

Affirmation :

I Mr. Nitin Dayalal Kothari requested Adv.Santosh B Shetty to investigate the title of property mentioned in this Title Report for the purpose I have submitted copies of relevant documents and information regardingly and today I have received the title report along with relevant document which I had submitted and all the contents mentioned in the Title Report are verified by me and those are correct.

Signature: _____

Mr. Nitin Dayalal Kothari

110/0

Tuesday, 08 March 2022 2:20 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 127B दिनांक: 08/03/2022

माग्याचे नाव:

दस्तावेजाचा अनुक्रमांक: इगत-0-2022

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. संतोष भास्कर शेट्टी

वर्णन अर्ज क्र.360/2022 मोजे पारदेवी ता.इगवपुरी म.नं.30/35.क.पै/279/1/2/प्लॉट नं.1/हिस्सा नं.4 सन 1993चे
2022 एकुल 30 वर्षे

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar (atgun)

दस्तावेज निबंध्यक श्रेणी - ३
इगवपुरी

1); देयकचा प्रकार: eChallen रक्कम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014231973202122E दिनांक: 08/03/2022

वैकले नाव व पत्ता:



FORMAT- A

(Circular No.28/2021)

To,
MaharERA
Mumbai

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Plot No.01/Hissa No.4, G.No. 30/35-C-Pai/279/1/2, situated at Village Pardevi, Taluka Igatpuri & District Nashik (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of Mr. Nitin Dayalal Kothari and following documents i.e.

1. **Description of the property :** All that piece and parcel of the Non Agricultural plot property bearing Plot No. 01/Hissa No.4, area adm. 8866.60 sq.mtrs. out of G. No. 30/35-C-Pai/279/1/2 in the revenue village Pardevi, Taluka Igatpuri & District Nashik.
2. **The Documents of allotment of plot (Document produced before me for inspection)**
 - a. 7/12 Extracts of last 30 years
 - b. 6-D Entries of last 30 years
 - c. Copy of Sale Deeds.
 - d. Other relevant documents.
3. 7/12 extract or property card issued by Talathi dtd-08/03/2022, mutation entries as mentioned in flow of the title of the said land.
4. Search report for 30 years from 1993 till 2022.

5. On perusal of the above mentioned documents and all other relevant documents relating to title of the said the said property I am of the opinion that the title of (following owner/promoter/developer/company) is clear , marketable and without any encumbrances.

Owners of the land

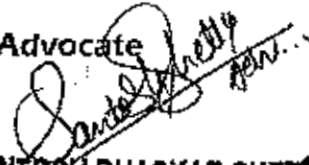
(1) Mr. Nitin Dayalal Kothari, owner of Plot No.01/Hissa No.4, G.No. 30/35-C-Pai/279/1/2, situated at Village Pardevi, Taluka Igatpuri & District Nashik.

(2) Qualifying comments/remarks if any- No.

6. The report reflecting the flow of the title of the Mr.Nitin Dayalal Kothari on the said land is enclosed herewith as annexure.

Encl - Annexure.

Date- 15/03/2022

Advocate

Adv. SANTOSH BHASKAR SHETTY
B. Com., LL.B
S-2, SUYOJIT MODERN POINT
SHARANPUR ROAD, NASIK



FORMAT- A
{Circular No.28/2021}

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. 7/12 extract/P.R. Card as on date of application for registration.

2. 2A] **NAME OF THE OWNER & HOLDER:**

Mr. Nitin Dayalal Kothari

2B] **DESCRIPTION OF PROPERTY:**

All that piece and parcel of the Non Agricultural plot property bearing Plot No. 01/Hissa No.4, area adm. 8866.60 sq.mtrs. out of G. No. 30/35-C-Pai/279/1/2 in the revenue village Pardevi, Taluka Igatpuri & District Nashik.

2C] **Mutation Entries-**

Abovementioned G.No.30/35-C-Part/279/1/2 came to in existence due to join lay out of G.No.30, G.No.35/C-Part & G. No.279/1/2.

The findings regarding G.No.30 are as follows.

The 7/12 extract of G.No.30 of the year 1990 shows that said land was owned by Harichand Devram Kokane & others.

