

NARENDRA R. JAGDALE  
M.Sc. LL.B.  
ADVOCATE,

Off. :- Chamber No. 404, Building No. 3, Dist. Court Compound, Nashik - 2

Date : 27 / 01 / 2017

**:: TITLE CLEARANCE CERTIFICATE ::**

**:: TO WHOMSOEVER IT MAY CONCERN ::**

**1) DESCRIPTION OF PROPERTY :-**

All that piece and parcel of non - agricultural land bearing Plot No. of Survey No. 194/4/2/9, admeasuring 458.50 Sq.Mtrs. of Village Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik and also within the limits of Registration and Sub - Registration District of Nashik and bounded as under :-

|                     |   |                |
|---------------------|---|----------------|
| On or towards East  | : | Plot No. 1 B   |
| On or towards West  | : | Survey No. 193 |
| On or towards South | : | Canol and Road |
| On or towards North | : | Vahivat Road   |

(Hereinafter referred to as the said property for the sake of brevity

**(II) NAME OF THE OWNER / HOLDER OF SAID PROPERTY :-**

- 1) Mrs. Vithabai Subhash Jagtap and
- 2) Mrs. Sushama Kantilal Jayashwal,  
Both R/o. Panchavati, Nashik  
Through their G.P.A. Holder -  
M/s. Samruddhi Constructions, Partnership Firm,  
Through its Partner -  
A) Mr. Prashant Maheshchandra Rawal and  
B) Mr. Kiran Vishwanath Raut,  
Both R/o. Nashik

  
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अडव्होकेट  
चेंबर नं. ४०४/३  
जिल्हा न्यायालय, नाशिक  
फोन नं. ९६८९८९९९४६

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**(III) DOCUMENTS PRODUCED BEFORE ME FOR INSPECTION**

- 1) 7/12 extracts and Mutation Entries.
- 2) Copy of Lay out Plan.
- 3) N. A. permission.
- 4) Copy of Final Sale Deeds.
- 5) Copy of Development Agreements and General Power of Attorneys
- 6) Copy of sanction of Building permit and commencement Certificate,
- 7) Other related papers,

**IV) OBSERVATION & FINDINGS :-**

As per the request of M/s. Samruddhi Constructions Through its Partner - Mr. Prashant Maheshchandra Rawal and Mr. Kiran Vishwanath Raut, Both R/o. Nashik. I have investigated into the title of the above mentioned property. For that purpose I had scrutinized the above mentioned Revenue Records, search of the available Index-II registers and day books of last 30 years at the office of Sub-Registrar, Nashik, Tal. & Dist. Nashik and other related papers / documents and my observation's and finding's are as under :-

- 1) It appears from **Mutation Entry No. 18299**, dated 30/04/1981 that, Mr. Balkrushna Mahadev Joshi was the original owner of the said property i.e. Survey No. 194/4/2/9 to 194/4/2/14 and he had given an application for partition the said land as per sanctioned plan and according to the said application partition made are as follows :-

| S.No.      | Hissa No. | Plot No. | Area<br>Sq.Mtrs. | Possession holder<br>of plot property |
|------------|-----------|----------|------------------|---------------------------------------|
| 194/4/2/9  |           | 1A       | 458.50           | Digambar Waman Joshi                  |
| 194/4/2/10 |           | 1B       | 458.50           | Vallbhdas Haridas Rajguru             |
| 194/4/2/11 |           | 2A       | 458.50           | Santdas Gurucharandas                 |

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|            |    |        |                             |
|------------|----|--------|-----------------------------|
| 194/4/2/12 | 3A | 586.50 | War Balkrushn Mahadev Joshi |
| 194/4/2/13 | 5  | 458.50 | Prabhakar Shankar Devkute   |
| 194/4/2/14 | 6  | 458.50 | Vimal Gajanan Joshi         |

Therefore as per the orders, the necessary changes were made in concerned revenue record, to that effect M.E. No. 18299 was made and certified on the said properties.

