# Pravin Baburao Kharde

B.A., LL.B.

Advocate & Notary

Office : Maruti Chambers No. 312, Building No. 1, District Court, Nashik-02. Mo.: 9422248111

Resi.: Sindhudurg, Opp. Tirupati Town, B/h Akashwani Kendra, Gangapur Road, Nashik-13. Ph.: 0253-2342429


Ref.:

Date : / /20

## TITLE CLEARANCE REPORT

TO WHOM SO EVER IT MAY CONCERN.

1. **DESCRIPTION OF PROPERTY** :-

All that pieces and parcel of the land situated at **Village MAKHAMALABAD** within Nashik Municipal Corporation, within registration and sub registration District of Nashik bearing **Survey No. 417/3A** out of this Final lay out Sanctioned bearing **Plot No. 104** admeasuring **area 320.00 Sq. mtr.** which is bounded by to the

| | | |
|---|---|---|
| East | - | Open Space |
| West | - | Plot No. 103 |
| South | - | Plot No. 105 |
| North | - | 12.00 Mtr. Colony Road |

All the said property together with existing rights of easements, access, ways, common roads, open spaces with right of ownership.

2. **NAME OF THE OWNERS/HOLDERS OF SAID PROPERTY**: -

**1. Shri. RAHUL BHASKARRAO THAKARE**
R/o : Flat No. 6, Vasant Vihar Apartment, Pipe Line Road, Satpur, Nashik.

**2. Shri. AJAY ABAJI CHAVAN**
R/o : Flat No. 13, Nirman Vihar, Vise Mala, College Road, Nashik.

3. **DOCUMENT PRODUCED BEFORE ME** :-

a) Xerox copy of Declaration of Apartment No.1963/2018, dt. 08/03/2018.
b) Xerox copy of Sale Deed No.10424/2012, dt. 01/12/2012.
c) Xerox copy of TDR Sale Deed No.12668/2013, dated 14/11/2013.
d) Xerox copy of Gift Deed No.758/2008, dated 18/01/2008
e) Xerox copy of Sale Deed No. 10563/2007, dt. 04/12/2007
f) Xerox copy of Sale Deed No. 399/1985, dated 23/01/1985
g) 7/12 extract.
h) Mutation entries.
i) N.A. order.
j) Lay – out Plan.
k) Building Plan
l) Commencement Certificate.
m) Other Relevant Papers.

PRAVIN B. KHARDE
ADVOCATE & NOTARY
Maruti Chamber No.312, Bldg. No.1,
Dist.Court Compound, Nashik-2

4. **OBSERVATIONS & FINDINGS**:-

As per the request Shri. RAHUL BHASKARRAO THAKARE & Shri. AJAY ABAJI CHAVAN, I had investigated into the title of above said Plot No. 104 For that purpose, I had perused the concerned related papers etc. and my observation & findings are as under:-

**M. E. No. 5086**, goes to show that, S. No. 417/3A, S. No. 417/3B, S. No. 417/3C and S. No. 417/3D, are amalgamated in to one Survey No. i.e. 417/3A + 3B + 3C + 3D, and accordingly the name of said owners Pandurang Mahadev Kakad, Vithoba Mahadev Kakad, Laxman Mahadev Kakad and Babu Mahadev Kakad is mutated in the owners column as joint owners.

**M.E. No. 5632**, goes to shows that, the charge of Land Development Department was deleted in view of the full repayment of it's loan amount.

**M.E. No. 7226**, goes to shows that, the land holder Pandurang Mahadev Kakad died on 29/10/1976, laving behind one Son namely Dnyaneshwar Pandurang Kakad, Widower Gangubai Pandurang Kakad and One Daughter namely Chandrabhagabai Shankar Nagare, the name of Dnyaneshwar Pandurang Kakad Gangubai Pandurang Kakad were record on Owners column and the name of Chandrabhagabai Shankar Nagare were recorded in other right column..

**M. E. No. 7678**, goes to show that, Vithoba Mahadev Kakad made an application to rectify the error in books of record of rights that the area of S. No. 417/3A+3B+3C+3D was wrongly written. Therefore as per the order of Tahsildar the required correction were made in books of Record of Right.

**M.E. No. 7838**, goes to shows that, the charge of Makhamalabad Vividh Karyakari Sahakari Soc. was deleted in view of the full repayment of it's loan amount.

**M. E. No. 7881**, goes to show that, the owner Vithoba Mahadev Kakad and other of the S. No. 417/3A+3B+3C+3D prepared lay – out plan & the said lay – out plan was duly approved by the Assistant Director of Town Planning, Nashik wide its order No. LND / WS – Tent Lay Out / 14, dated 31/05/1984. the owner also got the Non- Agriculture permission for Plot No. 01 to 102 from Collector of Nashik wide its order No. RB.D. III / LNA / SR / 421/ 82, dated 20/10/1982. The effect of the lay out is taken on record or rights and accordingly area of land is divided into various plots and 7/12 extracts have been made separately for each plot.