M.E. No.84, mentioned on 7/12 extract is irrelevant and have no concern with the G.No.30, said M.E. is related with G.No.255.

M.E.No.194, dtd.24/11/2003 shows that, as per the Govt. Circular the names of heirs mentioned at other right column has been shifted to possessor column.

M.E.No.282, dtd.29/01/2008 shows that, one of the common owner Uttam Devram Kokane died on 3/9/2006 leaving behind, one wife, namely, Kamalabai Uttam Kokane, three daughters, namely, Jyoti Uttam

Kokane, Swati Uttam Kokane , Sonali Uttam Kokane & one Son , Namely, Sandip Uttam Kokane as his legal heirs. Out of said heirs all daughters and son were minor.

M.E.No.382,dtd.03/01/2012 shows that, one of the common owner Harichandra Devram Kokane died on 11/8/1996 leaving behind, mother, namely, Muktabai Devram Kokane, one sister, namely, Shakuntala Madhukar Punde as his legal heirs.

M.E.No.396,dtd.18/04/2012 shows that, the charge of State Bank of India of Rs.10,000/- has been deleted from record of rights.

M.E.No.435,dtd.26/02/2013 shows that, Premitsingh Chawala purchased above said land bearing G.No.30 from Kamalabai Uttam Kokane and others for the consideration of Rs.2,20,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri at sr.no.180, dtd 11/01/2013. It appears from the record that the permission u/s.43 of M.L.R.C. has been taken from Sub Divisional Officer Nashik bearing No.Tenancy/SR/83/2012,dtd.04/12/2012.

M.E.No.475,dtd.18/02/2015 shows that, present owner, Nitin Dayalal Kothari purchased above said land bearing G.No.30 from Premitsingh Chawala for the consideration of Rs.17,67,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri at sr.no.449, dtd 12/02/2015.

M.E.No.494,dtd.23/04/2015 & M.E.No.495,dtd.30/04/2015 shows that, Nitin Dayalal Kothari converted the use of land into non agricultural purpose with order of Sub Divisional Officer Igatpuri bearing order no.Jamabandi/NASR/120/14,dtd.22/10/2014.

Further its appear from the record that, M.E.No.576 & 606 are mentioned on computerized 7/12 extract, said entries are related with the process of revenue records were converted into computerized and not effected to the title of the property.



The findings regarding G.No.35/C are as follows.

The 7/12 extract of G.No.35/C of the year 1990 shows that said land was owned by Amruta Tukaram Ugale & others.

M.E. No.121,dtd.12/08/1994, shows that as per the partition made between the owners above mentioned G.No.35/C came to in the name and share of Amruta Tukaram Ugale & Ramesh Tukaram Ugale.

M.E.No.126,dtd.16/05/1995 shows that, the charge of State Bank of India of Rs.1,000/- has been deleted from record of rights.

M.E.No.148,dtd.23/06/1999 shows that, Lankabai Kisan Dhande purchased area adm.00 H. 50 R out of G.No.35/C from Amruta Tukaram Ugale for the consideration of Rs.50,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri at sr.no.667, dtd 02/06/1999.

M.E.No.157,dtd.20/12/2000 shows that, Vinayak Krishnaji Vaje, Poonamchand Babulal Mehata, Arun Gajanan Varungase purchased area adm. 01 H. 64 R + P.K. 0 H.19 R out of G.No.35/C from Amruta Tukaram Ugale & other for the consideration of Rs.1,32,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri on dtd .28/11/2000.

M.E.No.159,dtd.20/12/2001 shows that, Chandrabhan Krishnaji Vaje purchased area adm. 00 H. 50 R out of G.No.35/C from Lankabai Kisan Dhande for the consideration of Rs.50,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri at sr.no.67, dtd .12/01/2001.

M.E.No.160,dtd.18/01/2001 shows that, the charge of Igatpuri Vi.Ka. Society has been deleted from record of rights.

M.E.No.265,dtd.29/08/2007 shows that, Rajiv Gyanprakash Agrawal purchased area adm. 00 H. 50 R out of G.No.35/C from Chandrabhan Krishnaji Vaje for the consideration of Rs.80,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri at sr.no.305, dtd .22/02/2007.

