



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. 5, area admeasuring **527.50 Sq. Mtrs.** from & out of sanctioned layout plan of **Survey No. 427/A/B/C/27** situated at **Village : Nashik**, within the limits of Municipal Corporation Tal. & Dist. Nashik, and which is bounded as under :-

On Or Towards East	:	} As per approved layout Plan
On Or Towards West	:	
On Or Towards South	:	
On Or Towards North	:	

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. Harbhajansing Bachansing Nagi
2. Shri. Raghuversing Bachansing Nagi
3. Paramjeetkaur Kulwantsing,
Surinder Kaur – Name after marriage
4. Inderjeetkaur Surjitsing
5. Joginderkaur Rajendrasing Nagi
6. Jasbirsing Rajendrasing Nagi
7. Kawaljit Kaur Simran Sing Phull

8. Manpreetkaur Rajendrasing Nagi

R/o. Nagi Niwas, Manekasha Nagar,

Dwarka, Nashik Poona Road, Nashik

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

Sai Developers

Through its Partner

1. Shri. Chaganbhai Pachanbhai Pokar

2. Sau. Amrutaben Chaganbhai Pokar

R/o.: 16, Sai Plaza, Nashik Poona Road,

Above ICICI Bank, 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 Sale Deed
8. Copy of Release Deed
9. Copy of General Power of Attorneys
10. Copy of Development Agreement & GPA of the said property

11. Copy of Sale Deed of TDR & Correction Deed
12. Copy of Sanction of Building Permit & Commencement Certificate
13. Copy of Approved Building Plan
14. And other related papers

V) **OBSERVATIONS & FINDINGS :-**

As per the request of *Sai Developers Through its Partner Shri. Chaganbhai Pachanbhai Pokar & Sau. Amrutaben Chaganbhai Pokar*, 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. 15128 shows that Bacchansingh Sohansingh Nagi has purchased the said property from Shri. Chunilal Hansraj Raka & others by way of Sale Deed on 23.10.1974. The said Sale Deed is registered at the Office of Sub-Registrar Nashik at Sr. No. 2047 Dt. 23.10.1974. Accordingly the name of Bacchansingh Sohansingh Nagi has been recorded into record of right.

M.E. No. 24736 dtd. 15.7.1988 shows that Bacchansingh Sohansingh Nagi died on 22.3.1985 leaving behind his legal heirs.

Sr. No.	Name	Age	Relation
1	Shila Bacchansing Nagi	50	Wife

2	Rajendrasingh Bachansingh Nagi	23	Son
3	Harbhajansingh Bacchansing Nagi	21	Son
4	Mahindrasingh Bachansing Nagi	19	Son
5	Raghuvirsingh Bachansing Nagi	13	Son
6	Paramjeetkaur Kulwantsingh	28	Daughter
7	Inderjeetkaur Surjeetsingh	20	Daughter

Hence name of legal heirs brought on record of right.

M.E. No. 97625 dtd. 10.6.2015 shows that Rajendrasingh Bachansing Nagi died on 3.2.1990 leaving behind his legal heirs.

Sr. No.	Name	Age	Relation
1)	Jogindersing Rajendrasing Nagi	60	Wife
2)	Jasbirsing Rajendrasing Nagi	14	Son
3)	Kawaljit kaur Simransing Phull	29	Daughter
4)	Manpreetkaur Rajendrasing Nagi	27	Daughter

The deceased has above mentioned legal heirs. Hence their names were mutated in owners column and ME was sanctioned accordingly.

M.E. No. 97768 dtd. 22.6.2015 shows that 1) Harbhajansing Bachansing Nagi 2) Raghuvirsing Bachansing Nagi 3) Paramjitkaur Kulwantsing Purinderkaur 4) Inderjit kaur Surjit singh 5) Rajendrasing Bachansing Nagi deceased through legal heirs Jogindersing

Rajendrasingh Nagi 6) Jasbirsingh Rajendrasingh Nagi 7) Kawaljeet Kaur Simransing Kul (Manpreet Kaur Rajendrasingh Nagi) has executed Release deed in favour of Mahendrasingh Bachansing Nagi on 4.6.2015 vide Sr.No. 4299/ 2015. Hence their names were deleted from Plot No. 5 and ME was sanctioned accordingly.

