

Subodh M. Shah

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Advocate

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FORMAT - A
(Circular No. 28/2021)

To,

MahaRERA
MUMBAI.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to land admeasuring 1016.01 Sq. Mtrs. Out of Plot No. 11 out of S. No. 227/2B/1/2/3 total admeasuring 1029.62 Sq. Mtrs. (land admeasuring 13.61 Sq. Mtrs. is subjected for Road widening for NMC) situated at Nashik, (hereinafter referred as the said "Land property")

I have investigated the tile of the said property on the request of M/S. MATOSHRI BUILDCON, A Partnership Firm and following documents i.e. :-

1) DESCRIPTION OF THE PROPERTY :

All that piece and parcel of the land admeasuring 1016.01 Sq. Mtrs. Out of Plot No. 11 out of S. No. 227/2B/1/2/3 total admeasuring 1029.62 Sq. Mtrs. (land admeasuring 13.61 Sq. Mtrs. is subjected for Road widening for NMC) situated at Nashik, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik bounded as follows:

On or towards East : 18.00 Mtr. D. P. Road
On or towards West : Open Space
On or towards South : Adjoining S. No. 226/1/4 part
On or towards North : 30 Mtr. Road

2) The documents of allotment of plot - Sale Deed dated 15/09/2017 which is duly registered at the office of Sub Registrar, Nashik at Sr. NO. 6201 on 15/9/2017.

3) 7/12 extract or property card issued by Talathi Nashik, mutation entry No. 12378, 23332, 24203, 31584, 32544, 93381, 96478, 100906, 103318, 103319, 103553, 104280.

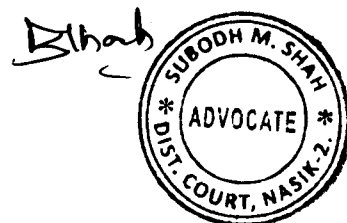
4) Search report for 30 years from 1981 till 2021.

2/- on perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the aforesaid property is clear, negotiable and marketable and without any charge, encumbrance and defect in title. and M/S. MATOSHRI BUILDCON, A Partnership Firm is entitled to develop the said properties and construct building thereon and sell the super structure thereon and appropriate the sale proceeds, as per the terms of development agreement.

Owners of the land -

M/S. MATOSHRI BUILDCON,

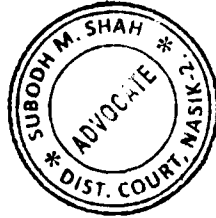
land admeasuring 1016.01 Sq. Mtrs. Out of Plot No. 11 out of S. No. 227/2B/1/2/3 total admeasuring 1029.62 Sq. Mtrs. (land admeasuring 13.61 Sq. Mtrs. is subjected for Road widening for NMC)



3/- The report reflecting the flow of the title of the developer on the said land is enclosed herewith as annexure.

Encl: Annexure

Date - 14/10/2021.



B. Shah
Advocate

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FLOW OF THE TITLE OF THE SAID LAND

I have perused 7/12 extract and mutation entries for the last 30 years and the search for 30 years of the Index II from the office of Sub Registrar, Nashik and my observation as under ;

It appears from the record of rights that Murlidhar Mahadeo Udhav Gaidhani was owner of S. No. 227/2 since prior to 1987.

M.E.No. 12378 is effected in the record of rights on 19-5-1971 for giving effect to the Indian Coinage Act and Indian Enforcement Act.

As per the order of Tahasildar, Nashik dated 27/1/1987 and as per the decree in Special Civil Suit NO. 22/60, 43/75 and 2/79 by the Civil Judge S. No. 227/2 and other property are partitioned amongst joint owners, whereby S. No. 227/2 is sub divided into three hissass A, B and C S. No. 227/2A is allotted to Vasudev Mohiniraj Gaidhani, S. No. 227/2B is allotted to Gangadhar Mohiniraj Gaidhani and S. No. 227/2C is allotted to Ambadas Mohiniraj Gaidhani and as such name of the said allottees are mutated in the owners column under M. E. No. 23332 on 3/3/1987 and accordingly separate 7/12 extracts prepared for the respective hissass.

As per the application by Gangadhar Mohiniraj Gaidhani, that the name of his son Manohar married daughters Snehal Rajendra Tare, Sunita Waman Kulkarni alias Surekha Vilas Darvkear are mutated in the owners column under M. E. No. 24203 on 29/1/1988 for the S. No. 227/2B.