M.E.No.271,dtd.01/11/2007 shows that, the charge of Igatpuri Vi.Ka. Society of Rs.25000/- of Chandrakant Krushnaji Vaje has been deleted from record of rights.

M.E.No.272,dtd.27/11/2007 shows that, Rajiv Gyanprakash Agrawal purchased area adm. 01 H. 64 R + P.K. 00 H. 19 R out of G.No. 35/C from Vinayak Krishnaji Vaje , , Poonamchand Babulal Mehata, Arun Gajanan Varungase for the consideration of Rs.2,25,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri at sr.no.747, dtd .20/04/2007.

M.E.No.341,dtd.10/05/2010 shows that, Promitsingh Chawala purchased area adm.01 H. 64 R + P.K. 00 H 16 and Karanjit Singh Charan purchased area adm. 00 H. 50 R out of G.No.35/C from Rajiv Gyanprakash Agrawal for the total and joint consideration of Rs.12,50,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri at sr.no.1002, dtd .29/04/2010.

M.E. No.366, mentioned on 7/12 extract is irrelevant and have no concern with the G.No.35/C.

M.E.No.370,dtd.22/06/2011 shows that, the charge of Igatpuri Vi.Ka. Society of Rs.50000/- of Amruta Tukaram Ugale has been deleted from record of rights.

M.E.No.380,dtd.30/11/2011 & M.E.No.385, dtd.16/01/2012 shows that, Ratanlal Motilal Bhandari purchased area adm. 01 H. 14 R out of G.No.35/C & other property from Amruta Tukaram Ugale .The



said portion has no concern with the title of subjected property of this title report.

M.E.No.384,dtd.03/01/2012 shows that, Vijay Nandu Wankhede filed a Civil Suit bearing Sp.C.S.No.977/2011 regarding G.No. 35/C & other properties and registered Les Pendance Notice at office of Sub Registrar Igatpuri at sr.no.4070,dtd.28/12/2011. Further it appears from the M.E.No.528, dtd.24/11/2015 that said suit has been withdrawn hence the remarks of suits has been deleted from record of rights.

M.E.No.448,dtd.06/09/2013 shows that, Ramesh Tukaram Ugale took a loan of Rs.46000/- from State Bank of India. The said portion has no concern with the title of subjected property of this title report.

M.E.No.471,dtd.12/02/2015 shows that, Ramesh Tukaram Ugale took a loan of Rs.160000/- from State Bank of India. The said portion has no concern with the title of subjected property of this title report.

M.E.No.479,dtd.18/02/2015 shows that, present owner Nitin Dayalal Kothali purchased total area adm 02 H.30 R out of G.No.35/C from Promitsingh Chawala and Karanjit Singh Charan for the total and joint consideration of Rs.1,78,25,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri at sr.no.450, dtd.12/02/2015.

M.E.No.494,dtd.23/04/2015 & M.E.No.495,dtd.30/04/2015 shows that, Nitin Dayalal Kothari converted the use of land into non agricultural purpose with order of Sub Divisional Officer Igatpuri bearing order no.Jamabandi/NASR/120/14,dtd.22/10/2014.

M.E.No.546,dtd.25/01/2016 shows that, Ratanlal Motilal Bhandari gifted his land out of out of G.No.35/C & other property to Sharad Ratanlal Bhandari. The said portion has no concern with the title of subjected property of this title report.

M.E.No.560,dtd.06/06/2016 shows that, the charges of Societies have been deleted from record of rights. The said portion has no concern with the title of subjected property of this title report.

M.E.No.575,dtd.02/12/2016 shows that, Sharad Ratanlal Bhandari sold his land out of out of G.No.35/C & other property to Rajendrakumar Agrawal & others. The said portion has no concern with the title of subjected property of this title report.

Further its appear from the record that, M.E.No.586 & 602 are mentioned on computerized 7/12 extract, said entries are related with the process of revenue records were converted into computerized and not effected to the title of the property.

The findings regarding G.No.279/1/2 are as follows.

The said G.No.279/1/2 is the part of original G.No.279 & 7/12 extract of the said land of the year 1990 shows that said land was owned by Tukaram Mahadu Sadgir & others.

