ADVOCATE

Narendra N. Chauhan
B.Com., LL.M., D.T.L. D.I.W., D.C.R.
Office : Rajendra Colony, Shahu Maharaj Path,
Nashik Road, Mob.: 9422261798

TITLE CLEARANCE REPORT

TO WHOMSOEVER IT MAY CONCERN

(I) **DESCRIPTION OF PROPERTY :-**

All that piece and parcel of land bearing Plot No. 20 **To 25**, area admeasuring **684.00 Sq. Mtrs.** from & out of sanctioned layout plan of **Survey No. 906/3/2/906/4/5** situated at **Village : Nashik**, Tal. & Dist. Nashik within the limits of Municipal Corporation and which is bounded as under :-

On or Towards East	:	Plot No. 26 To 31
On or Towards West	:	18.00 Mtrs. Wide D.P. Road
On or Towards South	:	Adj. Plot property of Nashik Municipal Corporation
On or Towards North	:	Plot No. 19

All the said plot property together with existing rights of Easement, Access, Ways, Common Roads, open spaces with right of ownership.

(II) **NAME OF THE OWNER / HOLDER OF SAID PROPERTY :-**

Shivam Developers Through its Partner

Shri. Hasmukh Kalubhai Jogani

R/o.: 2, Aishwarya Vihar, Bandawane Nagar,

Kamatwada, Ambad, Nashik

(III) **DOCUMENTS PRODUCED BEFORE ME FOR INSPECTION :-**

1. Copy of 7/12 Extract
2. Copy of Mutation Entries (6-D Entries)
3. Copy of N.A. Order

4. Copy of N.A. Tax paid Receipt
5. Copy of approved Layou Order
6. Copy of approved Layou Plan
7. Copy of Registered Sale Deed of Plot
8. And other related papers

(IV) **OBSERVATIONS & FINDINGS :-**

As per the request of **Shivam Developers Through its Partner Shri. Hasmukh Kalubhai Jogani,** R/o.: Nashik, I have investigated into the title of above said plot property. For that purpose, I have perused the concerned Revenue records & other related papers/permissions etc. and my observations & findings are as under :-

M.E. No. 7404 dtd. 13.1.1959 shows that 1) Balu Govinda Sonawane 2) Damu Balu Sonawane and other has partitioned the land between them.

M.E. No. 8435 is not related.

M.E. No. 12378 dtd. 19.5.1971 shows that Weights & Measurement Enforcement Act and Indian Coinage Act was applied to the State of Maharashtra. Hence measurement system changed into decimal system.

M.E. No. 12850 dtd. 10.1.1972 is not related.

M.E. No. 28024 dtd. 29.4.1991 shows that Sadashiv Baburao Sonawane and other has repaid the loan of the Maharashtra State Co.Op. Land Dev. Bank Ltd. Mumbai. Hence charge of loan was deleted.

M.E. No. 29154 dtd. 27.4.1992 shows that as per order of Deputy Collector & Competent Authority ULC Nashik the area was declared as excess land out of S.No. 906. i.e. 51010 - residential, 3536- high school, 6725- Primary school.

M.E. No. 31671 dtd. 22.3.1994 shows that Bhaguji Baburao Sonawane was mutated as S.No. 906. But it is Bhaskar Baburao Sonawane. Hence as per application and gazettee the effect was taken.

M.E. No. 32014 dtd. 8.7.1994 shows that Damodar Sonawane and other has partitioned the land between them.

1) 900/1 part area 2.63 R +PK 0.04 - Damu
2) 900/2 part area 2.63 R +PK 0.04 - Sadashiv
3) 906/3 part area 3.66 + 0.06 = Laxman
4) 906/4 part area 3.66 + 0.06 - Bhaskar
5) 906/1 area 1. H00 R – Damu
6) 906/2 area 1. 00 R - Sadashiv

M.E. No. 63407 dtd. 1.1.2009 shows that ULC Authority has finalized the return on 23.8.2007. The all area is retention land. As per order of Additional Collector & Competent Authority ULC Nashik dtd. 29.9.2008 the effect was taken.

