

- Office:**
- Office No. 18, Shivram Sankul, Near Galkwad Class, Kanhere Wadi, Opp. C.B.S. Nashik 422001
 - Chamber No. 312/3, District Court Compound, Nashik - 422 002.
 - Chamber No. 105, Niphad Court, Niphad. Ph.: 02550-241274

Date: 14/06/2018

Title Report

TO WHOMSOEVER it may concern,

Description of the subject property -

All that non-agricultural property bearing S.No.247 measuring 0 H. 29 Ares + P.K. 0 H. 05 Ares, total 0 H. 34 Ares (i.e.3400 sq.mts), situated within the limits of Cantonment Board of Deolali at Shingve Bahula, Tal. Nashik Dist. Nashik and the land is bounded as -

East - S.No.11
West - S.No.246
South- S.No.248
North- S.No.17 and water course.

Owners -

Shree Ram Deosthan Panchavati Nashik as superior holder and Shri. Kailas Rakhmaji Nisal, Sou. Suman Kailas Nisal, Shri. Anna Vitthal Shinde and Sou. Laxmibai Anna Shinde, as inferior holder (owners-possessors).

Builder/ Developer -

M/s Devraj Builders and Developers, a partnership firm, through its partners Mr. Mangesh Rupkishor Gupta, Mrs. Surekha Mangesh Gupta and Mr. Devrath Mangesh Gupta.

History of the property as per documents and revenue records-

- 1) Original Development Agreement and General Power of Attorney executed by Shri. Kailas Rakhmaji Nisal, Sou. Suman Kailas Nisal, Shri. Anna Vitthal Shinde and Sou. Laxmibai Anna Shinde, in favour of M/s Devraj Builders and Developers, a partnership firm, through its partners Mr.



Mangesh Rupkishor Gupta, Mrs. Surekha Mangesh Gupta and Mr. Devrath Mangesh Gupta, with respect to non-agricultural land bearing S.No.247 measuring 0 H. 29 Ares + P.K. 0 H. 05 Ares, total 0 H. 34 Ares (i.e. 3400 sq.mts), of Pimpalgaon Bahula, more particularly described in the subject above, and the Development Agreement and General Power of Attorney are registered in the Office of the Sub-Registrar Nashik-2 at Sr.No.3516 and 3517 respectively, on 29.05.2018. It is mentioned on pages 5/56, 6/56 and 20/56 that the Developer shall give to the land owners 40% of carpet area of constructed premises i.e. Flats No. 1, 2, 3 and 4 on the Ground Floor, Flats No. 10, 11, 12 and 13 on the First Floor, and Flats No. 15, 16, 19 and 20 on Second Floor, in the Wing 'A-1' of the building 'A', Flats No. 3, 4 and 5 on the Ground Floor, Flats No.9, and 10 on the First Floor, Flats No. 17 and 18 on the Wing 'A-2', of the Building 'A', and Flats No. 2 and 3 on the Ground Floor, Flats No.8 and 9 on the First Floor, and Flats No.13 and 14 on the Second Floor in the Wing 'C' of the Building 'B'.

- 2) Copy of Sale Deed in favour of Shri. Kailas Rakhmaji Nisal, Sou. Suman Kailas Nisal, Shri. Anna Vitthal Shinde and Sou. Laxmibai Anna Shinde, executed by Shri. Taherali Salebhai Bohari, through his GPA holder Shri. Pandurang Maruti Chavan, with respect to agricultural land bearing S.No.247 measuring 0 H. 29 Ares + P.K. 0 H. 05 Ares total 0 H. 34 Ares, assessed at Rs. 1.06, and the land is situated at village Shingve Bahula, Tal. Nashik, more particularly described in the subject above; and the Sale Deed is registered in the Office of the Sub-Registrar Nashik-2 at Sr.No.4477 on 03.12.1996.
- 3) Certified copy of Order No. Tenancy/ Case No.5/ 2014 dated 21.08.2014 issued by Tahsildar Nashik, as per the provisions of section 14 of the Bombay Tenancy and Agricultural Lands Act 1948, shows that Name of Traymbak Sakharam Nisal was entered in other rights column of 7/12 extract; as Ordinary Tenant as per the Bombay Tenancy and Agricultural Lands Act 1948. Thereafter he died and names

