



Narendra N. Chauhan

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Office : Rajendra Colony, Shahu Maharaj Path,

Nashik Road. Mob.: 9422261798

TITLE CLEARANCE REPORT TO WHOMSOEVER IT MAY CONCERN

(I) DESCRIPTION OF PROPERTY :-

a) All that piece and parcel of Non Agricultural land bearing **Survey No. 547/B/2B/3/1**, area admeasuring **1899.65 Sq. Mtrs.** Corresponding City **Survey No. 7063/1B**, area admeasuring **1871.70 Sq. Mtrs.** TPS II Final Plot No. **82** situated at **Village : Nashik**, Tal. & Dist. Nashik within the limits of Municipal Corporation.

b) All that piece and parcel of Non Agricultural land bearing **Survey No. 547/B/2B/3/2**, area admeasuring **1159.07 Sq. Mtrs.** Corresponding City **Survey No. 7063/1C**, area admeasuring **1159.00 Sq. Mtrs.** TPS II Final Plot No. **82** situated at **Village : Nashik**, Tal. & Dist. Nashik within the limits of Municipal Corporation.

c) All that piece and parcel of Non Agricultural land bearing **Survey No. 547/B/2B/3/3**, area admeasuring **3288.35 Sq. Mtrs.** out of which area admeasuring **1500.00 Sq. Mtrs.** owned by Deepak Builders And Developers and area admeasuring **1788.35 Sq. Mtrs.** is taken on Development basis Corresponding City **Survey No. 7063/1A**, area admeasuring **3288.35 Sq. Mtrs.** TPS II Final Plot No. **82** situated at **Village : Nashik**, Tal. & Dist. Nashik within the limits of Municipal Corporation.

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

Deepak Builders And Developers

Through It's Proprietor

Shri. Deepak Kalyanji Chande

R/o.: 101, First Floor, Anand Plaza, Nashik Pune Road,

Near Vidyut Bhavan, Above Thakur Jewelers, Nashik Road

(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 Registered Sale Deeds
6. Copy of Registered Development Agreement & GPA
7. Copy of Registered Release Deed
8. And other related papers

(IV) OBSERVATIONS & FINDINGS :-

As per the request of **Deepak Builders And Developers Through It's Proprietor Shri. Deepak Kalyanji Chande**, R/o.: Nashik Road, 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. 3427 shows that effect of KJP No. 107/1940 was given to various lands at Nashik and accordingly S.No. 547B was declared as non agricultural land.

M.E. No. 12317 that, as the order passed by collector Nashik dtd. 23.12.1970 effect of Kami patrak was given to various lands of Nashik. Amongst the said lands land bearing S.No. 547/2B was shown in the name of Mohammedi Yusufali.

M.E. No. 12378 dtd. 19.5.1971 shows that Weights & Measurement Enforcement Act 1958 and Indian Coinage Act was applied to the state.

M.E. No. 20049 dtd. 2.8.1983 shows that Abbasbhai Mohmmad bhai and other has submitted the application hence with that effect ME was sanctioned accordingly.

M.E. No. 84788 dtd. 27.7.2012 shows that Abbasbhai Mohd. Bhai died on 25. 6. 2011 leaving behind his legal heir 1) Shabbir Abbasbhai Merchant 2) Fatema Abbasbhai Merchant.

ME. No. 94907 that's Zakiuddin Mohammadbhai Merchant & Tasdukbhai Shaikh Mohammadbhai released all their right, title & interest in the said property bearing S.No. 547/2B/3/1 admeasuring 1899.65 sq.mtrs in favour of 1) Shri. Asgarbhai Shaikh Mohammadbhai Merchant, 2) Shri. Shabbir Abbasbhai Merchant & 3) Smt. Fatema Abbasbhai Merchant & thereby executed Deed of Release dtd. 19.09.2014 bearing registration No. 2387/2014. Accordingly names of Releasers Zakiuddin Mohammadbhai Merchant & Tasdukbhai Mohammadbhai Merchant & Tasdukbhai Mohammadbhai Merchant were deleted from ownership column of the said property.

M.E. No. A2154 dtd. 20.7.2016 shows that 1) Shabbir Abbasbhai Merchant 2) Fatema Merchant 3) Ajgarbhai Merchant through M/s Aman Construction has executed Declaration of Apartment on 2.8.2001 vide Sr.No. 5989/2002 and also executed deed of apartment in favour of the purchasers.

M.E. No. 32532 dtd. 22.1.1995 shows that Mohmmadbhai Yusufali has purchased area 116 Sq. Mtrs. from Husainabai Yusufh and other on 15.10.1994 by way of sale deed. Hence name of purchaser was mutated in owners column and ME was sanctioned.

M.E. No. 32533 dtd. 22.1.1995 shows that Abbasbhai Shaikh Mohdbhai 2) Tasduk Husain Shaikh Mohd. Bhai 3) Zekuddin Shaikh 4) Tahir Zukeddin had purchased 1043 Sq. Mtrs. by way of sale deed.

M.E. No. 88532 dtd. 22.3.2013 shows that Mohmmadbhai Yusuf Ali died on 1.3.1976 hence his legal heirs 1) Taksuddin Shekh Mohmmadbhai 2) Akiuddin 3) Ajgarbhai 4) Abbasbhai (deceased) Through legal heir 4a) Shabbir 4b) Fatema.

M.E. No. 92285 dtd. 3.2.2014 shows that Mohmmadbhai Yusuf Ali died on 1.3.1976 hence his legal heirs 1) Taksuddin Shekh Mohmmadbhai 2) Akiuddin 3) Ajgarbhai 4) Abbasbhai (deceased) Through legal heir 4a) Shabbir 4 b) Fatema 5) Husainabai 6) Johrabai 7) Janabai 8) Sumulbai 9) Umema Joharbhai.