

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. 56/2A/56/2B, Plot No. 4/5/1 area admeasuring 72.32.57 R sq.mtrs. i.e. 7232.57 Sq. Mtrs lying and being at Anandwalli Shiwar (hereinafter referred as the said plot ").

I have investigated the title of the said Property on the request of Surana Fortune Realtors Partnership Firm through Partners Manik Anilkumar Karva & Shrenik Shashikant Surana and following documents i.e. :-

- 1) Description of the property.S. No. 56/2A/56/2B, Plot No. 4/5/1 area admeasuring 72.32.57 R sq.mtrs. i.e. 7232.57 Sq. Mtrs having city S.No. 3577/1 area admeasuring 7232.57 sq.mtrs.
- 2) The documents of allotment of property.
- 3) 7/12 extract or property card issued by Talathi Anandwalli dated 07/04/2022, mutation entry no 13760.
- 4) Search report for 30 years from 1985 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 1) Mr. Mahendra Hiranman Pawar, 2) Vijay HiranmanPawar ,3) Atul Vijay Pawar and 4) Amol Vijay Pawar is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)

Owners of the land - 1) Mr. Mahendra Hiranman Pawar, 2) Vijay HiranmanPawar ,3) Atul Vijay Pawar and 4) Amol Vijay Pawar

(1) S. No. 56/2A/56/2B, Plot No. 4/5/1 area admeasuring 72.32.57 R sq.mtrs. i.e. 7232.57 Sq. Mtrs lying and being at Anandwalli Shiwar

(2) City S.No. 3577/1 area admeasuring 7232.57 sq.mtrs.

(3) Qualifying comments / remarks if any.....NIL



3/- The report reflecting the flow of the title of the said land is enclosed herewith as annexure.

Encl: Annexure.

Date : 13/03/2024.

Sawdada v. 12

Advocate Vidyullata Kantilai Tated



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)

FLOW OF THE TITLE OF THE SAID LAND

S. No. 56/2A/56/2B, Plot No. 4/5/1 area admeasuring 72.32.57 R sq.mtrs.

i.e. 7232.57 Sq. Mtrs

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 747, 1062, 1746, 3764, 3913, 5206, 5207, 5208, 6921, 11256, 11999,13760,
- 3) Search report for 30 years from 1985-2024 Taken from Sub Registrar office at Nashik - 3
- 4) Any other relevent title
- 5) Litigations if any...NO

Date : 13/03/2024

Sau. Vidyullata K. Tated

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

ANNEXURE

It appears from M.E No.747, dated 6/02/1972 that the said land have been converted in to metric by enforcement of weights and measurements Act & Indian coinage Act .

It further appears from M.E No.1062, dated 27/07/1978 that Hiranman Pandurang Pawar and Narendra Hiranman Pawar had purchased S.No. 56/2A and 56/2B from Vijay Shankar Jadhav for himself and as G.P. holder for Ashok Ranganath Kaiche on 31/05/1978.

It further appears from M.E No.1746, dated 06/11/1990 that Hiranman Pandurang Pawar had made an application to Tahasildar for Partition.As per letter Kra.casework/RTS/Vashi/1045/90 dated 25/10/1990 ,the partition was made as under.

S.No.	Area(H R)	Name of Occupant
56/2A	0.62	Narendra Hiranman Pawar
56/2B	1.84+0.22Pot kharaba	Narendra Hiranman Pawar

It further appears from M.E No.3764, dated 17/07/2001 that as per application of Hiranman Pandurang Pawar on 22/06/2001 , the charge of The Central Godavari Krushak Seva Sahakari Sanstha Ltd.,Gangapur was deleted from other rights column.

It further appears from M.E No.3913, dated 02/03/2002 that as per letter of The Central Godavari Krushak Seva Sahakari Sanstha Ltd.,Gangapur ,the charge of said society was deleted from other rights column.

It further appears from M.E No.5206, dated 01/03/2006 that Narendra Hiranman Pawar had executed Gift Deed for area admeasuring 0 H 40 R out of total area admeasuring 2 H 06R out of S.No.56/2B in favour of Prashant Kantilal Pawar on 28/02/2006. The said Gift Deed was registered in sub registrar office, Nashik – 1 at Sr. No. 1453 on 28/02/2006.