- 2) It appears from **Mutation Entry No. 19971, dated 01/07/1983** that, Kamal Ashok Panchakshari purchased the said property i.e. plot No. 1A out of Survey No. 194/4/2/9 from Digambar Waman Joshi by registered Sale Deed on 09/02/1982 for the consideration of Rs. 2,000/-Accordingly the said sale deed name of purchaser i.e. Kamal Ashok Panchakshari entered into record of rights by Mutation Entry No. 19971 was mutated in respect of the said plot property.
- 3) It appears from **Mutation Entry No. 20497** that, charge of "illegal transaction" removed from other rights column in respect of the said property i.e. plot No. 1A out of Survey No. 194/4/2/9 as per given an application of Smt. Kamal Ashok Panchakshari and also submitted 7/12 extract for evidence purpose of Shetkari and hence the said Mutation Entry No. 20497 was mutated in respect of the said plot property.
- 4) It appears from **Mutation Entry No. 25109** that, Mr. Sadashiv Pandurang Tambe purchased the said property i.e. area of Western Side 229.25 Sq.Mtrs. out of total area of plot No. 1A out of Survey No. 194/4/2/9 from Mrs. Kamal Ashok Panchakshari by registered Sale Deed on 09/02/1988 for the consideration of Rs. 7,500/-. Accordingly the said sale deed name of purchaser i.e. Mr. Sadashiv Pandurang Tambe entered into record of rights by Mutation Entry No. 25109 was mutated in respect of the said plot property.

  
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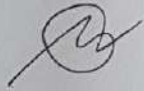
- 5) It appears from **Mutation Entry No. 26605** that, Vithabai Subhash Jagtap purchased the said property i.e. area of 229.25 Sq.Mtrs. out of total area of plot No. 1A out of Survey No. 194/4/2/9 from Mrs. Kamal Ashok Panchakshari by registered Sale Deed on 16/11/1989 for the consideration of Rs. 35,000/-. Accordingly the said sale deed name of purchaser i.e. Vithabai Subhash Jagtap entered into record of rights by Mutation Entry No. 26605 was mutated in respect of the said plot property.
- 6) It appears from **Mutation Entry No. 28165, dated 24/06/1991** that, Mrs. Leelavati Murlidhar Wagh purchased the said property i.e. area of 229.25 Sq.Mtrs. out of total area of plot No. 1A out of Survey No. 194/4/2/9 from Mr. Sadashiv Pandurang Tambe by registered Sale Deed on 02/05/1991 for the consideration of Rs. 35,000/- and obtained permission of Sub-Divisional Officer, Nashik vide its order No. Tenancy/SR/61/91, dated 25/04/1991. Accordingly the said sale deed name of purchaser i.e. Mrs. Leelavati Murlidhar Wagh entered into record of rights by Mutation Entry No. 28165 was mutated in respect of the said plot property.
- 7) It appears from record that, the Collector of Nashik have given the permission for N.A. use of the said land vide letter No. Maha./Kaksha-3/Bi.She.Pa.Kra.447/92, dated 12/01/1993 and also Final Layout plan sanctioned from Town Planning Officer, Nashik Municipal Corporation, Nashik vide its order No. De./N.S.K./74, dated 04/04/1969 and Letter No. 184/7769 and accordingly necessary changes were made in revenue record as per the order of Collector and sanctioned lay out plan in respect of the said property.
- 8) It appears from **Mutation Entry No. 22915, dated 09/05/1995** that, Mr. Santosh Vasantrav Joshi and Vijaya Raghuvver Verulkar purchased the said property i.e. area of 229.25 Sq.Mtrs. out of

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total area of plot No. 1A out of Survey No. 194/4/2/9 from Mrs. Leelavati Murlidhar Wagh by registered Sale Deed on 07/03/1995 for the consideration of Rs. 55,000/-. Accordingly the said sale deed name of purchaser i.e. Mr. Santosh Vasantrav Joshi and Vijaya Raghuvver Verulkar entered into record of rights by Mutation Entry No. 22915 was mutated in respect of the said plot property.

9) It appears from **Mutation Entry No. 42377, dated 20/07/2000** that, Sushma Kantilal Jayaswal purchased the said property i.e. area of 229.25 Sq.Mtrs. out of total area of plot No. 1A out of Survey No. 194/4/2/9 from Mr. Santosh Vasantrav Joshi and Vijaya Raghuvver Verulkar by registered Sale Deed on 16/05/2000 for the consideration of Rs. 1,06,000/-, which is duly registered in the office of Sub-Registrar, Nashik - 1 at Sr.No. 6014 on the same date. Accordingly the said sale deed name of purchaser i.e. Sushma Kantilal Jayaswal entered into record of rights by Mutation Entry No. 42377 was mutated in respect of the said plot property.

10) It appears from **Mutation Entry No. 84854, dated 04/08/2012**, Mrs. Vithabai Subhash Jagtap and Mrs. Sushama Kantilal Jayashwal were the original owners of the said property i.e. Plot No. 1A out of Survey No. 194/4/2/9 and they decided to develop the property and hence they had made and executed Development Agreement in favour of M/s. Samruddhi Constructions Through its Partner - Mr. Prashant Maheshchandra Rawal and Mr. Kiran Vishwanath Raut on 03/05/2012. The said Development Agreement registered in the office of Sub-Registrar, Nashik - 3 at Sr.No. 4528/2012 on the same date. Accordingly the said Development Agreement M/s. Samruddhi Constructions Through its Partner - Mr. Prashant Maheshchandra Rawal and Mr. Kiran Vishwanath Raut had paid total consideration amount of Rs.