Record Further shows that the owner Vithoba Mahadev Kakad and other through G.P.A. Holder Eknath Kacheshwar Dighole got N.A. permission for Plot No. 103 to 110 from Collector of Nashik wide its order No. Maha / Kaksha - 3 / Bi. She. Pra. Kra. / 377 / 98, dated 08/01/1999.

PRAVIN B
ADVOCAT
Chamber
Court Cor

**Pravin Baburao Kharde**

B.A., LL.B.

**Advocate & Notary**

Office : Maruti Chambers No. 312, Building No. 1, District Court, Nashik-02. Mo.: 9422248111

Resi.: Sindhudurg, Opp. Tirupati Town, B/h Akashwani Kendra, Gangapur Road, Nashik-13. Ph.: 0253-2342429

Ref.:

Date : / /20

**M.E. No. 15783**, goes to shows that, Alka Bhaskar Malve purchased Plot No. 103 and 104 out of S. No. 417/3A+3B+3C+3D from Vithoba Mahadev Kakad and other through G.P.A. Holder Eknath Kacheshwar Dighole. by sale deed the said Sale Deed is duly registered in office of Joint Sub Registrar Class II, Nashik : 1, wide Serial No. 399/1985, dated 23/01/1985. and as such the name of the said purchaser is mutated in the owners column.

**M. E. No. 19732**, goes to show that, as per the order of District Doman Expert the Survey No. has been changed as follows.

| **Old S. No.** | **New S. No.** |
|---|---|
| 417/3A+3B+3C+3D | 417/3A |

As per the changes in S. No. the effect was taken in to record of rights.

**M.E. No. 21575**, goes to shows that, Kamalakar Shamrav Borade purchased Plot No. 104 out of S. No. 417/3A (3B+3C+3D) from Alka Bhaskar Malve through G. P. A. Holder Anil Pralhad Bavsar. by sale deed the said Sale Deed is duly registered in office of Joint Sub Registrar Class II, Nashik wide Serial No. 10563/2007, dated 04/12/2007 and as such the name of the said purchaser is mutated in the owners column.

**M.E. No. 21821**, goes to shows that, Kamalakar Shamrav Borade Gifted Plot No. 104 area admeasuring 320.00 sq. mtr. out of S. No. 417/3A (3B+3C+3D) to the Following Manner:-

Mrs. Dipali @ Anushri Ashish Desai, Plot No. 104 area admeasuring 320.00 sq. mtr. out of this area 160.00 sq. mtr.

Vaibhav Martand Kshirsagar Plot No. 104 area admeasuring 320.00 sq. mtr. out of this area 80.00 sq. mtr.

Rajendra Martand Kshirsagar Plot No. 104 area admeasuring 320.00 sq. mtr. out of this area 80.00 sq. mtr.

by way of Gift Deed the said Gift Deed is duly registered in office of Joint Sub Registrar Class II, Nashik : 01 wide Serial No. 758/2008, dated 18/01/2008 and as such the name of the said Donee is mutated in the owners column.

**M.E. No. 29508**, goes to shows that, Rahul Bhaskarrao Thakare & Ajay Abaji Chavan purchased Plot No. 104 out of S. No. 417/3A (3B+3C+3D) from Mrs. Dipali @ Anushri Ashish Desai, Vaibhav Martand Kshirsagar and Rajendra Martand Kshirsagar. by sale deed the said Sale Deed is duly registered in office of Joint Sub Registrar Class II, Nashik : 1, wide Serial No. 10424/1985, dated 01/12/2012. Rahul Bhaskarrao Thakare & Ajay Abaji Chavan purchase said plot property jointly and paid total consideration amount of the said Plot by equal contribution to Mrs. Dipali @ Anushree Aashish Desai and others. By Virtue of the said Sale Deed the name of both Rahul Bhaskarrao Thakare & Ajay Abaji Chavan entered into the record of rights of column as a joint owners of the said Plot Property

KHARDE
& NOTARY
o.312, Bldg. No.1,
ound, Nashik-2

By virtue of the Said Sale Deed Rahul Bhaskarrao Thakare & Ajay Abaji Chavan got right to develop the said Plot. Rahul Bhaskarrao Thakare & Ajay Abaji Chavan empower to sale, alienate and dispose off the construction thereon.

The record further shows that with intend to develop the said plot Rahul Bhaskarrao Thakare & Ajay Abaji Chavan purchased the " D " Zone T.D.R. of area admeasuring 130.00 sq.mtr. from Mr. Kiran Sitaram Chavan by way of sale deed, the Said Sale Deed was Duly registered in the office of Sub – Registrar Class II, Nashik : 05 wide Sr. No. 12668/2013 dated 14/11/2013. Rahul Bhaskarrao Thakare & Ajay Abaji Chavan paid total consideration amount of the said TDR by equal contribution to Mr. Kiran Sitaram Chavan.