M.E. No.122,dtd.23/01/1995, shows that , one of the common owner Devram Pandu Sadgir died on 28/08/1994 leaving behind him, Ramdas Devram Sadgir , Lalchand Devram Sadgir, Dhondu Devram Sadgir, Radhabai Laxman Dhonner, Nakubai Kundlik Binnor, Sakubai Devram Sadgir, Thakubai Devram Sadgir as his legar heirs.

M.E. No.124,dtd.27/03/1995, shows that , as per the effect of partition made by the owners the area adm.01 H.00 R came to in the share of Mahadu Dalu Sadgir & area adm.01 H.00R came to in the share of Laxman Dalu Sadgir , remaining area remained as joint of other owners.

M.E. No.133,dtd.09/12/1995, shows that , as per the effect of partition made by the owners the area adm.01 H.00 R came to in the share of Mahadu Dalu Sadgir & area adm.01 H.00R came to in the share of Laxman Dalu Sadgir , adm.04 H.75.9 R came to in the share of Tukaram Mahadu



Sadgir , adm.04 H.75.9 R came to in the share of Kondaji Pandu Sadgir & others.

M.E.No.137,dtd.01/08/1997 shows that, Bhagirath Kisanlal Bhansali purchased area adm.02 H. 40 R out of G.No.279 from Kondaji Pandu Sadgir & others for the consideration of Rs.105000/- on dtd.25/03/1996.

M.E.No.154,dtd.23/08/2000 shows that, the charge of Balaiduri Vi.Ka. Society has been deleted from record of rights.

M.E.No.180,dtd.15/04/2002 shows that, the remark of reservation for Forest has been mutated to record of rights.

M.E.No.194,dtd.24/11/2003 shows that, as per the Govt. Circular the names of heirs mentioned at other right column has been shifted to possessor column.

M.E.No.233,dtd.26/05/2006 shows that, Ramdas Devram Sadgir & others took a loan of Rs.300000/- from State Bank of India.

M.E. No.235,dtd.12/06/2006, shows that , as per the effect of partition made by Tukaram Mahadu Sadgir of his share , area adm.02 H.40 R came to in the share of Pakharu Tukaram Sadgir area adm.00 H.80 R came to in the share of Mahadu Tukaram Sadgir & area adm.01 H.55.9 R came to in the share of Tukaram Mahadu Sadgir.

M.E.No.247,dtd.28/06/2007 shows that, the charge of State Bank of India for Mahadu Dalu Sadgir has been deleted from record of rights.

M.E.No.248,dtd.28/06/2007 shows that, Mahadu Dalu Sadgir took a loan of Rs.30000/- from State Bank of India.

M.E.No.315,dtd.23/06/2009 shows that, Laxman Dalu Sadgir & Yesu Dagdu Sadgir took a loan from Balaiduri Vi.Ka. Society.

M.E.No.318,dtd.15/07/2009 shows that, Mahadu Dalu Sadgir took a loan of Rs.30000/- from Balaiduri Vi.Ka. Society.

M.E.No.330,dtd.07/12/2009 shows that, the charge of State Bank of India & Balaiduri Vi.Ka. Society of Mahadu Dalu Sadgir has been deleted from record of rights.

M.E.No.332,dtd.07/12/2009 shows that, Lilavati Tarachand Bharindwal & Meena Tarachand Bharindwal purchased area adm.02 H. 35 R out of G.No.279 from Bhagirath Kisanlal Bhansali for the consideration of Rs.220000 /- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri at sr.no.1553, dtd .09/11/2006.

M.E.No.333,dtd.07/12/2009 shows that, Mevasingh Ujjainsingh Garcha purchased area adm.04 H. 93 .9 R out of G.No.279 from Tukaram Mahadu Sadgir & others for the consideration of Rs.1237500/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri at sr.no.1924, dtd .03/12/2009.



M.E.No.342,dtd.10/05/2010 & M.E.No.429,dtd.27/11/2012 shows that, Avtarsingh Mangalsinh Ahedi and Karanjit Singh Saran purchased area adm. 04 H. 75 .9 R + P.K.00 H. 18 R out of G.No.279 from , Mevasingh Ujjainsingh Garcha & Jasvindersingh Charansingh Garcha for the total and joint consideration of Rs.12,50,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri at sr.no.1001, dtd .29/04/2010.

