

Office : Balwant Chambers, New Pandit Colony Corner, Sharanpur Road, NASHIK - 422 002. Ph. (0253) 2574114

Chamber : 102, Advocates' Chambers (Ground Floor), Building No. 2, District Court Compound, NASHIK-422 002.

Title Certificate

To,
M/s United Builders,
A Registered Partnership firm
having its office at United House,
Sadhu Wasvani Road,
Off Sharanpur Road, Nashik

Sub: Title certificate with respect to an area of 1805.89 Sq Mtrs from and out of Final Plot No. 147 and 151 corresponding to old CTS No. 307/4, 307/5, 307B & 307A/8 corresponding to old revenue Survey Nos. 633/1A/1/1A/2A/1B/1(p), 633/1A/1/1A/2A/1B/1(P) , 633/1A/1 /1A /2A /1B/3, 633/1B, 633/2 lying and being at Nashik within the area known as Patel Colony, near Shalimar Chowk within the registration district and sub district of Nashik and within the limits of Nashik Municipal Corporation

Sir,

Mr. Rajan Daryani, partner of M/s United Builders approached me with a request to issue title certificate with respect to the subject property and particularly described in the schedule written herein under and for that purpose he has produced before me Xerox copies documents referred in this report. I am issuing this report on the basis of the said documents only.

1. One Mr. Bhadurji Patel owned and possessed various properties including the one situated at Nashik which is particularly described in the Schedule hereunder written.

2. Mr. Bhadurji Patel expired on 17.6.1954 and left behind him his heirs and legal representatives, namely his widow Maniben Bhadurji Patel and his two sons, namely Mr. Yazedi Bahadurji Patel and late Mr. Dhan @ Dhanji Bahadurji Patel and the names of these heirs were recorded and are mutated in the City Survey records.

3. Said Maniben Bhadurji Patel expired on 19.1.1987 and her 1/3 share was distributed as ½ of her 1/3 to Mr. Yazedi Bahadurji Patel and remaining ½ to Dr.Rumy Dhanji Patel and Mr.Ruzbeh Dhanji Patel, as per the Will.

4. Mr. Dhan @ Dhanji Patel expired on 26.12.2000 and names of his widow Smt Tehami Dhanji Patel, his two sons Dr.Rumy Dhanji Patel and Mr.Ruzbeh Dhanji Patel are recorded in the property register card for the area of Mr. Dhan@ Dhanji Patel as per M.E. No. 642.

5. An Agreement for Sale was executed by Mr. Yazedi Bahadurji Patel Mrs. Rita Yazdi Patel, Smt Tehami Dhanji Patel, Dr.Rumy Dhanji Patel and Mr.Ruzbeh Dhanji Patel in favour of M/s Renuka Associates, a registered partnership firm for the property described in the Schedule. The said agreement is duly registered at Sr. No. 9240 on 29.12.2006. The consideration is settled as Rs. Rs.3,34,80,000/- (in words Rs. Three Crores Thirty Four Lacs and Eighty Thousand).

6. Smt. Tehmi Dhanji Patel expired on 22.12.2007 and as names of her legal heirs Dr.Rumy Dhanji Patel and Mr.Ruzbeh Dhanji Patel were already recorded her name was deleted as reveled by entry no 2093 dated 12.03.2008.

7. In furtherance of the Agreement for Sale mentioned above upon fulfillment of all the terms and conditions a Sale Deed was executed by Mr. Yazedi Bahadurji Patel Mrs. Rita Yazdi Patel, Smt Tehami Dhanji Patel, Dr.Rumy Dhanji Patel and Mr.Ruzbeh Dhanji Patel in favour of M/s Renuka Associates, a registered partnership firm, which is registered at Sr. No. 6077 on 18.05.2011. As such name of M/s Renuka Associates is recorded in CTS extracts as per entry no. 3715.

8. A correction deed was executed by Mr. Yazedi Bahadurji Patel Mrs. Rita Yazdi Patel, Smt Tehami Dhanji Patel, Dr.Rumy Dhanji Patel and Mr.Ruzbeh Dhanji Patel in favour of M/s Renuka Associates, a registered partnership firm for rectification areas owned by the parties and the said deed is registered at Sr. No. 10014 on 28.2.2012.

S.L. DESHPANDE
Balwant
New Pandit
Sharanpur Road
Phone: (011) 253

9. A Joint Venture Agreement is executed by M/s Renuka Associates, a registered partnership firm in favour of you for development of the property described in the schedule, which is duly registered at Sr. No. 7751 on 05.09.2012. The terms and conditions as setout therein are agreed and accepted by the parties executing the said document.

10. A building plan is sanctioned by Nashik Municipal Corporation, Nashik vide Building Permit and Commencement Certificate bearing no. LND/BP/A4/159/2511/12 on 16.08.2012. The said plan is sanctioned for commercial as well as residential purpose.

11. The non-agricultural taxes are duly paid for the period 2012-13 on 23.04.2012 and the part of the property is shown for commercial assessments.

12. I have gone through the 7/12 extracts for Survey Nos. 633/1A/1/1A/2A/1B/1(p), 633/1A/1/1A/2A/1B/1(P) , 633/1A/1/1A/2A /1B/3, 633/1B, 633/2 but emphasis is not given on the said documents as a circular is issued by Govt. of Maharashtra bearing No. Sankirna-1005/ Pra. Kra. 346/L-6 dtd 21 January 2006, it is made clear that where City Survey record are finalized , then only those records of City Survey are only to be looked into and verified. The said circular is attached herewith for ready reference.

13. It is seen that there is remark as Jat Inam in the CTS extracts but no such remark is appearing in the revenue records nor there is any mention in earlier records that said property was Inam property. Hence I treat that endorsement as redundant and a wrong mention. However you are advised to take copy of Inam registrar and /or certificate of Collector office that property is not Inam land, subjected to conditions.

14. As per your request and instruction no search of Index II registrars was carried out and this repost is given on the basis of the documents produced before me.

Considering the documents produced before me I am of the opinion that ownership of M/s Renuka Associates with respect to the subject property is free, clear and marketable and free from encumbrances and M/s Renuka Associates

and M/s United Builders have right to construct and sale premises in the building being constructed on the said property in furtherance of joint venture agreement mentioned above.

Nashik
12/11/2012

S. L. Deshpande
S. L. Deshpande
Advocate

Schedule Of The Said Property Referred Above

All these pieces and parcels of land of non agricultural tenure lying and being at Nashik within the area known as Patel Colony, near Shalimar Chowk within the registration district and sub district of Nashik and within the limits of Nashik Municipal Corporation bearing old CTS No. 307/4, 307/5, 307B & 307A/8 and new final plot numbers as shown below :

Final Plot No.	Area
147	2066.73 Sq.Mtrs.
151	41.81 Sq. Mtrs.
Total	2133.55 Sq. Mtrs.

From and out of the total area an area of 1805.89 Sq. Mtrs distributed as shown below :

Final Plot No.	Area
147	1764.08 Sq.Mtrs.
151	41.81 Sq. Mtrs.
Total	1805.89 Sq. Mtrs