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To,

MAHARARERA
MUMBAI.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Plot No. 7 and 11 of Gat No. 65/3/2/1 admeasuring 283.50 Sq. Mtrs. and 307.96 Sq. Mtrs. total admeasuring 591.46 Sq. Mtrs. situated at Village Anandvalli, Taluka & District Nashik (hereinafter referred as the said "Land property")

I have investigated the tile of the said property on the request of developer/promoter/land owner M/S. REVATI BUILDERS & DEVELOPERS, A PARTNERSHIP FIRM and following documents i.e. :-

- [1] 7/12 extract since last 30 Years
- [2] Mutation Entries since last 30 years
- [3] N. A. Order Dated 28/10/1999
- [5] Copy of final approval letter dated 25/11/1999
- [6] Copy of Sale Deed dated 23/12/2020
- [7] Copy of Sale Deed dated 23/12/2020

1) Description of the property :

PROPERTY:- All that piece and parcel of the land bearing Plot No. 7 and 11 of Gat No. 65/3/2/1 admeasuring 283.50 Sq. Mtrs. and 307.96 Sq. Mtrs. total admeasuring 591.46 Sq. Mtrs. situated at Village Anandvalli, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows :-

Boundaries of Plot NO. 7

East :- By Plot NO. 11
West :- By Colony Road
South :- By Plot No. 8
North :- By Plot No. 63

Boundaries of Plot NO. 11

East :- By Colony Road
West :- By Plot NO. 7 and 8
South :- By Plot No. 10
North :- By Adjoining S. NO. 63

2) The documents of allotment of plot - Not Applicable

3) 7/12 extract or property card issued by Talathi Nashik, mutation entry 747, 1581, 1805, 1806, 1831, 1986, 2017, 2050, 3019, 3055, 3227, 3406, 12693, 12700, 10709, 11335.

4) search report for 30 years from 1981 till 2021.

2/- on perusal 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 said property appears to be clear, negotiable and marketable without any charge, encumbrance and defect in title and M/S. REVATI BUILDERS & DEVELOPERS, A PARTNERSHIP FIRM is entitled to develop the said properties and construct building thereon and sell the super structure thereon and appropriate the sale proceeds.



Owners of the land

M/S. REVATI BUILDERS & DEVELOPERS, A PARTNERSHIP FIRM

Plot No. 7 and 11 of Gat No. 65/3/2/1.

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

Encl: Annexure

Date - 1/6/2021.



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FLOW OF THE TITLE OF THE SAID LAND

I have perused a 7/12 extract and mutation entries for the last 30 years and the search for 30 years of the Index II from the office of Sub Registrar, Nashik and my observation as under ;

It appears from the record of rights that Kashinath Bhau Jadhav and others was the owners of S. No. 65/3 since prior to 1985.

M.No.747 on 16-12-1969 is effected in the record of rights for giving effect to the Indian Coinage Act and Indian Enforcement Act.

The charge of tagai is deleted from the other rights column under M. E. No. 1581 on 21-2-1989.

That the land owners had mortgaged the property to Maharashtra State Co.Op. Land Dev. Bank and as such name of the said bank appeared in the owners column and on repayment of the said loan the name of the bank is deleted from the owners column and names of the owners are restored in the owners column under M.E. No. 1805 on 4/5/1991.

The charge of Central Godavari Krushak Seva Sahakari Society is deleted from the other rights column under M. E. No. 1806 on 4-5-1991.

All the joint owners of S. No. 65/3 partitioned the property under the provisions of Sec. 85 of the M.L.R. Code with prior order of Tehasildar and as such the said S. No. is sub divided three further hissass, S. No. 65/3/1 is allotted to Kashinath Bhau Jadhav, S. NO. 65/3/2 is allotted to Fakira Bhau Jadhav and S. NO. 65/3/3 is allotted to Pandharinath Bhau Jadhav and as such names of the respective allottees are mutated in the owners column for the respective hissass under M. E. No. 1831 is accordingly effected on 4-7-1991.

That Devidas Ramnath Patil (Sadaphale) purchased an area admeasuring 41.00 Sq.Mtrs. from Kashinath Bhau Jadhav by sale deed dated 9-6-1989 and as such name of Devidas Ramnath Patil (Sadaphal) is mutated in the owners column under M. E. No. 1986 on 17-11-1992.

That Fakirrao Bhau Jadhav died on 27/12/1991 and as such names of the his legal heirs namely Daulat Fakirrao Jadhav and Punjabai Fakirrao Jadhav are mutated in the owners column and names of the married daughters Sulochana Haribhau Suryawanshi and Indubai Rajaram Shinde are mutated in the other rights column under M. E. NO. 2017 on 28/1/1993.

That Leelabai Balwant Gaikwad purchased an area admeasuring 00.04 Are from Kashinath Bhau Jadhav by sale deed dated 15-12-1991 and as such name of Leelabai Balwant Gaikwad is mutated in the owners column under M. E. No. 2050 on 3-6-1993.

As per the letter by Competent Authority of ULC, retention and excess land are declared and as such S. No. 65/3/2 is sub divided into two Hissas Hissa NO. 1 is allotted to retention land while Hissa No. 2 is allotted to the excess land and accordingly M. E. NO. 3019 is effected on 1/2/1999.



That the charge of The Nashik Merchants Co.-Op. Bank Ltd. is deleted from the other rights column under M. E. NO. 3055 on 12/4/1999.

That land owners prepared a layout for S. NO. 65/3/2/1 which is duly sanctioned by Nashik Municipal Corporation under No. IND/WS/05/29 dated 4/6/1997 and the said property is duly converted to Non Agricultural use u/s 44 of the M.L.R. code under order of collector Nashik under No. Maha/kaksha-3/Bi.She.Pa.kra/162/99 Dated 28/10/1999 and as such separate 7/12 extracts are prepared for the individual plots under M. E. No. 3227 on 15/2/2000.

That Pradip Shankarrao Pathak and Leena Pradip Pathak purchased Plot NO. 7 from Daulat Fakirrao Jadhav and others by Sale Deed dated 27/4/2000 and as such names of the said purchasers are mutated in the owners column under M. E. NO. 3406 on 6/5/2000.

That Vasanti Mukund Khadilkar and Mukund Balkrishna Khadilkar purchased Plot NO. 11 from Daulat Fakirrao Jadhav and others by Sale Deed dated 27/4/2000 and as such names of the said purchasers are mutated in the owners column under M. E. NO. 3406 on 6/5/2000.

That present holder purchased Plot No. 7 from Pradip Shankarrao Pathak and Leena Pradip Pathak by sale deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7733 dated 24/12/2000 and as such name of the present holder is mutated in the owners column under M. E. No. 12693 on 29/12/2020.

That present holder purchased Plot No. 11 from Vasanti Mukund Khadilkar and Mukund Balkrishna Khadilkar by sale deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7732 dated 24/12/2000 and as such name of the present holder is mutated in the owners column under M. E. No. 12700 on 29/12/2020.

M. E. NO. 10709 and 11355 is pertaining to E-conversion of 7/12 extract.

No charge, encumbrance or defect in title is observed during the course of the aforesaid observation, in respect of the aforesaid property.

3) Search report for 30 years from 1981 taken from Sub Registrar office at Nashik 1 to 6.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide receipt No. 109455115 on 6/2/2021 and no adverse entries are observed during the course of the search.

4) Any other relevant title - Not Applicable

5) Litigation if any - No.

Date - 01/06/2021.


Advocate
