प्रविण अशोक गुळवे

७, अनंत गौरव चेंबर्स, मेहेर सिग्नल, नाशिक - ४२२००२
मो. क्रमांक - ९९२२९९२२९२

TITLE REPORT

MOUJE PATHARDI

SURVEY NO.298/2/B/PLOT/31/32

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PRAVIN A. GULVE
MAH/1698
2007
NASHIK
ADVOCATE

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TITLE REPORT

(For the last 30 years 1990 to 2019)

To,
Whomsoever it may concern,

This is to certify that I have investigated into the title of the property more particularly described hereinafter on the request of the owners **Galaxy Buildcon partnership firm through its partner Mr. Hitesh Samadhan Godse and Mr. Kunal Tukaram Jaras.**

1. **Description of the Property :** All that, piece and parcel of the non agricultural property bearing **Plot No.31+32** total area admeasuring 625.25 square meters less area under road winding 30.75 square meters, remaining area of the said plot 594.50 square meters (CTS No.1366 area admeasuring 287.00 Square Meters and CTS No.1367 area admeasuring 338.2 Square Meters) from and out of **Revenue Survey No.298/2/B/plot/31/32** situated at village **Pathardi** taluka and district Nashik within the limit of Nashik Municipal Corporation and bounded as under -

On or towards East	-	Plot No.33;
On or towards West	-	Colony Road;
On or towards South	-	Colony Road;
On or towards North	-	Open Space;

For the sake of brevity and convenience the above plot no.31+32 shall be herein after referred to as the **"Said Property".**

2. My findings based on relevant documents placed before me are as under :
   - 7/12 Extract.
   - Relevant Mutation Entries.
   - N. A. order dated 11/10/1983.
   - Final Lay-out sanctioned letter dated 12/06/1991.
   - Lay-out plan.
   - Copy of sale deed dated 11/10/1991.
   - Copy of the Development Agreement and G.P. dated 21/10/2003.
   - Copy of sale deed dated 27/06/2007.
   - Copy of sale deed dated 20/08/2016.
   - Commencement Certificate dated 17/05/2019.

3. After examining the revenue record of title for the last 30 years, it transpired to me as under :

   The records of the said property goes to shows that, the Revenue Survey No.298/2B was belonging to Mr. Kacharu Yesu Donde by way of Sale Deed dated 18/01/1969 from its previous owner and accordingly this change was effected on record of rights vide **Mutation Entry No.2735** dated 20/02/1970.

   Record further shows that, the owner of Survey No.298/2B Mr. Kacharu Yesu Donde was prepared Lay-out plan on the said survey no.298/2B. The said Lay-out is sanctioned by the ADTP, Nashik Municipal Corporation vide no.LNA/WS/ Tent Lay-

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out/889 dated 22/03/1983 and for the same the said survey no.298/2B was converted into Non-Agricultural use vide order no.RBD/LNA/SR/424/1982 Nashik Dated 11/10/1983 and accordingly the said survey no.298/2B was split into two parts i.e. Survey No.298/2B/1 and Survey No.298/2B/2 plots no.1 to 31 and which is given effect in the records under **Mutation Entry No.4657**.

Record further shows that, the remark of the area admeasuring 3080.00 square meters under Urban Land Ceiling in the other right column of Survey No.298/2B/1 was deleted as per the order of Deputy Collector and Competent Authority ULC Nashik according under section 8(4) of ULC Act, vide no.ULC/A-2/5292/89 dated 10/10/1985 and which is given effect in the records under **Mutation Entry No.5156**.

Record further shows that, the owner of Survey No.298/2B prepared Final Lay-out plan and the said plan is approved by the ADTP, Nashik Municipal Corporation vide no.outward no./Land/Final/71/1548 dated 12/06/1991 and accordingly the plot no.1 to 36 came to exist and which is given effect in the records under **Mutation Entry No.5222**.

Record further shows that, Mr. Arvind Chotalal Patawa purchased the plot no.31 and 32 from its previous owners Mr. Kacharu Yesu Donde and others through GPH Jagdish Shankar Joshi and Vidyasagar Jagdish Joshi and consenting party Subhada Prabhakar Joshi under different sale deeds dated 11/10/1991 duly registered at serial no.82 and 83 at the office of Sub-Registrar Nashik 2 and the name of Arvind Chotalal Patawa was recorded under the **Mutation Entry No.5268**.

