

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.

Dtd. 29.7.2013

Shree
TITLE CERTIFICATE

TO,
WHOM SOEVER IT MAY CONCERN

Subject:- Title Certificate with respect to :-

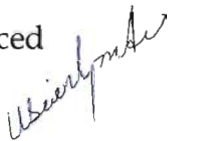
- a. S. no. 99/A/4 measuring 0 H. 86 Are, out of it 30 Are i.e. 3000 Sq. Mtrs. on the Southern side or the property bounded as East- Shamkunj Bungalow, S. no. 99/A/4 part owned by Rajaram Godse, South- S. no. 100, North- S. no. 99/A/4 part, owned by Dattatraya Godse.
- b. S. no. 100/1+2/1, measuring 0 H. 03 Are, bounded as East- S. no. 100/1+2/3, West- S. no. 58, South- S. n. 52, North- S. no. 99 A
- c. S. no. 100/1+2/2, measuring 0 H. 72 Are, inclusive of P. K. 04 R bounded as East- S. no. 100/1+2/3, West- S. no. 52, South- S. no. 58, North- S. no. 99
- d. S. no. 100/1+2/3, measuring 0 H. 71 Are, inclusive of P.K. 02 R , bounded as East- S. no. 101, West- S. no.100/1+2, South- S. no. 52, North- S. no. 99

situated at Sansari, Tal. & Dist. Nashik within the limits of Deolali Cantonment board

Owned by - Madhoor Buildwell Pvt. Ltd.

Sir,

Mr. Chetan Ratilal Patel on behalf of Madhoor Buildwell Pvt. Ltd. approached me and called upon me to issue my title certificate with respect to subject plots and for that purpose he has produced



before the following referred documents, relying upon those documents, I am submitting my title certificate as under:-

1. Agreement to sale executed by Mr. Ratilal Umarshi Chheda and others in favour of Madhoor Buildwell Pvt. Ltd. with respect to S. no. 99/1A/4 out of it 30 R i.e. 3000 Sq. Mtrs, registered at sr. no. 9063 on 23.10.2008.
2. Deed of Conveyance (Sale deed) executed by Mr. Ratilal Umarshi Chheda and others in favour of Madhoor Buildwell Pvt. Ltd. with respect to S. no. 99/1A/4 out of it 30 R i.e. 3000 Sq. Mtrs, registered at sr. no. 4823 on 18.5.2010.
3. Agreement executed by Mr. Ratilal Umarshi Chheda and 5 others in favour of Madhoor Buildwell Pvt. Ltd. with respect to S. no. 100/1+2/1, 100/1+2/2, 100/1+2/3, registered at sr. no. 9061 on 23.10.2008
4. Deed of Conveyance (Sale deed) executed by Mr. Ratilal Umarshi Chheda and 5 others in favour of Madhoor Buildwell Pvt. Ltd. with respect to S. no. 100/1+2/1, 100/1+2/2, 100/1+2/3, registered at sr. no. 4824 on 18.5.2010.
5. Power of attorney executed by Harakchand Maoji Gala and others 6 in favour of Madhoor Buildwell Pvt. for 99/1A/4, registered at sr. no.. 9064 on 23.10.2008
6. Power of attorney executed by Ratilal Umarshi Chheda and others 5 in favour of Madhoor Buildwell Pvt. for S. no. 100/1+2/1, 100/1+2/2, 100/1+2/3, registered at sr. no. 9062 on 23.10.2008

7. N.A. order is given by Collector Nashik vide his order no. Maha/Kaksh-III/ 4/ N.A.P. No./ 201/2009 dtd. 14.9.2009 for S. no. 99/A/4 out of it 3000 Sq. Mtrs. and S. no. 100/1+2/1, 100/1+2/2, 100/1+2/3 total area 14400 Sq. Mtrs. total areas 17600 Sq. Mtrs for residential purpose
8. Building permission given by Deolali Cantonment Board vide permission no. 2698/BLD/E-8/5358 dtd. 27.11.2009 for S. no. 100/1+2/1 to 3 and S. no. 99/A/4 in the name of Madhoor Buildwell Pvt. Ltd.
9. Building permission given by Deolali Cantonment Board vide permission no. 2698/BLD/E-8/5359 dtd. 10.2.2010 for S. no. 100/1+2/1 to 3 and S. no. 99/A/4 in the name of Madhoor Buildwell Pvt. Ltd.
10. Completion certificate given by Deolali Cantonment Board bearing no. 2698/BLD/E-8/5045 dtd. 8.11.2012.
11. N.A. tax payment receipt for the period 2012-2013 dtd. 19.3.2013.
12. 7/12 extract of S. no. 100/1+2/1 to 3 in the name of Madhoor Buildwell Pvt. Ltd. and S. no. 99/A/4 the name of Madhoor Buildwell Pvt. Ltd. is appearing in holders column for the area 30 Are i.e. 3000 Sq. Mtrs. No adverse entries are seen in other rights column
13. M.E. no. 2817 dtd. 30.7.51 shows that Shivram Tatya Godse purchased S. no. 99 B, 99 A/4 and 99/2A from Harilal Ramji Mehta by sale deed dtd. 27.4.1951



