MILIND
MADHAV
DHOPAVKAR

ADVOCATE
B.COM.,L.L.B.

OFF.:
CHAMBER NO. 303.
MARUTI CHAMBERS.
COURT YARD,
NASHIK. Ph.: 0253-2318300
MOBILE.9822020813

RESI.:
'SUYASH', PLOT NO.3,
OPP. HOTEL CORONATION
LAM ROAD, DEOLALI CAMP,
NASHIK - 422 401.
Phone: 0253-2492630

milind_dhopavkar@yahoo.com
milind.dhopavkar3@gmail.com

Date: 09/01/2017

TITLE CLEARANCE CERTIFICATE
: TO WHOMSOEVER IT MAY CONCERN :

(I) DESCRIPTION OF PROPERTY:-

All that piece or parcel of constructed premises known as **"SYMPHONY"**, project under construction on **Survey No. 899/1+899/2/1+899/3/1,** out of that **Plot No. 84,** admeasuring area **7,578.49 Sq. Mtr.,** on which **SYMPHONY,** having buildings project having Row Bungalows, Flats & Shops situated at **Nashik**, registration and Sub-registration Tal. and Dist. Nashik, and which is the approved / sanctioned building plan of said of plots.

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

M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd. through its Director - Mr. Sujoy Jayant Gupta & Mrs. Shweta Sujoy Gupta

R/o. Samrat House, Tagor Nagar, Nashik-Poona Road, Upnagar, Nashik-422 006.

(III) DOCUMENTS PRODUCED BEFORE ME FOR INSPECTION -

1) 7/12 extracts and Mutation Entries.
2) Approved Building Plan.
3) Copy of Commencement Certificate.
4) Copies of Sale Deeds.

IV) OBSERVATIONS & FINDINGS :-

As per the request of **M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd. through its Director - Mr. Sujoy Jayant Gupta & Mrs. Shweta Sujoy Gupta,** I had investigated into the title of above said shop property. For that purpose, I had perused the above said Revenue records and other related papers and my observation and findings are as under:-

01) It appears from Mutation Entry No. 17542 dated 21/04/1980 that, Mr. Vithoba Kondaji Nagare died on 30/08/1977 and his legal heirs i.e. Smt. Bababai Kachru Nagare(wife), Mr. Balu Kachru Nagare(son), Mr. Madhav Kachru Nagare(son), Mrs. Dagubai Genu Bodke(married daughter) & Mrs. Indubai Chandrabhan Khande (married daughter) entered in record of rights of Survey No. 899 as owners.

02) It appears from Mutation Entry No. 40863 dated 22/10/1999 that, the name of Bababai Kachru Nagare corrected as Banabai Kachru Nagare.

03) It appears from Mutation Entry No. 40650 dated 08/09/1999 that, Smt. Bababai Kachru Nagare, Mr. Balu Kachru Nagare & Mr. Madhav Kachru Nagare, Khande has repaid entire loan with interest and as per the letter of State Bank of India, Vilholi Branch, the charge of the said bank has been deleted of Survey No. 899.

04) It appears from records that, Mr. Gangadhar Damodar Burkule, has taken an admeasuring area 07 Hector 89 Aar., out of Survey No. 899, for development from Mr. Balu Kachru Nagare, Mr. Madhav Kachru Nagare, Smt. Banabai Kachru Nagare, Smt. Dagubai Genu Bodke & Smt. Indubai Chandrabhan Khade, by Development Agreement & General Power of Attorney dated 31/12/1990 and the said Development Agreement & General Power of Attorney impounded under section 41 & 53A of Bombay Stamp Act, 1958 on 31/08/1999.

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05) It appears from Mutation Entry No. 40651 dated 08/09/1999 that, Smt. Dagubai Genu Bodke & Smt. Indubai Chandrabhan Khade, has released their rights of Survey No. 899 in favour of Mr. Balu Kachru Nagare, Mr. Madhav Kachru Nagare, Smt. Banabai Kachru Nagare, by registered Release Deed dated 31/08/1999.

06) It appears from Mutation Entry No. 60090 dated 17/12/2007 that, Mr. Balu Kachru Nagare, Mr. Madhav Kachru Nagare, Smt. Banabai Kachru Nagare, Smt. Dagubai Genu Bodke & Smt. Indubai Chandrabhan Khade, has executed Confirmation Deed of Development Agreement & General Power of Attorney impounded on 31/08/1999 of an admeasuring area 07 Hector 89 Aar., out of Survey No. 899 in favour of Mr. Gangadhar Damodar Burkule and the said Confirmation Deed registered on 01/09/1999, Regd. At Sr. No. 09367 & 09368 respectively.