M.E.No.368,dtd.11/05/2011 shows that, Bhagirath Kisanlal Bhandari purchased area adm. 02 H. 35.9 R + P.K.00 H.13 R out of G.No.279 from Kondaji Sadgir & others .The said portion has no concern with the title of subjected property of this title report.

M.E.No.390,dtd.23/02/2012 & M.E.No.404, dtd.3/6/2012 shows that, Avtarsingh Mehendi purchased area adm. 00 H. 40 R out of G.No.279 from Mahadu Sadgir & others .The said portion has no concern with the title of subjected property of this title report.

M.E.No.438,dtd.31/05/2013 shows that, Mahendra Momaya & other purchased area adm. 01 H. 26 R out of G.No.279 from Pakharu Sadgir & others .The said portion has no concern with the title of subjected property of this title report.

M.E.No.447,dtd.04/09/2013 shows that, as per hissa form no.12 applied to the G.No.279, area adm.05 H.33.9 R+ P.K.0 H.14 R became G.No.279/1 and came to in the name of Avtarsingh Komalsingh Mehendi & Karansingh Saran.

M.E. No.455, mentioned on 7/12 extract is irrelevant and have no concern with the G.No.279/1.

M.E.No.462,dtd.04/10/2014 shows that, as per hissa form no.12 applied to the G.No.279/1, area adm.02 H.39.9 R+ P.K.0 H.07 R became G.No.279/1/2 and came to in the name of Karanjitsingh Saran.

M.E.No.476,dtd.18/02/2015 shows that, present owner Nitin Dayalal Kothali purchased total area adm 02 H.39.9 R+ P.K.0 H.07 R of G.No.279/1/2 from Karanjitsingh Saran for the total consideration of Rs.1,91,34,750/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Igatpuri at sr.no.448, dtd .12/02/2015.

M.E.No.494,dtd.23/04/2015 & M.E.No.495,dtd.30/04/2015 shows that, Nitin Dayalal Kothari converted the use of land into non agricultural purpose with order of Sub Divisional Officer Igatpuri bearing order no.Jamabandi/NASR/120/14,dtd.22/10/2014.

Further its appear from the record that, M.E.No.576 & 606 are mentioned on computerized 7/12 extract, said entries are related with

the process of revenue records were converted into computerized and not effected to the title of the property.

The findings regarding G.No.30/35-C-Part/279/1/2, Plot No.01/Hissa No.4 are as follows.

As mentioned in the M.E.No.475, M.E.No.479 & M.E.No.476 mentioned hereinabove that, Nitin Dayalal Kothari became the owner of G.No.30, G.No.35/C-Part & G.No.279/1/2.

M.E.No.644, dtd.02/01/2019 shows that, Nitin Dayalal Kothari prepared a joint lay out of G.No.30, G.No.35/C-Part & G.No.279/1/2 and same has been sanctioned and approved by Sub Divisional Officer Igatpuri/Trimbakeshwar vide order no.NASR/11/2017,dtd.18/12/2018 & Assistant Director of Town Planning Nashik vide letter No.Antim Abhinyas Mouje Pardevi Ta.Igatpuri G.No.279/1/2, 30 va 35 C Paiki Sansarachana/2807, dtd.17/11/2018 accordingly 7/12 extracts have been separated and thus subjected plot property of this title report has been came to in existence.

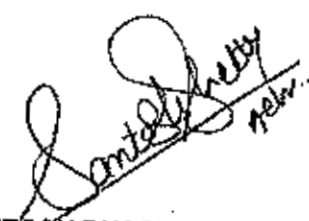
3. I have also taken a search for the period of 30 years i.e. 1993 to 2022 of the record of Sub-Registrar, Igatpuri regarding above said property, out of which i have paid the amount of Rs.750/- vide receipt no.1278, dtd.08/03/2022 at Sub-Registrar Nashik, the most of record found torn in Sub Registrar Office Nashik and no charge, encumbrances or defect in title is observed during the course of search.

4. Any other relevant title- No

5. Litigations if any-No.

NASHIK

DATE :15/03/2022


Adv. SANTOSH BHASKAR SHETTY
B. Com., LL.B
S-2, SUYOJIT MODERN POINT,
SHARANPUR ROAD, NASIK.