It further appears from M.E No.5207, dated 01/03/2006 that Narendra Hiranman Pawar had executed Gift Deed for area admeasuring 0 H 20 R out of total area admeasuring 2 H 06R out of S.No.56/2B in favour of Nikhil Mahendra Pawar on 28/02/2006. The said Gift Deed was registered in sub registrar office, Nashik – 1 at Sr. No. 1454 on 28/02/2006.

d

It further appears from M.E No.5208, dated 01/03/2006 that Narendra Hiranman Pawar had executed Gift Deed for area admeasuring 0 H 40 R out of total area admeasuring 2 H 06R out of S.No.56/2B in favour of Nishant Kantilal Pawar on 28/02/2006. The said Gift Deed was registered in sub registrar office, Nashik – 1 at Sr. No. 1455 on 28/02/2006.

It further appears from M.E No.6921, dated 05/02/2010 that as per application of Suresh Hiranman Pawar, Vijay Hiranman Pawar ,Pravin Kantilal Pawar, Narendra Hiranman Pawar ,Prashant kantilal Pawar ,Nishant Kantilal Pawar and Nikhil Mahendra Pawar had executed a registered Partition Deed for area admeasuring 0 H 62 R out of S.No. 56/2A, area admeasuring 1 H 84 R + pot kharaba 0 H 22 R out of S.No. 56/2B and area admeasuring 1 H 92.5 R + Potkharaba 0.31 R out of S.No. 60/2. The said Partition Deed was registered at Sr. No. 153 in Sub - Registrar office Nashik dated 05/01/2010. Hence As per the Partition Deed area of land was allotted as follows

S.No.	Area	Name of Occupant
56/2A Paiki	0.36	Vijay Hiranman Pawar
56/2A Paiki	0.26	Mahendra Hiranman Pawar
56/2B Paiki	0.86	Mahendra Hiranman Pawar
56/2B Paiki	0.60	Atul Vijay Pawar
56/2B Paiki	0.60	Amol Vijay Pawar

Gift Deed was executed for S.No. 56/2B previously as per M.E. no. 5206, 5207 and 5208. It is mentioned in said Partition Deed dated 05/01/2010, that as said S.No. 56/2B was property of joint family. Hence, as per provision of Hindu Act, said property was owned jointly and hence, partition deed was done.

It further appears from M.E. No 11256 dated 16/09/2019 that the computerised 7/12 extracts were corrected to match hand written 7/12 extracts as per Government Gazette No.RaBhuA / PraKra 180 / L-1 /dated 7/05/2016 ,as per said Gazette Tahasildar order dated 01/06/2020 for the same

It further appears from M.E. No 11999 dated 10/09/2019 that as per the order of Competent Authority and as per NA order issued by Collector, Nashik having number Kra Masha / Kaksh /3/7-2/S.R./204/2018 Nashik /2019 dated 15/06/2018, the area of following survey numbers were changed Hence the old 7/12 extracts were closed and new Sub division of 7/12 extracts were made .

J

As per old 7/12 extract:

S.No. 56/2/A – cultivable area – 0.6200 R Sq.mtrs.

S.No. 56/2/B – cultivable area – 1.8400 R Sq.mtrs. + Potkharaba 0.2200 R Sq.mtrs.

As per new 7/12 Extract:

S.No. 56/2A/56/2B/Plot/4 N.A.Area : 69.2539 R Sq.mtrs.

Owned by Amol Vijay Pawar, Atul Vijay Pawar, Vijay HiranmanPawar and MahendraHiranmanPawar.

S.No. 56/2A/56/2B/Plot/5 N.A.Area: 68.5842 R sq.mtrs.

Owned by Amol Vijay Pawar, Atul Vijay Pawar, Vijay HiranmanPawar and Mahendra Hiranman Pawar.

Tahasildar Saheb, Nashik had issued N.A. Sanad having number Kra Jama-1/Regi no./59/2019 Nashik dated 08/08/2019. Nashik Municipal Corporation, Nashik had sanctioned joint layout for area admeasuring 6200 sq.mtrs. out of S.No. 56/2A and area admeasuring 20600 sq.mtrs. out of S.No. 56/2B having total area 26800 sq.mtrs. having order no. JaKra. NagarniyojanVibhag/ Antim/ 11/2019 dated 17/06/2019. Separate 7/12 extracts were prepared.

