



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. 8, area admeasuring 170.80 Sq. Mtrs. & Plot No. 9, area admeasuring 600.57 Sq. Mtrs. + FSI of DP Road 166.50 Sq. Mtrs. (Total area 937.87 Sq. Mtrs.) from & out of sanctioned layout plan of Survey No. 120/1/2P situated at Village : Chehadi Bk., within the limits of Municipal Corporation Tal. & Dist. Nashik, and which is bounded as under :-

On Or Towards East	:	Adj. Hissa No. 2
On Or Towards West	:	9 Mtrs. Colony Road
On Or Towards South	:	30 Mtrs. Wide D.P. Road
On Or Towards North	:	Plot No. 7

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. Vilas Namdeo Tajanpure
2. Sau. Lata Vilas Tajanpure
3. Vaibhav Vilas Tajanpure
4. Puja Vilas Tajanpure
5. Pushpa Yogesh Nimse alias Pushpa Vilas Tajanpure
6. Shri. Sunil Namdev Tajanpure
7. Sau. Savita Sunil Tajanpure

8. Harshal Sunil Tajanpure
9. Gaurav Sunil Tajanpure
10. Bebibai Madhukar Tajanpure
11. Shri. Dnyaneshwar Madhukar Tajanpure
12. Sau. Sakshi Dnyaneshwar Tajanpure
13. Shri. Rajesh Madhukar Tajanpure
14. Gitanjali Madhukar Tajanpure alias Gitanjali Girish Malode
R/o. Jatra Road, Adgaon,
Nashik, Tal. & Dist. Nashik

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

Krish Infra Through its Partner

1. Shri. Anil Suresh Baraskar

R/o. 802, Anant Building, Shri Gajanan Park,
Chehadi Bk., Nashik Road

2. Shri. Manoj Barsati Yadav

R/o. Plot No. 1, Omnagar,
Jail Road, Nashik Road

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 Development Agreement & GPA of the said property
8. Copy of Approved Building Plan
9. And other related papers

V) OBSERVATIONS & FINDINGS :-

As per the request of *Krish Infra Through its Partner 1. Shri. Anil Suresh Baraskar 2. Shri. Manoj Barsati Yadav, 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. 1557 dtd. 26.2.1960 shows that Manjulabai Valu Tajanpure died on 25.3.1959 leaving behind his legal heirs son Namdeo Valu Tajanpure, daughter – Indubai Vaman Jagtap, minor through guardian brother Namdeo Valu Tajanpure. The previous ME No. 1552 was cancelled hence this ME was sanctioned.

M.E. No. 1836 dtd. 28.1.1964 shows that Indubai Vaman Jagtap minor guardian of namdeo Valu, was murdered and died. She was not having any issue only brother Namdeo Valu Tajanpure. Hence name of Indubai was deleted and ME was sanctioned accordingly.

M.E. No. 2036 dtd. 17.12.1969 shows that Weights & Measurement Enforcement Act was applied to the state. Hence measurement system changed into decimal system and ME was sanctioned accordingly.

M.E. No. 2062 dtd. 1.12.1970 shows that Namdeo Valu Tajanpure had obtained tagai loan of Rs. 800 on 8.12.1970. Hence charge was mutated in other right column and ME was sanctioned accordingly.

M.E. No. 2106 dtd. 17.4.1972 shows that Shri. Namdeo Balu Tajanpure had obtained declaration loan of Rs. 3400 on 10.4.1972 from V.K.S. Society and executed declaration in favour of said society. Hence charge of loan was mutated in other right column of S.No. 120/1. And ME was sanctioned accordingly.

M.E. No. 2247 dtd. 5.12.1975 shows that as per KJP No. 4/1973 S.No. 120/3 was transferred to non agricultural permission. Hence correction was made in the revenue record and ME was sanctioned accordingly.

M.E. No. 2273 dtd. 23.7.1976 shows that Namdeo Valu Tajanpure had repaid the tagai loan hence as per order of Tahsildar Nashik vide No. 142/ 76 dtd. 2.7.1976 the charge in other right column

of S.No. 120/1, 127/1, 127/6 was deleted and ME was sanctioned accordingly.

M.E. No. 4433 dtd. 10.11.2003 shows that the charge of Chehedi Bk. VKSS Ltd was mutated in various properties including S.No. 120/1. But the said charge were deleted as per letter of society dtd. 22.10.2003. Hence effect was taken and ME was sanctioned.

M.E. No. 4687 dtd. 1.12.2005 shows that Namdeo Valu Tajanpure had repaid the loan of Chehedi Bk. VKSS Ltd. hence as per letter of society dtd. 1.12.2005 the charge in other right column of S.No. 120/1 and other properties was deleted and M.E. was sanctioned.

M.E. No. 5121 dtd. 21.10.2008 shows that names of

- 1) Pushpa Vinayak Tidame Lilabai Ambadas Gaidhani
- 2) Shakuntala pandhrinath Godse Ranjana Lahanu Satpute
- 3) Mandakini Sahebrao wagh Haushabai Namdeo Tajanpure

But they had executed release deed in favour of 1) Madhukar Namdeo Tajanpure 2) Vilas Namdeo Tajanpure 3) Sunil Namdeo Tajanpure. Hence their names were deleted and ME was sanctioned accordingly.

M.E. No. 5110 dtd. 4.10.2008 shows that Namdeo Valu Tajanpure died on 20.5.2007 leaving behind his legal heirs.

