Nashik-3 at Sr. no. 4337/2021 dated 10/06/2021. Hence, remark of Development agreement in favour of Surya Properties Nashik Private Limited through Director Sanjeev Ramchandra Adgaonkar for area of 0.70 R out of S.No. 34/2/A/1/1 in other rights column was deleted. Civil suit no. 67/08 (Special Suit no. 122/16) in court of Civil Court was withdrawn from court due to mutual understanding on 01/07/2021. Hence, remark of 'Nyaypravishtha ' for area admeasuring 0.70 R was deleted from other rights column.

It further appears from M.E. no. 13454 dated 11/01/2022 that there was rectification in remark for M.E. no. 13302. As per M.E. no. 13302, remark mentioned was M.E. was certified as per application, Index II of Release



Deed and Affidavit. After rectification, remark was corrected as M.E. is certified from order at exhibit 1 dated 01/07/2021 in special civil suit no. 122/2016 in Civil Court (Senior Division), Exhibit 81 ( original Regular Civil Suit no. 67/08) & confirmation deed dated 10/06/2021.

It further appears from M.E. no. 13698 dated 15/03/2022 that as per order of Competent Authority Tahasildar vide their order no. Jama-1/42-B/S.R./38/2021/2022, dated 18/02/2022, as area was converted for non agricultural use, old 7/12 extracts were closed and new 7/12 extracts were prepared.

As per old 7/12 extract:

S.No. 34/2/A/1/1 -Cultivable Area - 1.9800 H R Sq.mtrs. + Pot kharaba 0.0400

As per new 7/12 extract:

S.No. 34/2/A/1/1 - NA Area - 70.0000 R Sq. mtrs. Owned by Pradip Madanlal Gupta and Sanjeev Ramchandra Adgaonkar.

S.No. 34/2/A/1/12- Cultivable Area- 1.3200 H R Sq.mtrs. out of which area admeasuring 0.1741 R Sq.mtrs. was owned by Amit Arun Shah and others 4. Area admeasuring 0.6303 R Sq mtrs was owned by Gulam Gaus Allaudin Kokani and others 2. Area admeasuring 0.5156 R Sq.mtrs. was owned by Bhatambrekar & Company Partnership Firm through Partner Sanjay Bhaskarrao Bhatambrekar.

Area of 7000 sq.mtrs. owned by Pradip Madanlal Gupta and Sanjeev Ramchandra Adgaonkar was converted for Non Agricultural use by Tahasildar, Nashik vide order no. Jama-1/42-B/S.R./38/2021, dated 18/02/2022. The said NA area was given name as 34/2/A/1/11 and separate 7/12 extract was prepared. And Tahsildar Nashik had given NA Sanad vide their no.Kra.jama-1/42-B/S.R/38/2021 Nashik.dated.28/02/2023.

It further appears from M.E. no. 13871 dated 22/05/2022 that Shree Tirumala Buildcon through Partner Akhil Lalit Roongta had purchased area admeasuring 0 H 70 R out of S.No. 34/2/A/1/11 from Sanjeev Ramchandra Adgaonkar and Pradeep Madanlal Gupta by registered Sale Deed. The said Sale Deed was registered in sub registrar office, Nashik 5 at Sr. no. 5963 on 19/05/2022.

It further appears from M.E. no. 15256 dated 29/03/2024 that as per Hissa form no 12 and letter of Tahasildar nashik and Taluka Supervisor of Land Record Nashik vide their Mojini Nakasha.no /AtiTatdi//pot hissa /Mo.R.no/ 4/2022 dated 30/06/2022 hissa 12 was prepared and also order of Tahasildar

vide letter no Adhi/Abhikavi/776/2024/2024 dated.26/03/2024 Old 7/12extract was closed & New 7/12 Extract were prepared as follows-

Old 7/12 extract

S.no.	Area	Name of the Owner
34/2/A/1/1/1	70.0000 R.sq.mtr	Shree Tirumala Buildcon through Partner Akhil Lalit Roongta
New 7/12 extract		
34/2/A/1/1/1/1	42.2151 R.sq.mtr	Shree Tirumala Buildcon through Partner Akhil Lalit Roongta
34/2/A/1/1/1/2	27.7849 R.sq.mtr	Shree Tirumala Buildcon through Partner Akhil Lalit Roongta

It further appears that Shree Tirumala Buildcon through Partner Akhil Lalit Roongta had purchased TDR area admeasuring 6718.30 sq.mtrs for DRC no.1156 from VR4 Success LLP through partner Vijay Laljibhai Chheda & Naina Vijay Chheda by registered sale deed which was duly registered in sub registrar office Nashik-4 at Sr.no.4910 dated.14/05/2024.

It further appears that Shree Tirumala Buildcon through Partner Akhil Lalit Roongta had purchased TDR area admeasuring 2035.87 sq.mtrs for DRC no.1167 D from Mr.Rajiv Ramesh Agrawal ,Mr.Tarun Ramesh Agrawal, Manju Ramesh Agrawal & Jyoti Ramesh Agrawal by registered sale deed which was duly registered in sub registrar office Nashik- 3 at Sr.no.5617 dated.05/06/2024.

From the records put before me and subject to the above findings title of the S. No. 34/2/A/1/1/1/1, area admeasuring 42.21.51 R.Sq.mtrs i.e 4221.51 Sq.mtrs having CTS No 2124 , lying & being at Anandwalli shivar,Tal. & Dist. Nashik, is owned by Shree Tirumala Buildcon through its partner Mr. Akhil Lalit Roongta.. The said property is free from any encumbrances, clear and markatable.

Nashik.

Date :- 19/10/2024



**Sau.Tated Vidyullata Kantilal**  
**Advocate**