07) It appears from Mutation Entry No. 57970 dated 17/04/2007 that, as per the order issued by Tahsildar, Nashik on 11/04/2007, vide letter No. Adhi Abhi/Kavi/SR-1/2007 the said Survey No. 899 distributed as Survey No. 899 Hissa No. 1, admeasuring area 24Aar., along with old house thereon, goes in the name of Mr. Balu Kachru Nagare & Mr. Madhav Kachru Nagare, and Survey No. 899 Hissa No. 2 (Part towards East Side), admeasuring area 03 Hector 82.5 Aar., goes in the name of Mr. Balu Kachru Nagare and Survey No. 899 Hissa No. 03(Part towards West Side), admeasuring area 03 Hector 82.5 Aar., goes in the of Mr. Madhav Kachru Nagare.

08) It appears from Mutation Entry No. 60090 that, M/s. Viraj Estates Pvt. Ltd., through its Director – Mr. Chandrashekhar Babulal Shah, has purchased an admeasuring 16000 Sq. Mtr., out of Survey No. 899/2 from Mr. Balu Kachru Nagare, Mr. Anil Balu Nagare, Mr. Jagdish Balu Nagare & Miss. Savita Balu Nagare, with consent of Mr. Gangadhar Burkule, by registered Agreement for Sale dated 05/12/2007, Regd. At Sr. No. 08857. Thereafter Mr. Balu Kachru Nagare, Mr. Anil Balu Nagare, Mr. Jagdish Balu Nagare & Miss. Savita Balu Nagare, with consent of Mr. Gangadhar Burkule, has executed General Power of Attorney of an admeasuring 16000 Sq. Mtr., out of Survey No. 899/2, in favour of M/s. Viraj Estates Pvt. Ltd., through its Director – Mr. Chandrashekhar Babulal Shah and the said General Power of Attorney registered on 05/12/2007, Regd. At Sr. No. 08858.

09) It appears from Mutation Entry No. 71275 that, Mr. Balu Kachru Nagare, Mr. Anil Balu Nagare, Mr. Jagdish Balu Nagare & Miss. Savita Balu Nagare, with consent of Mr. Gangadhar Burkule, has executed Sale Deed of an admeasuring 12000 Sq. Mtr., out of Survey No. 899/2 in favour of Mr. Chandrashekhar Babulal Shah, and the said Sale Deed registered on 25/03/2008, Regd at Sr. No. 02775.

10) It appears from records that, M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd. through its Director - Mr. Sujoy Jayant Gupta & Mrs. Shweta Sujoy Gupta, has taken an admeasuring 12000 Sq. Mtr., out of Survey No. 899/2 for development from Mr. Chandrashekhar Babulal Shah, by registered Development Agreement dated 28/03/2008, Regd. At Sr. No. 03283 & General Power of Attorney dated 07/04/2008, Regd. At Sr. No. 03655.

11) It appears from records that, the said land bearing Survey No. 899/1+899/2/1+899/3/1, Plot No. 02, admeasuring 2066 Sq. Mtr., converted to Non Agricultural use for residential purpose by the N. A. Order of The Collector, Nashik on dated 21/05/2010, vide letter No. N.A./SR/50/2009.

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12) It appears from Mutation Entry No. 77273 that, M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd. through its Director - Mr. Sujoy Jayant Gupta & Mrs. Shweta Sujoy Gupta, has purchased Plot No. 88, 121, 168 to 189, admeasuring total area 10907.84 Sq. Mtr., out of Survey No. 899/1+899/2/1+899/3/1, from Mr. Chandrashekhar Babulal Shah, by registered Sale Deed dated 13/12/2010, Regd At Sr No 13827.

13) It appears from records that, the said joint layout of Survey No. 899/1+899/2/1+899/3/1 was finally approved by Nashik Municipal Corporation, Nashik by their Layout Approval dated 10/05/2011, vide letter No. TP/FINAL/CIDCO/B-3/3.

14) It appears from records that, Mr. Chandrashekhar Babulal Shah, has executed Correction Deed in respect of registered Sale Deed dated 13/12/2010 of for correction of plot numbers & their areas as per final approved layout, as Old Plot No. 88, admeasuring area 8,414.6 Sq. Mtr. Corrected in to new Plot No. 84, admeasuring area 7,578.49 Sq. Mtr., in favour of M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd. through its Director - Mr. Sujoy Jayant Gupta & Mrs. Shweta Sujoy Gupta, and the said Correction Deed / Confirmation Deed registered on 31/05/2011, Regd. At Sr. No. 06623.