14. M.E. no. 2957 dtd 26.11.1953 shows that as per the application submitted by Mr. Raoji Nana Godse name of his son Shankar Raoji Godse is recorded in holders column for S. no. 100/1+2 and other properties.
15. M.E. no. 3233 dtd. 26.7.1958 shows that S. no. 99/ A/4, 99/B, 99/2A, purchased by Mr. Harilal Ramji Mehta from Shivram Tayta Godse by sale deed dtd. 18.6.1958.
16. M.E. no. 3610 dtd. 30.1.63 shows that S. no. 99/ A/2, 99/ A/4, 99/B purchased by Shivram Tatya Godse from Lilavati Harilal Mehta and others by sale deed dtd. 21.9.1962.
17. M.E. no. 4280 dtd. 13.10.72 shows that Shankar Raoji Godse expired on 13.9.72 and he left behind legal heirs sons Shivram, Mahadu, Kundlik, Pandurang, Murlidhar, Namdeo daughter Anusayabai Palde, Jijabai Pingle and widow Shiubai.
18. M.E. no. 4607 dtd. 11.7.77 shows that Mr. Shivram Tatya Godse expired on 15.6.77 and he left behind legal heirs sons Dattatraya Yashwant, Rajaram, Tukaram, Ramdas, daughter Rajubai, Satyabhamabai, Yamunabai, Radhabai, Sumanbai, Laxmibai.
19. M.E. no. 4637 dtd 23.11.77 shows that Rajaram Shivram Godse and other submitted an application and informed that name of their sisters Rajubai Shivram Godse is appearing in holders column is hollow but she is not in possession, hence name is deleted from holders column
20. M. E. no. 6532 dtd. 22.3.90 shows that Mr. Kanaiyalal Joitram Nagdeo and others 6 purchased S. no. 100/1+2/2 and

100/1+2/1part (1/2 share(from Kundlik Shankar Godse for self and Karta of the family by sale deed dtd. 9.10.1989

21. M.E. no. 6533 dtd. 22.3.90 shows that Kanaiyalal Joitram Nagdeo and others purchased S. no. 100/1+2/3 and 100/1+2/1part (1/2 share) by sale deed dtd. 11.12.1989
22. M.E. no. 7172 dtd. 10.3.1997 shows that Ramesh Madhavji Gor and other 6 purchased area measuring 0 H. 30 R out of S. no. 99/A/4 part from Mr. Dattatraya Shivram Godse and his sons by sale deed dtd. 5.7.96
23. M.E. no. 7223 dtd. 23.6.1998 shows that Mr. Rajaram Shivram Godse submitted an application and informed that S. no. 99/A/4 area 86 Are , in the said area Dattatraya Shivram Godse and Rajaram Shivram Godse is having area as Dattatraya Shivram Godse 42 R and Rajaram Shivram Godse 0 H. 44 R, the said effect is given as per the order of the Tahsildar in Case no. 968/1998 dtd. 20.6.1998.
24. M.E. no. 7789 shows that one of the co owner of S. no. 100/1+2/1 and 100/1+2/2 namely Bhagchand Asudomal Mevani expired on 30.1.2001 and left behind sons Himunshu, daughter Lavina, widow Sarika.
25. M. E. no. 8147 dtd. 23.11.2004 shows that S. no. 100/1+2/1 area 03 Are, S. no. 100/1+2/2 area 72 Are, and S. no. 100/1 + 2 /3 area 71 Are, purchased by Mr. Ratilal Umarshi Chheda and others 5 from Mr. Kanaiyalal Nagdeo and others by sale deed dtd. 22.11.2004.
26. M.E. no. 8563 shows that co owner of S. no. 99/A/4, 101/E/2/2, 101/E/2/3 Mr. Dhanji Umarshi Chheda expired

Umarshi Chheda

on 24.5.1997 and he left behind legal heirs widow Pratibha, son Jimmy, Kevin, and daughter Marisha Dhanji Chheda alias Maria Ratan Dedhia