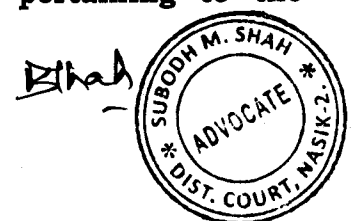
That Gangadhar Moniniraj Gaidhani etc. 5 partitioned S. No. 227/2B and other property amongst themselves and as such S. No. 227/2B is sub divided into three hissass, Hissa No. 1 is allotted to Snehal Rajendra Tare, Hissa No. 2 is allotted to Surekha Vilas Darvekar and Hissa No. 3 is allotted to Snehal Rajendra Tare and Surekha Vilas Darvekar and as such name of the said allottees are mutated in the owners column under M. E. No. 31584 on 23/2/1994 and accordingly separate 7/12 extracts prepared for the respective hissass.

That name of Manohar Gangadhar Gaidhani is changed to Suhas alias Manohar Gaidhani for S. No. 227/2B/3 under M. E. No. 32544 on 25/1/1995.

That Snehal Rajendra Tare and Surekha Vilas Darvekar prepared a final layout and amalgamated S. No. 227/2B/1, 227/2B/2 and 227/2B/3 which is duly approved by Nashik Municipal Corporation under under No. Nagarrachna Vibhag/Antim/C-1/113 dated 16/5/2014 and the said property is duly converted to Non Agri. use u/s. 44 of the M.L.R.Code under order of Collector, Nashik under No. Mah/Kaksh-3/4/Bi.Sh.Pra.Kra./260/2013 Dated 25/11/2013 and as such separate 7/12 extracts are prepared for the individual plots under M. E. No. 93381 on 21/5/2014.

That Snehal Rajendra Tare alias Snehal Gangadhar Gaidhani gifted her 50% share out of the Plot No. 11 to Surekha Vilas Darvekar alias Surekha Gangadhar Gaidhani by Gift Deed dated 19/1/2015 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 715/2015 on 21/1/2015 and as such name of the Snehal Rajendra Tare alias Snehal Gangadhar Gaidhani is deleted from the owners column under M. E. No. 96478 on 21/2/2015.

M. E. NO. 100906, 103318 and 103319 are pertaining to the Administration of Talathi Office.



That M/S. Matoshri Buildcon, A Partnership Firm purchased Plot NO. 11 admeasuring 1029.62 Sq. Mtrs. from Surekha Vilas Darvekar alias Surekha Gangadhar Gaidhani by registered Sale Deed dated 15/9/2017 which is duly registered at Sr. No. 6201/2017 on 15/9/2017 and as such name of the aforesaid holder is mutated in the owners column under M. E. No. 103553 on 7/11/2017.

That as per rules of Nashik Municipal Corporation Nashik an area admeasuring 13.61 Sq. Mtrs. from Plot No 12 Sq. Mtrs. is surrendered to Nashik Municipal Corporation for widening the road and as such name of Nashik Municipal Corporation is mutated in the owners column for the said area and the holding of the holder is reduced to 1016.01 Sq. Mtrs. for Plot No. 11 and accordingly M.E. No.104280 is effected on 16/9/2018.

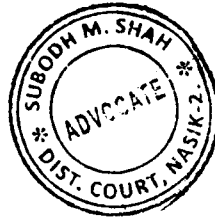
3) Search report for 30 years from 1981 taken from Sub Registrar office at Nashik 1 to 6.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide Ref. No. 120268652 on 21/09/2021 for the remaining period and no adverse entries is observed during the course of the search.

4) Any other relevant title - Not Applicable

5) Litigation if any - No.

Date - 14/10/2021.



A handwritten signature in black ink, appearing to read "Shah".

Advocate

Subodh M. Shah



CHALLAN
MTR Form Number-6



GRN MH006509136202122E		BARCODE 		Date 21/09/2021-18:51:55		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NSK3_NASHIK 3 JOINT SUB REGISTRAR				Full Name		Adv S M Shah	
Location NASHIK							
Year 2021-2022 One Time				Flat/Block No.		S.No. 227/2B/1/2/3	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		Plot No. 11	
				Area/Locality		Nashik	
				Town/City/District			
				PIN		4 2 2 0 0 1	
				Remarks (If Any) 30 Years			
				Amount In	Seven Hundred Fifty Rupees Only		
Total			750.00	Words			
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02202292021092106346 120268652	
Cheque/DD No.				Bank Date	RBI Date	21/09/2021-18:51:55 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.