- 1) Haushabai Namdeo Tajanpure, 2) Madukar Namdeo Tajanpure, 3) Vilas Namdeo Tajanpure, 4) Sunil Namdeo Tajanpure, 5) Pushpa

Vinayak Tidame, 6) Lilabai Ambadas Gaidhani, 7) Shakuntala pandhrinath Godse, 8) Ranjana Lahanu Satpute, 9) Mandakini Sahebrao wagh. Hence name of legal heirs were mutated in owners column and ME was sanctioned.

M.E. No. 5474 dtd. 9.9.2010 shows that as per order of Additional Collector & Competent Authority ULC Nashik the possession of lands was not taken by the Government prior to 29.11.2007 hence the charge of "Excess land" in other right column was deleted and ME was sanctioned accordingly.

M.E. No. 5638 dtd. 9.6.2011 shows that as per order of Tahsildar Nashik dtd. 21.3.2011 the charge of bunding loan was deleted from other right column and ME was sanctioned accordingly.

M.E. No. 5650 dtd. 5.7.2011 shows that Nashik Municipal Corporation Nashik through Deputy Director Mrs. Surekha Baban Vaijapurkar had purchased S.No. 120/1 area 7100 Sq. Mtrs. and 127/1 part area 3407 Sq. Mtrs. from Madhukar Namdeo Tajanpure by way of sale deed on 5.7.2011. Hence name of Nashik Municipal Corporation was mutated and ME was sanctioned accordingly.

M.E. No. 5651 dtd. 5.7.2011 shows that bunding charge waived by the Govt. Hence as per order of Tahsildar Nashik vide No. Vatan/Kavi/117/2011 dtd. 21.3.2011 the bunding charge was waived from S.No. 120/1 and ME was sanctioned accordingly.

M.E. No. 6168 dtd. 10.7.2013 shows that Collector Nashik has granted NA permission vide order No. Mah/Kaksha/3/4 NA 75/2011 dtd. 24.5.2011 in respect of Gat No. 120/1. And Layout plan was sanctioned by Asst. Director Town Planning Nashik on 10.1.2012 vide No. Nagar rachna/Antim/C-3/19. Hence S.No. 120/1 was divided into various plots.

M.E. No. 6247 dtd. 28.10.2013 shows that joint owner of S.No. 120/1 and other properties Mr. Madhukar Namdeo Tajanpure died on 11.10.2013 leaving behind his legal heirs.

- 1) Bebibai Madhukar Tajanpure wife
- 2) Dyaneshwar Madhukar Tajanpure Son
- 3) Rajesh Madhukar Tajanpure Son
- 4) Gitanjali Madhukar Tajanpure Daughter

Hence name of legal heirs were mutated in owners column and ME was sanctioned accordingly.

M. E. No. 6596 dtd. 30.4.2015 shows that S.No. 120/1/2 and other properties the name of Bebibai Madhukar and others were mutated. They had executed MOU between them. further as per order of Tahsildar Nashik the assessment (Aanevari) was recorded and S.No. 120/1/2 was divided into Plot No. 1 to 3, 5 to 9 as per approved layout plan.

M. E. No. 6787 dtd. 2.2.2016 shows that Vilas Namdeo Tajanpure and other has executed Development Agreement in favour of Krish Infra through Partners 1) Anil Suresh Baraskar 2) Manoj Barsati Yadav in respect of S.No. 120/1/2 part Plot No. 8 adm. Area 170.80 Sq. Mtrs., Plot No. 9 adm area 600.57 Sq. Mtrs. + FSI of DP Road 166.50 Sq. Mtrs. (total area 937.87 Sq. Mtrs.) on 30/12/2015 vide Sr. No. 9933/2015 and 9934/2015 in the office of Sub Registrar Nashik 2. Hence name of developer was mutated in other right column of said Property. As per said development Agreement, the following consideration in terms of construction is given to the plot owners. Flat No. 1, 2, 3 on first floor, Flat No. 10, 11, 12 on second floors, Flat No. 13, 14, 15 on third floors, Flat No. 22, 23, 24 on fourth floors and Shop No. 2 and 3.

After perusing all the aforesaid revenue records and other related papers/permissions etc. I am of the opinion that Vilas Namdeo Tajanpure and other are having a clear and marketable title of above said **Plot No. 8**, area admeasuring **170.80 Sq. Mtrs. & Plot No. 9**, area admeasuring **600.57 Sq. Mtrs. + FSI of DP Road 166.50 Sq. Mtrs. (Total area 937.87 Sq. Mtrs.)** from & out of sanctioned layout plan of **Survey No. 120/1/2P** situated at **Village : Chehadi Bk., Tal. & Dist. Nashik** and which is free from any encumbrances/charges of whatsoever nature, and Krish Infra Through its Partner 1. Shri. Anil Suresh Baraskar 2. Shri. Manoj Barsati Yadav 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 **Krish Infra Through its Partner** **1. Shri. Anil Suresh Baraskar 2. Shri. Manoj Barsati Yadav**, R/o. Nashik Road.

Hence this Title Clearance Report.

Place : Nashik-Road
Date : 29/4/2016


(NARENDRA N. CHAUHAN)
ADVOCATE

अॅड. नरेन्द्र नरसीभाई चौव्हाण
राजेंद्र कॉलनी, शाहु महाराज पथ
नासिक रोड - ४२२ १०१