  
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87,72,500/- to Vithabai Subhash Jagtap and Mrs. Sushama Kantilal Jayashwal and therefore name of the said Developer i.e. M/s. Samruddhi Constructions Through its Partner - Mr. Prashant Maheshchandra Rawal and Mr. Kiran Vishwanath Raut entered into other rights column of the said property by the said Mutation Entry No. 84854.

In accordance with the said Development Agreement, owner of the said plot owners i.e. Mrs. Vithabai Subhash Jagtap and Mrs. Sushama Kantilal Jayashwal had made and executed General Power of Attorney in favour of M/s. Samruddhi Constructions Through its Partner - Mr. Prashant Maheshchandra Rawal and Mr. Kiran Vishwanath Raut on 03/05/2012. The said General Power of Attorney registered in the office of Sub-Registrar, Nashik - 3 at Sr.No. 4529/2012 on the same date.

Accordingly the said Development Agreement and General power of Attorney, M/s. Samruddhi Constructions Through its Partner - Mr. Prashant Maheshchandra Rawal and Mr. Kiran Vishwanath Raut had obtained the development rights in respect of the said land, subject to the terms and conditions mentioned in the said agreement, M/s. Samruddhi Constructions Through its Partner - Mr. Prashant Maheshchandra Rawal and Mr. Kiran Vishwanath Raut as developers of the said plot property and they have also obtained substantial rights in respect of the said plot.

- 11) As per instruction, I have taken the Index - II search in respect of the said property for 30 years i.e. year 1988 to 2017 (As per receipt, dated 12/11/2013)

The above search report issued by me only on the basis of available records, registers and documents, which is produced before me by M/s. Samruddhi Constructions Through its Partner - Mr. Prashant Maheshchandra Rawal and Mr. Kiran Vishwanath Raut.

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I have deposited the search charges on 27/01/2017 amounting to Rs. 750/- in the office of Sub-Registrar, Nashik. Original Receipt No. 1364 annexed herewith.

**V) OPINION :-**

After perusing all the above said Revenue records other related papers, I am of the opinion that, Mrs. Vithabai Subhash Jagtap and Mrs. Sushama Kantilal Jayashwal are having a clear, legal and marketable title over above said property i.e. Plot No. of Survey No. 194/4/2/9, admeasuring 458.50 Sq.Mtrs. of Village Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik and also within the limits of Registration and Sub - Registration District of Nashik and which is free from an encumbrances / charges of whatsoever.

As M/s. Samruddhi Constructions Through its Partner - Mr. Prashant Maheshchandra Rawal and Mr. Kiran Vishwanath Raut has obtained the development rights in respect of the said plot property, subject to the terms and conditions mentioned in the said Development Agreement. M/s. Samruddhi Constructions Through its Partner - Mr. Prashant Maheshchandra Rawal and Mr. Kiran Vishwanath Raut as developer of the said plot and they have also obtained substantial rights in respect of the said plot property.

This Title Clearance Report is issued only upon the strength of the papers / documents produced before me by M/s. Samruddhi Constructions Through its Partner - Mr. Prashant Maheshchandra Rawal and Mr. Kiran Vishwanath Raut.

Nashik.

Date : 27/01/2017



**NARENDRA R. JAGDALE**

M.Sc. LL.B.  
ADVOCATE,

नरेंद्र रामकृष्ण जगदाळे

अॅडव्होकेट

सेंबर नं. ४०४/३

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फोन नं. ९६८९८०९९४६

104/0

Friday, 27 January 2017 1:38 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1364 दिनांक: 27/01/2017

गावाचे नाव: नाशिक शहर

दस्तावेजाचा अनुक्रमांक: नसन-1-0-2017

दस्तावेजाचा प्रकार:

मादर करणाऱ्याचे नाव: जे. नरेंद्र रामकृष्ण जगदाळे

वर्णन मोजे नाशिक स.न. 194/4/2/9 फॉट न. 1 अ सन 1988 ते 2017 एकुण वर्ष 30 शोध करिता.

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Nashik1

सह.दुर्यम निबंधक वर्ग-२  
नाशिक-९.

1); देयकाचा प्रकार: By Cash रकम: रु 750/-