Rahul Bhaskarrao Thakare & Ajay Abaji Chavan prepared the building plan, and same was approved by the Nashik Municipal Corporation wide its letter No. LND / BP / Panch / C-2 / 490 / 2527, dated 20/10/2014.

Record further shows that Rahul Bhaskarrao Thakare & Ajay Abaji Chavan got extension permission from Nashik Municipal Corporation, Nashik wide its letter No. Nagarrachana Vibhag / Vshi / Panchavati / 44, dated 10/02/2016 for construction of building as per approved building plan.

The record further shows that Rahul Bhaskarrao Thakare & Ajay Abaji Chavan jointly commence to construct the commercial and residential building known by the name of " Shree Raj Vihar Apartment " on the said plot property. For that purpose Rahul Bhaskarrao Thakare & Ajay Abaji Chavan have to bear all expenses of construction. Therefore Rahul Bhaskarrao Thakare & Ajay Abaji Chavan bear the all expenses of constructions separately. Accordingly Rahul Bhaskarrao Thakare & Ajay Abaji Chavan have taken their shares in constructed premises therefore Rahul Bhaskarrao Thakare & Ajay Abaji Chavan prepared association of Shree Raj Vihar Apartment under Maharashtra Apartment Ownership Rules 1972 and executed Declaration Deed of Shree Raj Vihar Apartment. The said Declaration Deed is duly registered in office of Joint Sub Registrar Class II, Nashik : 03, wide Serial No. 1963/2018, dated 08/03/2018.

And in addition, I have taken online search from the office of Sub – Registrar, Nashik for the period of 1989 to 2018 i. e. 30 years vide GRN Challan No. MH011980917201718E dated 17/03/2018 regarding the Subject Property in the concerned office of the Sub – Registrar, Nashik. I do not find any adverse entry in respect of the said Plot No. 104 out of Survey No. 417/3A situated at village Makhamalabad, Taluka and District Nashik.

'IN B. I
)CATE &
mber No.3
t Compou

# Pravin Baburao Kharde

B.A., LL.B.

Advocate & Notary

Office : Maruti Chambers No. 312, Building No. 1, District Court, Nashik-02. Mo.: 9422248111

Resi.: Sindhudurg, Opp. Tirupati Town, B/h Akashwani Kendra, Gangapur Road, Nashik-13. Ph.: 0253-2342429


Ref.:

Date : / /20

**-: OPINION :-**

After perusing all the aforesaid records and other related paper/permissions etc. I am of the opinion that, Rahul Bhaskarrao Thakare & Ajay Abaji Chavan is having a clear, legal & marketable title over abovesaid **Survey No. 417/3A** out of this lay out Plot Property bearing **Plot No. 104** admeasuring **area 320.00 Sq. mtr.** situated at Village : Makhamalabad, Tal. & Dist. Nashik, and which is free form all encumbrances/ charges of whatsoever nature.

This Title Clearance Report is issued only upon the strength of the documents/papers etc. produced before me by Rahul Bhaskarrao Thakare & Ajay Abaji Chavan, Both R/o : Nashik

Hence this Report.
Place : Nashik
Date: 19/03/2018

**( PRAVIN B. KHARDE )**
**ADVOCATE & NOTARY**

PRAVIN B. KHARDE
ADVOCATE & NOTARY
Maruti Chamber No.312, Bldg. No.1,
Dist.Court Compound, Nashik-2

HARDE
OTARY
Bldg. No.1,
, Nashik-2

# CHALLAN
## MTR Form Number-6

| GRN | MH011980917201718E | BARCODE | | Date | 17/03/2018-16:40:19 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NSK1_HQR SUB REGISTRAR NASHIK 1 | Full Name | Adv Pravin Baburao Kharde |
| Location | NASHIK | | |
| Year | 2017-2018 One Time | Flat/Block No. | Chember No 312 Maruti Chembers |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 750.00 | Road/Street | District Court Compound |
| | | Area/Locality | CBS Nashik |
| | | Town/City/District | |
| | | PIN | 4 2 2 0 0 2 |
| | | Remarks (If Any) | Search for 30 years i e 1989 to 2018 in respect of Plot No 104 out of S No 417/3A at Mokhamalabad |
| | | Amount In Words | Seven Hundred Fifty Rupees Only |
| Total | 750.00 | | |

| Payment Details | INDIAN BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 02608672018031792836 | 1161104526 |
| Cheque/DD No. | | Bank Date | RBI Date | 17/03/2018-16:38:53 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | INDIAN BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Mobile No. : 9422248111

**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही .



Print Date 17-03-2018 04:41:25