27. M.E. no. 8662 dtd. 21.5.2008 shows that Release deed executed by Jimmy Dhanji Chheda, Kevin Dhanji Chheda, Marisha Dhanji Chheda alias Maria Ratan Dedhia in favour of their mother Pratibha Dhanji Chheda hence their names are deleted and property remained exclusively in the name of Pratibha Dhanji Chheda.
28. M.E. no. 9024 dtd. 18.5.2010 shows that Madhoor Buildwell Pvt. Ltd. purchased S. no. 100/1+2/1 area 03 R, S. no. 100/1+2/2 area 72 R and S. no. 100/1+2/3 area 71 R from Mr. Ratilal Umarshi Chheda and others 5 by sale deed
29. M.E. no. 9025 dtd. 18.5.2010 shows that Madhoor Buildwell Pvt. Ltd. purchased S. no. 99/A/4 part area 0 H. 30 R from Southern side Mr. Ratilal Umarshi Chheda and others 6 by sale deed.

Relying upon the above documents, I am of the opinion that the ownership of Madhoor Buildwell Pvt. Ltd. with respect to the subject properties is free, clear, marketable and free from encumbrances.

Thanking you,

Yours Faithfully



U.L. Deshpande
Advocate

Nashik.

Dated : 12th July, 2017.

From :

S.L. Deshpande,
Advocate,
2/3 Balwant Chambers,
New Pandit Colony,
Sharanpur Rad, Nashik.

To,

Madhoor Buildwell Pvt. Ltd.,
At 301 Janki Plaza, Near Kharbanda Park,
Dwarka Circle, Nashik-Pune Road,
Nashik.

Subject :- Title Certificate relating to property Survey No.58/3 B+3C + 3
D/1/1-4 of village Sansari, Taluka & Dist. Nashik within the
limits of Deolali Cantonment Board.

Dear Sir,

You have purchased the afore mentioned property under the sale deed dated 1/7/2014 duly registered in the office of the Joint Sub Registrar-2, Nashik bearing registration No.4459 & 4460 dated 25.6.2014. Thus, presently you are the owner of the afore mentioned property along with the right of approach admeasuring 200 Sq. Mtrs. from and out of the same survey number. You are constructing the premises upon the said property under the name and style "Beverlly Hills Phase 3". You have called upon me to investigate the title of the captioned property and produced before me all the necessary documents. On going through the said documents and also search of the Index-II register, I issue certificate to you in the manner hereinafter appearing.

1. On going through the Mutation Entry No.1604 dated 23/1/1928, it is seen that property bearing Survey No.58/3 is held jointly by Bala Gopala Godse, Raoji Nana Godse and Baburao Nana Godse and Runja Rambhaji Godse.

2. It is seen that there was partition of the property between the three owners supported by Mutation Entry No.1867 dated 10/12/1933. During the said partition, Mr.Bala Gopala Godse was allotted Survey No.58/3A and Survey No.58/3H.

S.L. DESHPANDE, ADVOCATE
Balwant Chambers,
New Pandit Colony Corner,
Sharanpur Road, Nashik-422 002
Phone: (0253) 257 4114

Handwritten signature

3. There was further division and correction of the records as per Form No.12 issued and executed by District Inspector of Land Records according to which the Mutation Entry No.2856 was passed and certified on 5/11/1951. On account of the said re-arrangement of the sub divisions, Bala Gopala Godse got 3/4th share in the area of Survey No.58/3A and absolute ownership in two survey numbers 58/3B and 58/3C.

4. It is seen from Mutation Entry No.3006 dated 13/4/1955 that Bala Gopala Godse expired on 25/3/1955 and the names of his heirs were brought on record and duly certified. His heirs are shown as his son Trambak Bala and his grand son (son of his deceased son) Bhika Nivrutti Godse. and Smt.Parvati w/o Bala Gopala Godse was shown as minor guardian.

5. It is further seen from Mutation Entry No.4446 that there was again re-arrangement of survey numbers and its areas between Trambak Bala Godse, Bhika Nivrutti Godse and one Eknath Punja Godse.

6. There was again re-partition and re-allotment of shares between the parties which are duly recorded by Mutation Entry No.4461 dated 13/7/1975 and it is seen that property bearing Survey No.58/3B+3C+3D/1/1/4 came to the share of Bhika Nivrutti Godse which measuring 0 H - 64 Ares as cultivable land and 0 H - 4 Are as uncultivable land.

7. There is a road provided for various survey numbers for which Mutation Entry No.8521 came to be certified on 6/7/2007.

