

M.E. No. 92650 dtd. 7.3.2014 shows that M/s Mohmadbhai Yusuf Ali through Partner 1) Abbasbhai 2) Tasdik Husain SHaikh 3) Zakiuddin 4) Tahir Zukiuddine has purchased area 1159 Sq.Mts from Husainabai Yusuf Lokhandwala and other on 15.10.1994.

M.E. No. 92986 dtd. 7.4.2014 shows that name of Mohmmadbhai Yusufali was mutated to said property. But it is the partnership firm hence name of partners were mutated.

M.E. No. 93489 dtd. 28.5.2014 shows Abbasbhai Mohmmadbhai Merchant died on 25.6.2011 leaving behind his legal heirs 1) Fatema 2) Shabbir. Hence name of legal heirs were mutated.

M.E. No. 94191 dtd. 24.7.2014 shows that 1) Shabbir Abbasbhai Merchant 2) Fatema Abbasbhai through GPA Shabbir Abbasbhai has purchased area 1159.07 Sq. Mtrs. from 1) Tasdduk Mohdbhai 2) Asgarbhai 3) Sakiuddin Mohd. Merchant on 18.7.2014.

M.E. No. 95462 dtd. 27.11.2014 shows that Shainuddin Shaikh Mohammad alias Shaikh Jainuddin Mohammadbhai Merchant have executed Correction Deed in favor of Shri. Shabbir Jainuddin Merchant alias Mulla Shabbirbhai Jainuddin Merchant vide document registration No. 10092 Dt. 21.11.2014.

M.E. No. 95463 dtd. 27.11.2014 shows that Jainuddin Mohammadbhai Merchant have executed Gift Deed in favor of Shri. Shabbir Jainuddin

Merchant Merchant vide document registration No. 6553 Dt. 23.11.2005 in respect of property bearing Survey No. 547/B+2B+3/3 area admeasuring 769.00 Sq. Mtrs. out of total area admeasuring 3288.35 Sq. Mtrs.

M.E. No. A906 shows that regarding computerized 7/12 extracts and correction in 7/12 extracts.

M.E. No. 103318 shows that regarding computerized 7/12 extracts and correction in 7/12 extracts.

M.E. No. 103319 dtd. 3.12.2016 shows that as per order of Collector Nashik vide letter dtd. 29.11.2016 along with order of Tahsildar Nashik dtd. 3.12.2016 Nashik city was divided into 5 parts.

M.E. No. 400158 shows that as per circular No. Ra. Bhu. A/180/L1 dtd. 7.5.2016 along with order of Tahsildar Nashik dtd. 4.10.2018 the computerized 7/12 extract was corrected.

M.E. No. 400663 shows that as per circular No. Ra. Bhu. A/180/L1 dtd. 7.5.2016 along with order of Tahsildar Nashik dtd. 7.5.2016 the computerized 7/12 extract was corrected.

M.E. No. 401008 dtd. 27.7.2018 shows that Deepak Builders & Developers through Prop. Deepak Kalyanji Chande has executed Development Agreement of S.No. 547/B/2B/3/1 to 1) Shabbir Abbasbhai Merchant 2) Fatema Merchant 3) Ajgarbhai Merchant on 7.5.2018 vide Sr.No. 1349/2018.

M.E. No. 401009 dtd. 27.7.2018 shows that Deepak Builders & Developers through Prop. Deepak Kalyanji Chande have taken the land bearing Survey No. 547/B/2B/3/3 for its development from Shabbir Jainuddin Merchant on 7.5.2018 vide Sr.No. 1343 & 1345/2018.

M.E. No. 401010 dtd. 27.7.2018 shows that Deepak Builders & Developers through Prop. Deepak Kalyanji Chande has taken the land bearing S.No. 547/B/2B/3/2 for its development from 1) Shabbir Abbasbhai Merchant 2) Fatema Merchant 3) Ajgarbhai Merchant on 7.5.2018 vide Sr.No. 1347/2018.

M.E. No. 401199 shows that regarding computerized 7/12 extracts and correction in 7/12 extracts.

M.E. No. 401200 shows that as per circular No. Ra. Bhu. A/180/L1 dtd. 7.5.2016 along with order of Tahsildar Nashik dtd. 3.10.2018 the computerized 7/12 extract was corrected.

M.E. No. 401994 dtd. 27.5.2019 shows that Deepak Builders & Developers through Prop. Deepak Kalyanji Chande has purchased the land bearing S.No. 547/B/2B/3/3 from Shabbir Jainuddin Merchant on 3.5.2019 vide Sr.No. 2824/2019.

M.E. No. 402070 dtd. 21.6.2019 shows that 1) Shabbir Abbasbhai Merchant 2) Fatema Merchant have executed Sale deed in favour of Deepak Builders & Developers through Prop. Deepak Kalyanji Chande in respect of Survey No. 547/B/2B/3/2 area admeasuring 1159.07 Sq. Mtrs. situated at Village Nashik Tal. & Dist. Nashik by way of Sale Deed on 20.3.2019 Sr. No. 1838/2019.

Record further shows that 1) Shabbir Abbasbhai Merchant 2) Fatema Merchant 3) Asgarbhai Mohammadbhai Merchant through their GPA Holder Deepak Kalyanji Chande have executed Sale deed in favour of Deepak Builders & Developers through Prop. Deepak Kalyanji Chande in respect of land bearing Survey No. 547/B/2B/3/1 area admeasuring 1899.65 Sq. Mtrs. as per City Survey No. 7063/1B, area admeasuring 1871.70 Sq. Mtrs. TPS II Final Plot No. 82, situated at Village Nashik Tal. & Dist. Nashik by way of Sale Deed on 11.12.2019 Sr. No. 8894/2019.

After perusing all the aforesaid available revenue records and other related papers/permissions etc. I am of the opinion that, **Deepak Builders And Developers Through It's Proprietor Shri. Deepak Kalyanji Chande** are having a clear and marketable title over above said **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**, 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 **Deepak Builders And Developers Through It's Proprietor Shri. Deepak Kalyanji Chande, R/o.:** Nashik.

Hence this Title Clearance Report.

Place : Nashik Road

Date : 18/12/2019


NARENDRA N. CHAUHAN
ADVOCATE

अॅड. नरेन्द्र नरसीभाई चौहान
राजेंद्र कॉलनी, शाहू महाराज पथ
पिनकोड - ४२२ १०१