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of his heirs - (1) Shri. Sampat Tryambak Nisal, (2) Smt. Rambhabai Dinkar Nisal, (3) Shri. Pandu Dinkar Nisal, (4) Shri. Shivaji Dinkar Nisal, (5) Shri. Pundlik Vishram Nisal, (6) Shri. Kisan Vishram Nisal, (7) Indubai Mahadu Tupe, (8) Thakubai Kalu Phadol, and (9) Nakubai Karbhari Bhusare; were entered in records. But as per the statement given by the heirs, they had no possession in the subject property for many years and applicants therein Shri. Kailas Rakhmaji Nisal, Sou. Suman Kailas Nisal, Shri. Anna Vitthal Shinde and Sou. Laxmibai Anna Shinde, had possession; hence Tahsildar Nashik made an order to remove the names of heirs of the tenant in the other rights column of 7/12 extract.

- 4) Copy of No Objection Certificate No. Maha/ Kaksh-3/ 4/ No Objection Certificate file No. 47/ 2015 dated 09.02.2016 addressed to Deolali Cantonment Board by Collector Nashik shows that S.No.247 area measuring 3400 sq.mts is allowed to N. A. use for residential purposes. It is mentioned in said certificate that the inferior possessors i.e. Kailas Rakhmaji Nisal and others 3 have obtained permission from Revenue Ministry vide their letter No. DEV/ 00313/ File No.92/ L-4 dated 17.10.2013 for Sale/ Transfer/ and obtaining N.A. Permission.
- 5) Copy of Sanad No. Jama-1/ Ragi.No./ 69/ 2016 dated 09.06.2016 by Tahsildar Nashik in favour of Shri. Kailas Rakhmaji Nisal shows that S.No.247 measuring 3400 sq.mts of village Shingve Bahula is allowed for non-agricultural use for residential purposes.
- 6) Copy of Building Permission Letter No. 3302/ BLD/ E-8/ 3619 dated 24.08.2017 by Administrative Officer, for Chief Executive officer Deolali, shows that Shri. Kailas R Nisal and others 3 are allowed to construct building as per approved building plan in S.No.247.
- 7) Copy of Approved Building Plan as per building permission dated 24.08.2017 shows that Flat/ Unit numbers are mentioned in the plan.





- 8) 7/12 extracts from 1983 to 2018. 7/12 extract dated 12/06/2018 for S.No.247 measuring 0 H. 29 Ares + P.K. 0 H. 05 Ares, total 0 H. 34 Ares (i.e. 3400 sq.mts), of Shingve Bahula shows that Shriram Deosthan Panchavati Nashik is the superior holder and Shri. Kailas Rakhmaji Nisal, Sou. Suman Kailas Nisal, Shri. Anna Vitthal Shinde and Sou. Laxmibai Anna Shinde are the inferior holder possessors. In the other rights column there is remark of N.A. permission granted.
- 9) It is seen from revenue record that prior to 1957 land S.No.247 of village Shingve Bahula was in the name of Tahir Alli Salebhai Bohari.
- 10) Mutation Entry No.640 dated 03.08.1957 shows that among the other properties owned by Mr. Tahiralli Salebhai Bohari, Shri. Trimbak Savliram Nisal had possession in the S.No.247, Govinda Bala Gavande in S.No.83/2 and Mr. Babu Bala Medhe had possession in the S.No.127 hence their names were entered as Ordinary Tenant in the other rights column of 7/12 extract.
- 11) Mutation Entry No.908 dated 12.11.1969 is with respect to Indian Coinage Act and Enforcement Act 1958.
- 12) Mutation Entry No.950 dated 07.06.1972 shows that Trimbak Savliram Nisal died on 31.05.1972 hence names of his heirs - sons - Sampat, Dinkar, Wife Gangubai, daughters - Indubai Mahadu Tupe, Thakubai Kalu Phadol, and Nakubai Karbhari Bhusei were entered in records for S.No.247.
- 13) Mutation Entry No.952 dated 12.08.1972 shows that Sampat Trimbak Nisal, Dinkar Trimbak Nisal, and Gangubai Trimbak Nisal applied that their father's brother Shri. Vishram Savliram Nisal has $\frac{1}{2}$ share and hence as per their application and name of Vishram Savliram Nisal was entered for $\frac{1}{2}$ share in S.No.247.