8. It seems from Mutation Entry No.9039 that Mr.Ravi Parmanand Sugandh purchased the area of 0.45 Ares from Survey No.58/3B+3C+3D/1/1/4 and for which the sale deed is duly registered between the parties. The said sale deed is duly registered between the parties. The said sale deed is dated 4/5/2010 and duly registered in the office of Sub Registrar-2, Nashik Road at Sr.No.4695 and the name of the purchaser Mr.Sugandh, is accordingly recorded for the said area of 45 Ares.

9. Mr.Ravi Parmanand Sugandh further purchased area of 200 Sq. Mtrs. under the sale deed dated 10/12/2010 which is duly registered in the office of Sub

Registrar-2, Nashik Road at Sr.No.13744. He has purchased the said area from and out of the said survey number and on the basis of the said purchase, Mutation Entry No.9384 is duly certified.

10. Thus, Mr. ^{Ravi}Parmanand Sugandh became owner of total area of 4700 Sq. Mtrs. from and out of survey number allotted to his purchased land bearing Survey No.58/3B+3C+3D/1/1/4.

11. The area purchased by Mr. ^{Ravi}Parmanand Sugandh was converted to non agricultural use as per the order of Collector Nashik bearing No.Maha/Kaksha/3/7 N.A/16/2013 dated 6/8/2013 and accordingly Mutation Entry No.9774 is finally made recorded and certified.

12. It is seen that you have purchased the said area from Mr. ^{Ravi}Parmanand Sugandh under two sale deeds one sale deed being for 4500 Sq. Mtrs. for Rs.80,00,000/- dated 25/6/2014 registered at Sr.No.4660. The said sale deed is executed in furtherance of the agreement of sale dated 13/6/2012 registered at Sr.No.5245/2012 and another sale deed of the same day duly registered at Sr.No.4659/2014 in the office of Sub Registrar-3, in continuation with the agreement of sale registered at Sr.No.5247/2012 dated 13/6/2012. Your name is accordingly registered by Mutation Entry No.9933.

13. You have got the plans approved for the construction of the buildings from Deolali Cantonment Board bearing Commencement Certificate No.2698/BLD/E-8/1082 dated 20/3/2014 and also got the revised plans duly sanctioned from Deolali Cantonment Board bearing Commencement Certificate No.CBR No.05(36) dated 17/4/2015.

14. In furtherance of the said sanction of permission, you have already commenced the work on the property and you have booked certain flats from and out of the said building constructed/construction the details of which are provided in Annexure B to this title certificate.

15. Mr.Ajay Jadhav Advocate caused the search to be completed of the Index-II Register/ records maintained by the office of the Sub Registrar, Nashik Road and accordingly upon search of the records, he has issued his certificate which is

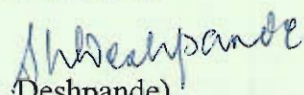
S.L. DESHPANDE, ADVOCATE
Balwant Chambers,
New Pandit Colony Corner,
Sharanpur Road, Nashik-422 002
Phone: (0253) 2574114

*Sub
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annexed hereto and marked as Annexure-A. He has not come across any entries affecting on the title of the property. You have reported to me that you have already enjoyed loan facility to the extent of Rs.2,00,00,000/- against the said property by executing a letter of arrangement dated 20/2/2015 coupled with agreement to deposit title deeds, being agreement dated 23/2/2015 and the said loan documents are executed in favour of State Bank of India, S.M.E. Branch, Nashik. You have also informed that you have repaid part of the said loan.

Subject to the aforesaid encumbrances, though mortgage not registered in the office of the Sub Registrar, I am of the opinion that your title to the captioned property is free, clear and marketable.

Yours faithfully,


(S.L. Deshpande)
Advocate.

S.L. DESHPANDE, ADVOCATE
Balwant Chambers,
New Pandit Colony Corner,
Sharanpur Road, Nashik-422 002
Phone: (0253) 2574114

अजय जाधव

अॅडव्होकेट

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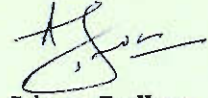
Search Report

Search Report for Lands Survey No.58/3B+3C+3D/1/1/4 at village Sansari within limits of Deolali Cantonment Board in taluka Nashik of district Nashik.

I have taken the search of records of Registrars' Office(s) from the index no. 2 entries and other relevant records for last 30 years by paying the necessary search fee of Rs.750/- paid vide receipt No.9931 dated 07/07/2017. Some of the registers are found in torn conditions and some registers are not properly bound. I have found details of following registered Agreements for sale by Madhoor Buildwell Private Limited, the Landowners as per list annexed herewith.