M.E. No. 98378 dtd. 10.8.2015 shows that Shilakaur Bachhansing Nagi died on 20.9.2011 leaving behind her legal heirs.

Sr. No.	Name	Age	Relation
1)	Harbhajansing Bacchansing Nagi	50	Son
2)	Mahendrasing Bacchansing Nagi	53	Son
3)	Raghuveersing Bacchansing Nagi	40	Son
4)	Paramjeetkaur	56	Daughter
5)	Ranjeetkaur Surjeetsing	45	Daughter
6)	Jogindarkaur Rajendrasing Nagi	60	Daughter in law
7)	Jasbindersing Rajendrasing Nagi	34	Grand son
8)	Kawaljeet kaur Simran Singh Phull	29	Grand daughter
9)	Manpreetkaur Rajendrasing Nagi	27	Grand daughter

Hence name of legal heirs brought on record of rights.

M.E. No. 98726 dtd. 8.9.2015 shows that Sai Developers through Partners 1) Amrutaben Chaganbhai Pokar 2) Chaganbhai Pachanbhai Pokar for himself and GPA of No. 1 get execute Development Agreement in respect of Plot No. 5 adm. area 527.50 Sq. Mtrs. out of S.No. 427/ A/ B/ C /27 from Harbhajansing Bacchansing

Nagi 2) Raghuviarsingh Bacchansing Nagi 3) Paramjeetkaur Kulwantsing Surinder kaur, No. 1,2,3 through GPA holder and for himself. 4) Inderjeetkaur Surjeet singh 5) Jasbirsingh Rajendrasing Nagi 6) Kawaljeet Kaur Simran Singh 7) Manpreetkaur Rajendrasing Nagi 8) Jogindarkaur Rajendrasing Nagi for himself and GPA of No. 1 to 3. Hence name of Developer was mutated in other right column and ME was sanctioned.

Record further goes to show that, Sai Developers Through its Partner Shri. Chaganbhai Pachanbhai Pokar & Sau. Amrutaben Chaganbhai Pokar / Developer have purchased TDR C Zone area admeasuring 115.00 Sq. Mtrs. under registered Sale Deed of TDR from Thakkar Developers Ltd. Through Director Shri. Jitendra Manohardas Thakkar on 23.6.2016. The Sale Deed of TDR has been registered at the Office of Joint Sub Registrar Class 2 Nashik 2 at Sr. No. 3933 Dt. 23.6.2016. In accordance with the said TDR Developer prepared residential building plan.

Record further goes to show that, Sai Developers Through its Partner Shri. Chaganbhai Pachanbhai Pokar & Sau. Amrutaben Chaganbhai Pokar 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/A2/2201/76 Dated 8.7.2016.

After perusing all the aforesaid revenue records and other related papers/permissions etc. I am of the opinion that 1. Shri. Harbhajansing Bachansing Nagi 2. Shri. Raghuversing Bachansing Nagi 3. Paramjeetkaur Kulwantsing, Surinder Kaur – Name after marriage 4. Inderjeetkaur Surjitsing 5. Joginderkaur Rajendrasing Nagi 6. Jashirsing Rajendrasing Nagi 7. Kawaljit Kaur Simran Sing Phull 8. Manpreetkaur Rajendrasing Nagi are having a clear and marketable title of above said Plot No. 5, area admeasuring 527.50 Sq. Mtrs, Survey No. 427/A/B/C/27 situated at Village – Nashik, Tal. & Dist. Nashik and which is free from any encumbrances/charges of whatsoever nature, and Sai Developers Through its Partner Shri. Chaganbhai Pachanbhai Pokar & Sau. Amrutaben Chaganbhai Pokar 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 *Sai Developers Through its Partner Shri. Chaganbhai Pachanbhai Pokar & Sau. Amrutaben Chaganbhai Pokar*, R/o. Nashik Road.

Hence this Title Clearance Report.

Place : Nashik-Road

Date : 14/7/2016



(NARENDRA N. CHAUHAN)

ADVOCATE

अड. नरेन्द्र नरसीभाई चौहान

राजेंद्र कॉलनी, शाहु महाराज पथ

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