M.E. No. 45753 dtd.6.2.2002 shows that Laxman Baburao Sonawane has obtained loan of Rs. 9,00,000 on 6. 2.2002 from Jankalyan Co.Op. Bank Ltd. Hence charge of loan was mutated in other right column.

M.E. No. 65687 dtd. 4.11.2009 shows that As per letter of Pimpalgaon Bahula VKSS Ltd. the charge of loan was deleted form other right column and ME was sanctioned.

M.E. No. 69043 dtd. 5.10.2010 shows that additional Tahsildar Nashik has granted NA permission on 8.1.2003 for residential purpose. Further Collector Nashik has granted NA permission on 22.3.2010 for residential purpose + home for homeless people scheme. The layout plan of area 17287 was sanctioned by Asst Director Town Planning Nashik vide letter no. Nagar Rachna/Antim/CD/B3/30 dtd. 24.9.2010 and layout plan of 31866.12 Sq. Mtrs. was sanctioned by Asst Director Town Planning Nashik vide letter No. Nagar Rachna/Antim/CD/B3/19 dtd. 24.9.2010. Hence plots were prepared.

M.E. No. 66225 dtd. 1.1.2010 shows that Sadashiv Baburao Sonawane and other was owner of said property. Kondaji Raba Avhad get execute development agreement for the area 11339.38 Sq. Mtrs. from Sadashiv B. Sonawane and other on 2.11.2001. And area 10850.57 Sq. Mtrs. from Damodar Baburao Sonawane and other 8 on 2.11.2001. Sanjay Namdeo Bodke has executed confirmation deed on 17.5.2005. Janabai Lahane died on 22.3.2005 hence her legal heirs executed confirmation deed on 18.5.2005. The layout plan was sanctioned by Nasik Municipal Corporation on 15.7.2005. And final layout plan was sanctioned on 17.9.2009. S.No. 906/3 area 2189.76 Sq.

Mtrs. was owned by Laxman Baburao Sonawane The name of Sadashiv Baburao Sonawane and other 5 were mutated. Further layout plan was sanctioned on 1.9.2009.

M.E. No. 82283 dtd. 10.4.2012 shows that M/s. Kalyani Builders Partnership firm through Partner 1) Shriram Jagannath Dhamane 2) Smita Shiram Dhamane 3) Samir Bhalchandra Gaikwad 4) Shila Samir Gaikwad has purchased Plot No. 20 to 25 from M/s Happy Home Developers through Partne R. Vinod K. Manwani on 7.4.2012 vide Sr.No. 3604/2012.

M.E. No. 97613 dtd. 9.6.2015 shows that M/s. Shivam Developers through Hasmukh Kalubhai Jogani has purchased Plot No. 20 To 25 from M/s. Kalyani Builders Partnership firm through Partner 1) Shriram Jagannath Dhamane 2) Smita Shiram Dhamane 3) Samir Bhalchandra Gaikwad 4) Shila Samir Gaikwad by way of Sale Deed on 4.6.2015 vide Sr.No. 4268/2015.

After perusing all the aforesaid available revenue records and other related papers/permissions etc. I am of the opinion that, **Shivam Developers Through its Partner Shri. Hasmukh Kalubhai Jogani** are having a clear and marketable title over above said **Plot No. 20 To 25,** area admeasuring **684.00 Sq. Mtrs.** from & out of sanctioned layout plan of **Survey No. 906/3/2/906/4/5** situated at **Village : Nashik,** and which is free from all encumbrances / charges of whatsoever nature, subject to above observations.

This Title Clearance Report is given only on the basis of documents produced & shown before me by the aforesaid **Shivam Developers Through its Partner Shri. Hasmukh Kalubhai Jogani,** R/o.: Nashik.

Hence this Title Clearance Report.

Place : Nashik Road
Date : 12/7/2019

NAREN DRA N. CHAUHAN
ADVOCATE
अॅड. नरेन्द्र नरसीभाई चौव्हाण
राजेंद्र कॉलनी, शाहू महाराज पथ,
नाशिकरोड - ४२२१०१