Nashik

11/07/2017



Ajay Jadhav
Advocate

निवास :

'नंदादीप' ए-४७, डी.जी.पी. नगर नं.-१, नासिक-पुणे रोड, नासिक - ४२२००६.
advasj@gmail.com, ८६९८१४०८०८, ९३२६०८६१७४



Survey no. 58/3B+3C+3D/1/1-4, Village Sansari

Beverly Hills Phase - II, Lam Road, Nashik

Agreement Details

Sr. No.	Unit No.	Area in Sq. Fts.	Floor	Name of Purchasers	Registration Date	Agreement No.	Sub Regl. Office
1	D-01	2,150.00	Ground	Mr. Dinesh Ramniklal Vadadaria & Mrs. Kausha Dinesh Vadadaria	14/05/2015	02925	3
2	D-02	2,150.00	Ground	Mr. Praip Hariram Daiya & Mrs. Neeta Pradip Daiya	22/06/2015	03729	3
3	D-03	1,832.00	First	Mrs. Shanta Chimanlal Savla & Mr. Chimanlal Ramjibhai Savla	18/06/2015	03628	3
4	D-04	1,269.00	First	Mr. Jayesh Ramniklal Vira & Mrs. Priti Jayesh Vira	27/03/2015	01975	3
5	D-05	1,832.00	First	Mr. Jayesh Ramniklal Vira & Mrs. Priti Jayesh Vira	27/03/2015	01976	3
6	D-06	1,599.00	Second	Mrs. Charmi Yashraj Sanghvi	04/09/2015	05232	3
7	D-07	1,269.00	Second	Mrs. Krupa Bhavin Shah & Shri. Bhavin Madhusudan Shah	20/08/2015	04900	3
8	D-08	1,599.00	Second	Mrs. Amrut Damji Shah & Shri. Damji Lakhamshi Shah	04/09/2015	05233	3
9	D-09	1,548.00	Third	Shri. Samir Hukmichand Vora & Mrs. Rishita Samir Vora	23/06/2014	04433	3
10	D-10	1,438.61	Ground	Mrs. Rachana Kiran Rambhiya & Shri. Kiran Tekchand Rambhiya	05/07/2017	04703	3
11	D-11	2,150.00	Ground	Shri. Prakash Jethalal Raja - HUF	05/11/2015	06826	3
12	D-12	1,832.00	First	Mrs. Sangeeta Vipul Shah, Mrs. Chhaya Jitendra Shah & Mr. Jitendra Nagindas Shah	30/11/2016	09227	3
13	D-14	1,832.00	First	Mrs. Amita Narendra Sheth & Shri. Narendra Gagondas Sheth	02/03/2016	02051	3
14	D-17	1,599.00	Second	Mr. Premji Damji Gosar	31/03/2017	02258	3
15	D-20	2,150.00	Ground	Mr. Dilip Damji Shah	10/12/2015	07711	3
16	D-21	1,832.00	First	Mr. Kishore Chhotalal Kanobar & Mr. Brijesh Kishore Kanobar	06/08/2016	06685	3
17	D-22	1,311.00	First	Mrs. Jayshree Chetan Mehta & Mr. Chetan V. Mehta	09/06/2016	05133	3
18	D-23	1,832.00	Third	Mrs. Ila Hemchand Gala & Mr. Hemchand Gangji Gala	17/10/2014	07021	3
19	D-25	1,269.00	Second	Mrs. Harsha Trilok Kothari & Mr. Hrishit Trilok Kothari	17/10/2014	07020	3
20	D-26	1,599.00	Second	Mrs. Zinal Piyush Gada	24/03/2015	01845	3
21	D-27	1,629.00	Third	Mrs. Smita Pramod Mehendale	25/08/2014	05902	3

2/10

S.L. DESHPANDE, ADVOCATE
 Salwant Chambers,
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 Sharapur Road, Nashik-422 002
 Phone: (0253) 2574114

104/0

इतर पावती

Original/Duplicate

Friday, 07 July 2017 1:36 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 9931

दिनांक: 07/07/2017

पावतीचा नाव: संसारी

दस्तऐवजाचा अनुक्रमांक: नसज1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. अजय जाधव

वर्णन: मॉडे संसारी स.न. 58/3B+3C+3D/1/1/4 सन 1988 ते 2017 एकूण वर्ष 30 शोध करिता

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

सह. दुर्योनि निबंधक वज-२
Sub Registrar Nashik1

नाशिक-१.

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-