15) It appears from records that, M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd. through its Director - Mr. Sujoy Jayant Gupta

& Mrs. Shweta Sujoy Gupta, prepared a building plan for residential construction on Plot No. 84 & building plan for construction of "SYMPHONY" in the layout bearing Survey No. 899/1+899/2/1+899/3/1 the said building plan approved by Nashik Municipal Corporation, Nashik by their Commencement Certificate on dated 26/07/2012, vide letter No. LND/BP/CD/B3/258/2120.

16) It appears from records that, M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd. through its Director - Mr. Sujoy Jayant Gupta & Mrs. Shweta Sujoy Gupta, has taken construction finance loan by mortgaging Plot No. 84 & building plan for construction of "SYMPHONY" in the layout bearing Survey No. 899/1+899/2/1+899/3/1 and Survey No. 42/1/1/2+42/1/2 along with project namely Signature thereon from ICICI Bank Ltd. by registered Mortgage Deed 16/09/2013, Regd. at Sr. No. 08957.

17) It appears from records that, M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd. through its Director - Mr. Sujoy Jayant Gupta & Mrs. Shweta Sujoy Gupta, prepared a revised building plan for residential construction on Plot No. 84 & building plan for construction of "SYMPHONY" in the layout bearing Survey No. 899/1+899/2/1+899/3/1 the said building plan approved by Nashik Municipal Corporation, Nashik by their Revised Commencement Certificate on dated 13/03/2014, vide letter No. LND/BP/B3/547/5648/14.

18) It appears from records that, M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd. through its Director - Mr. Sujoy Jayant Gupta & Mrs. Shweta Sujoy Gupta, prepared a revised building plan for residential construction on Plot No. 84 & building plan for construction of "SYMPHONY" in the layout bearing Survey No. 899/1+899/2/1+899/3/1 the said building plan approved by Nashik Municipal Corporation, Nashik by their Revised Commencement Certificate on dated 22/12/2016, vide letter No. LND/BP/B5/254/5186.

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On the basis of mutation entries & documents for last **30** years and I have enquired in the office of Sub Registrar Nashik, Sub Registrar Search Receipt dated **09/09/2016** wide receipt No.: **99589825** most of record in office is in torn and dilapidated condition, some registers are not ready so as per the records made available to me my Observations are as under:

Year	Type of Entry	Remark
1986	NIL	
1987	NIL	
1988	NIL	
1989	NIL	
1990	NIL	
1991	NIL	
1992	NIL	
1993	NIL	
1994	NIL	
1995	NIL	
1996	NIL	
1997	NIL	
1998	NIL	
1999	Release Deed dated 31/08/1999. Confirmation Deed registered on 01/09/1999, Regd. At Sr. No. 09367 & 09368 respectively.	
2000	NIL	
2001	NIL	
2002	NIL	
2003	NIL	
2004	NIL	
2005	NIL	
2006	NIL	
2007	Agreement for Sale dated 05/12/2007, Regd. At Sr. No. 08857. General Power of Attorney registered on 05/12/2007, Regd. At Sr. No. 08858.	
2008	Sale Deed registered on 25/03/2008, Regd at Sr. No. 02775.	

	Development Agreement dated 28/03/2008, Regd. At Sr. No. 03283 & General Power of Attorney dated 07/04/2008, Regd. At Sr. No. 03655.
2009	NIL
2010	Sale Deed dated 13/12/2010, Regd At Sr No 13827.
2011	Correction Deed / Confirmation Deed registered on 31/05/2011, Regd. At Sr. No. 06623.
2012	NIL
2013	Mortgage Deed 16/09/2013, Regd. at Sr. No. 08957.
2014	NIL
2015	NIL
2016	NIL

It appears that there is no encumbrance and no defect in title whatsoever either in land from the documents verified the list of which mentioned hereinabove, that the title of the respect of the said constructed property known as **"SYMPHONY"**, project under construction on **Survey No. 899/1+899/2/1+899/3/1,** out of that **Plot No. 84,** admeasuring area **7,578.49 Sq. Mtr.,** on which **SYMPHONY,** having buildings project having Row Bungalows, Flats & Shops situated at **Nashik**, registration and Sub-registration Tal. and Dist. Nashik, and the said property is clear, marketable and without any encumbrances whatsoever subject to the charge of ICICI Bank Ltd., Nashik.

This Title Clearance Report is issued only upon the strength of the papers / documents produced before me (no public notice was issued for the title verification) by **M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd. through its Director - Mr. Sujoy Jayant Gupta & Mrs. Shweta Sujoy Gupta,** and Search taken by me in Sub Registrar Office, Nashik with available index II register's as some registers are in torn conditions.

Nashik.
Date :- 09/01/2017.

(M. M. DHOPAVKAR)
ADVOCATE