It further appears from M.E. no. 13760 dated 07/04/2022 that as per order of Competent Authority and other vide their order number Nanivi/Antim/181/2022/2022 dated 17/03/2022 and as per NA order, new 7/12 extracts were prepared and new hissas were prepared and old 7/12 extracts were closed.

As per old 7/12 extract:

S.No. 56/2A/56/2B/Plot/4 NAArea : 69.2539 R Sq.mtrs.

S.No. 56/2A/56/2B/Plot/5 N.A.Area: 68.5842 R sq.mtrs.

As per new 7/12 Extract:

S.No.	Plot No.	NA Area (R.Sq.mtrs)
56/2A/56/2B	4/5/1	72.3257
56/2A/56/2B	4/5/2	4.2302
56/2A/56/2B	4/5/3	4.0040
56/2A/56/2B	4/5/4	4.0311



56/2A/56/2B	4/5/5	4.0583
56/2A/56/2B	4/5/6	4.0854
56/2A/56/2B	4/5/7	3.6058
56/2A/56/2B	4/5/8	3.8998
56/2A/56/2B	4/5/9	3.7958
56/2A/56/2B	4/5/10	4.0373
56/2A/56/2B	4/5/11	4.9436
56/2A/56/2B	4/5/12	6.2853
56/2A/56/2B	4/5/13	6.8729

All plots are owned by 1.Amol Vijay Pawar 2. Atul Vijay Pawar 3. Vijay Hiranman Pawar and 4. Mahendra Hiranman Pawar.

Area admeasuring 11.6629 R Sq.mtrs. of plot no. 4/5/14 out of S.No. 56/2A/56/2B which was transferred to Nashik Municipal Corporation.

It further appears that Amol Vijay Pawar had purchased TDR area of 650.00 sq.mtrs. from DRC No.1123 from Sau.Varsha Vasant Kulkarni by registered Sale Deed. The said Sale Deed was registered in sub registrar office , Nashik-7 at Sr. no.13211 dated 09/11/2023.

It further appears that Amol Vijay Pawar had purchased TDR area of 60.52 sq.mtrs. from DRC No.738 from M/S New Prashant Construction through Proprietor Sau.Preksha Prashant Jain by registered Sale Deed. The said Sale Deed was registered in sub registrar office , Nashik-5 at Sr. no.14061 dated -13/11/2023.

It further appears that Amol Vijay Pawar had purchased TDR area of 771.33 sq.mtrs. from DRC No.1025 from M/S Bhakti Associates Partnership Firm through authorized Person Shri.Gaurav Jitendra Thakkar by registered Sale Deed. The said Sale Deed was registered in sub registrar office , Nashik-5 at Sr. no.14060 dated -13/11/2023

It further appears that Mr. Mahendra Hiranman Pawar & Others Three had prepared building plan for the said Plot No.4/5/1 out of S. No.56/2A/56/2B which was approved by Nashik Municipal Corporation vide their Commencement Certificate no. LND / BP/ C4 /157/2023 dated 23/11/2023.



It further appears that owner of plot no 4/5/1 out of S.no. 56/2A/56/2B 1) Mahindra Hiranman Pawar 2) Vijay Hiranman Pawar 3) Atul Vijay Pawar 4) Amol Vijay Pawar had executed a registered Development Agreement and Power of Attorney in favour of Surana Fortune Realtors Partnership firm through Partner 1) Manik Anilkumar Karwa (2). Shrenik Shashikant Surana. The said Development Agreement and Power of Attorney was registered in Sub Registrar Office Nashik - 6 at Sr. no.1874 and 1875 dated 22/02/2024 respectively.

From the records put before me and subject to the above findings Title All that piece and parcel of land bearing S. No. 56/2A/56/2B out of which Plot No. 4/5/1 area admeasuring 72.32.57 R sq.mtrs. i.e 7232.57 Sq.mtrs. having CTS No.3577/1 area admeasuring 7232.57 Sq.mtrs. lying and being at Anandwalli Shiwar, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik owned by Mr. Mahendra Hiranman Pawar, Vijay Hiranman Pawar , Atul Vijay Pawar and Amol Vijay Pawar is free from encumbrances, clear and marketable . On the strength of development Agreement , SURANA FORTUNE REALTORS PARTNERSHIP FIRM has right to develop and sale the Constructed area .

Nashik

Date :- 13/03/2024

Sau. Tated V. K.

Sau. Tated Vidyullata Kantilal
Advocate

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