Record further shows that, in the year 2003 the owner of the said property i.e. plots no.31 and 32 executed Development Agreement and General Power of Attorney in favour of M/s. Jui Developers Partnership Firm through its partner Mr. Chandrashekhar Jibhau Sonawane and which is duly registered at serial no.5206 and 5207 respectively dated 21/10/2003 at the office of Sub-Registrar Nashik 2 and the name of developer was mutated under the **Mutation Entry No.9364**.

Record further shows that, Mr. Prashant Kashinath Kapade purchased the said property i.e. plot no.31 and 32 from its previous owner Mr. Arvind Chotalal Patawa through his GPH M/s. Jui Developers Partnership Firm through its partner Mr. Chandrashekhar Jibhau Sonawane through Mr. Parag Pandharinath Shende by way of Sale Deed dated 27/06/2007 duly registered at serial no.05405 at the office of Sub-Registrar Nashik 3 and the name of owner was mutated under the **Mutation Entry No.12900**.

Record further shows that, Galaxy Buildcon Partnership firm through its partner Mr. Hitesh Samadhan Godse and Mr. Kunal Tukaram Jaras purchased the said property i.e. plot no.31 and 32 from its previous owner Mr. Prashant Kashinath Kapade by way of Sale Deed dated 20/08/2016 duly registered at serial no.6784 dated 22/08/2016 at the office of Sub-Registrar Nashik 1 and the name of owner was mutated under the **Mutation Entry No.24489**.

Record further shows that, the said property is amalgamated by the order of Nashik Municipal Corporation bearing no.outward no. / Nagar Rachana vibhag / vashi / B-5 / 51 / 2017 dated 13/12/2017 and it was re-arranged and re-numbered as Survey No.298/2/B/Plot/31/32, Plot no.31+32 area admeasuring 625.25 square meters and which is given effect in the records under **Mutation Entry No.25325.**

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It appears from the **Mutation Entry No.25669** that, under the E Pherfar Scheme and using the Edit Module matching of handwritten 7/12 extract and computerized 7/12 extract being done as per the circular of the Government bearing no.S.L.R./Pra. Kra. 180/L-1 dated 07/05/2016 and the order of the Tahsildar, Nashik dated 14/06/2018, the numbers of the computerized 7/12 extract of the properties have been ordered to be rectified and as such the entry is made for making the rectification.

It appears from the **Mutation Entry No.26105** dated 04/10/2018 that, according to the order of the Hon'ble Commissioner, Nashik Municipal Corporation, Nashik vide no.515 dated 27/07/2018 for widening of 6 meters and 7.50 meters wide roads into 9 meters roads and the letter of Nashik Municipal Corporation Nashik vide no.outward no.nanivi/vashi/155 dated 13/09/2018, the area admeasuring 30.75 square meters out of total area of the said property handed over by the owners of the said property to the Nashik Municipal Corporation Nashik by executing road conveyance agreement.

It further appears that, Galaxy Buildcon partnership firm through its partner Mr. Hitesh Samadhan Godse and Mr. Kunal Tukaram Jaras purchased TDR admeasuring 68.18 square meters from Mr. Uttam Yashwant Datir and others. The Sale Deed of TDR registered at the office of Sub-Registrar Nashik at serial no.4107 dated 29/05/2018 and TDR admeasuring 40.90 square meters from Mr. Uttam Yashwant Datir and others. The Sale Deed of TDR registered at the office of Sub-Registrar Nashik at serial no.8780 dated 16/11/2018.

It further appears that, Galaxy Buildcon partnership firm through its partner Mr. Hitesh Samadhan Godse and Mr. Kunal Tukaram Jaras are intending to develop the said property in the name and style as **"Saakar Residency"**. The Nashik Municipal Corporation Nashik has permitted the development of the said property by implementing building for Residential purpose therein vide Commencement Certificate no.LND/BP/PATHARDI/DCR/0227/2019 dated 17/08/2019. The development charges to the proposed construction and other out goings as well as NA cess are paid up to date.

4. Title Clearance Certificate :

Relying upon the above documents, I certified that the ownership of **Galaxy Buildcon** partnership firm through its partner **Mr. Hitesh Samadhan Godse** and **Mr. Kunal Tukaram Jaras** concern with respect to the said property is free, clear, marketable and free from all encumbrances.

Thank You,
Date - 07th June 2019

Yours Faithfully,

PRAVIN A. GULVE MAH/1699 2007 NASHIK ADVOCATE

PRAVIN ASHOK GULVE
Advocate

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