ADVOCATE

Narendra N. Chauhan

B.Com., L.L.M., D.T.L. D.L.W., D.C.R.
Office : Rajendra Colony, Shahu Maharaj Path,
Nashik Road. Ph.: 2463063, Mob.: 9422261798

TITLE CLEARANCE REPORT

TO WHOM SO EVER IT MAY CONCERN

I) DESCRIPTION OF PROPERTY :-

ALL THAT piece and parcel of **"Non-Agricultural"** Plot of land, bearing **Plot No. 35,** total area admeasuring 951.42 Sq. Mtrs. **out of which area admeasuring 471.42 Sq. Mtrs. is subject matter of Title** from & out of sanctioned layout plan of **Survey No. 27B/14** situated at **Village : Dasak,** within the limits of Municipal Corporation Tal. & Dist. Nashik, and which is bounded as under :-

On Or Towards East	:	180 Sq. Mtrs. area out of Plot No. 35 & then Plot No. 36
On Or Towards West	:	300 Sq. Mtrs. area out of Plot No. 35 & then 30 Ft. wide road
On Or Towards South	:	Survey No. 27/C/1
On Or Towards North	:	20 Ft. wide road

Together with all rights of easements, access, ways, common roads, open spaces etc. with right of Ownership.

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

1. Shri. Vijay Ashok Dhatrak

2. Shri. Sunil Ashok Dhatrak

R/o. Dhatrak Chawl, Room No. 3,

Behind Vyapari Bank, Jail Road, Nashik Road

III) **NAME OF THE DEVELOPER & GPA HOLDER OF SAID PROPERTY:-**

N.S.K. Developers, Through its Proprietor

Shri. Khilendrakumar Dilip Mohabiya

R/o.: Plot No. 9, Sai Darshan, Janai Nagar, Canal Road,

Dasak, Jail Road, Nashik Road, Tal. & District. Nashik

IV) **LIST OF DOCUMENTS PRODUCED BEFORE ME FOR INSPECTION:-**

1. Copy of 7/12 Extract
2. Copy of 6-D Entries
3. Copy of NA Order
4. Copy of NA Tax Receipt
5. Copy of Layout Order
6. Copy of Layout Plan
7. Copy of Gift Deed
8. Copy of Development Agreement & GPA of the said property
9. Copy of Sale Deed of TDR
10. Copy of Sanction of Building Permit & Commencement Certificate
11. Copy of Approved Building Plan
12. And other related papers

V) OBSERVATIONS & FINDINGS :-

As per the request of ***N.S.K. Developers, Through its Proprietor, Shri. Khilendrakumar Dilip Mohabiya,*** R/o.: Nashik Road, I have verified into the title of above said plot property. For that purpose, I have perused the concerned Revenue records and other related papers / permissions etc. and my observations and findings are as under :-

M.E. No. 818 dtd. 15.8.1955 shows that 1) Shivchandra Banerjee 2) Mrunalini 3) Krishna Kamal 4) Vikush Kamal Banerjee 5) Ashutosh Mukharjee get executed Revocation & Appointment of Property of S.No. 27B and 27C/1/1+1/2 from Shivchandra Banerjee on 6.8.1954. S.No. was mentioned as 270 but it was S.No. 27C/1/1+1/2. Hence correction made.

M.E. No. 1617 dtd. 17.4.1970 shows that Weights & Measurement Enforcement Act and Indian Coinage Act was applied to the state of Maharashtra. Hence measurement system changed in to decimal system.

M.E. No. 1938 dtd. 20.3.1975 shows that S.No. 27B was joint property. And as per partition it goes to the share of Vikas Kamal Banerji. Hence as per his application his name was continued and other names were deleted.

M.E. No. 2080 dtd. 19.9.1976 shows that B.K. Banerjee has prepared layout plan of S.No. 27B which is sanctioned by Town

Planning Officer Jalgaon vide No. DV/NSK/2357 dtd. 15.6.1973. And Collector Nashik has granted NA permission vide No. LND II/1065/73 dtd. 26.7.1973. Hence plots were prepared.

M.E. No. 2721 dtd. 2.10.1982 shows that Smt. Mhalsabai Bhiva Dhatrak had purchased Plot No. 35 from Kamal Shivchand Banerjee on 20.9.1978 by way of sale deed along with right of water from well of S.No. 10. Hence name of donee was mutated in owners column.

M.E. No. 14183 dtd. 20.1.2014 shows that Smt. Mhalsabai Bhiva Dhatrak had executed Gift deed of Plot No. 35 in favour of 1) Vijay Ashok Dhatrak 2) Sunil Ashok Dhatrak on 9.1.2014 which is registered at Sr. No. 359/2014 in the office of Sub Registrar Nashik 2. Hence name of donee was mutated in owners column.

Record further goes to shows that N.S.K. Developers, Through its Proprietor, Shri. Khilendrakumar Dilip Mohabiya got executed Development Agreement in respect of Plot No. 35, total area admeasuring 951.42 Sq. Mtrs. out of which area admeasuring 471.42 Sq. Mtrs. is subject matter of Title from & out of sanctioned layout plan of Survey No. 27B/14 situated at Village : Dasak, from 1) Vijay Ashok Dhatrak 2) Sunil Ashok Dhatrak. Hence name of Developer was mutated in other right column and ME was sanctioned.

Record further goes to show that, N.S.K. Developers, Through its Proprietor, Shri. Khilendrakumar Dilip Mohabiya / Developer have

purchased TDR D Zone area admeasuring 260.00 Sq. Mtrs. under registered Sale Deed of TDR from Shubhshani Construction Pvt. Ltd. Through its Director Shri. Abhishek Narendra Thakkar on 21/5/2015. The Sale Deed of TDR has been registered at the Office of Joint Sub Registrar Class 2 Nashik 1 at Sr. No. 4603 Dt. 21/5/2015. In accordance with the said TDR Developer prepared residential building plan.

Record further goes to show that, N.S.K. Developers, Through its Proprietor, Shri. Khilendrakumar Dilip Mohabiya have prepared the building plan through Architect for the construction of Residential Flats. The said building plan has been approved & sanctioned by Executive Engineer Town Planning Nashik Municipal Corporation Nashik and NMC has issued Sanction of Building Permit And Commencement Certificate as per their Letter No. LND/BP/C4/14/369 Dated 18.5.2016.

After perusing all the aforesaid revenue records and other related papers/permissions etc. I am of the opinion that 1) Vijay Ashok Dhatrak 2) Sachin Ashok Dhatrak are having a clear and marketable title of above said **Plot No. 35,** total area admeasuring 951.42 Sq. Mtrs. **out of which subject matter of Title** area admeasuring **471.42 Sq. Mtrs.** from & out of sanctioned layout plan of **Survey No. 27B/14** situated at **Village : Dasak,** Tal. & Dist. Nashik and which is free from any encumbrances/charges of whatsoever nature, and N.S.K. Developers, Through its Proprietor, Shri. Khilendrakumar Dilip Mohabiya have created right and interest over the said plot of land by virtue of above

said Regd. Development Agreement through over above said plot owners, for its development and disposal, subject to above observations.

This Title Clearance Report is issued only upon the strength of the documents produced before me by ***N.S.K. Developers, Through its Proprietor, Shri. Khilendrakumar Dilip Mohabiya,*** R/o. Nashik Road.

Hence this Title Clearance Report.

Place : Nashik-Road
Date : 28/9/2016

(NARENDRA N. CHAUHAN)
ADVOCATE
अॅड. नरेन्द्र नरसीभाई चौव्हाण
राजेंद्र कॉलनी, शाहु महाराज पथ
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