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- 14) Mutation Entry No.977 dated 17.01.1974 shows that as per Government Notification No. DEV/ 3069/ 60576 dated 30.11.1972 and connected order therewith No. 955/ 73 dated 07.08.1973 by District Collector Nashik, name of Shriram Devathan Panchavati Nashik was entered in possessor's column above the line as Superior Holder, and names of possessors were entered below the line as inferior holder.
- 15) Mutation Entry No.1183 dated 15.07.1985 shows that one of the co-possessors Gangubai Trimbak Nisal died on 29.08.1982 names of her hiers- sons- Shri. Sampat Trimbak Nisal, Dindkar Trimbak Nisal, and daughters - Indubai Mahadu Tupe, Thakubai Kalu Phadol, and Nakubai Karbhari Bhusare; were entered in record for S.No.247.
- 16) Mutation Entry No.1619 dated 29.01.1997 shows that Shri. Kailas Rakhmaji Nisal, Sou. Suman Kailas Nisal, Shri. Anna Vitthal Shinde and Sou. Laxmibai Anna Shinde purchased land S.No.247 from Taheralli Salebhai Bohari by way of registered sale deed dated 03.12.1996 and hence the names of the purchasers were entered in record.
- 17) Mutation Entry No.2542 dated 21.08.2014 shows that as per decision in Case No. Tenancy/ Case No.5/ 2014 by Tahsildar Nashik, and as Shri. Sampat Trimbak Nisal and others have no possession in S.No.247, their names were removed from other rights column of 7/12 extract.
- 18) Mutation Entry No.2637 dated 25.05.2016 shows that as per N. A. Order No. Maha/ Kaksh-3/ 4/ No Objection Certificate Case No.47/ 2015 dated 09.02.2016, by Collector Nashik, remark of N.A. permission was entered in other rights column.

AS PER INDEX-II RECORD -

I have taken search in Office of the Sub-Registrar Nashik from the available record for the period 1989 to 2001. I have



taken online search for the period 2002 to 2018. No adverse entry is found which may affect the title of the present owners and possessors.

CERTIFICATE -

As per the documents and revenue record, mentioned above, I am of the opinion that title of Shree Ram Deosthan Panchavati Nashik as superior holder and Shri. Kailas Rakhmaji Nisal, Sou. Suman Kailas Nisal, Shri. Anna Vitthal Shinde and Sou. Laxmibai Anna Shinde, as inferior holder owners-possessors of S.No.247 of Shingve-Bahula, is clear marketable and free from encumbrances, and M/s Devraj Builders and Developers, a partnership firm, through its partners Mr. Mangesh Rupkishor Gupta, Mrs. Surekha Mangesh Gupta and Mr. Devrath Mangesh Gupta has rights to develop said property, construct upon it and (after registration with the RERA) to sale the constructed premises of its share (excluding the premises to be given to the land possessors as consideration of development agreement).

Nashik

Date: 14/06/2018



Umesh P. Kulkarni
Advocate

GRN	MH002701341201819E	BARCODE			Date	14/06/2018-15:28:48	Form ID		
Department: Inspector General Of Registration				Payer Details					
Search Fee				TAX ID (If Any)					
Type of Payment: Other Items				PAN No.(If Applicable)					
Office Name: NSK1_HQR SUB REGISTRAR NASHIK 1				Full Name		Advocate Umesh P Kulkarni			
Location: NASHIK				Flat/Block No.		Office No 18 Shivram Sankul			
Year: 2018-2019 From 15/06/1989 To 14/06/2018				Premises/Building		Office No 18 Shivram Sankul			
Account Head Details			Amount in Rs.		Road/Street				
0030072201 SEARCH FEE			750.00		Kanherewadi CBS Nashik				
					Area/Locality				
					Nashik				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					SNo 247 of village Shingve-Bahula Tal Nashik Dist Nashik				
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only		
					Words				
Payment Details: CORPORATION BANK				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.		03502302018061400628	
				Bank Date		RBI Date		14/06/2018-15:29:00	
Cheque/DD No.								Not Verified with RBI	
Name of Bank				Bank-Branch		CORPORATION BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 लादर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.
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