

Adv. SUHAS B. KHARDE

Off. FA-04, 1st Floor, Opp. Sakal News,

Off. Thakkar Bazaar, New CCS,

MASNHK - 422 002

कॉपी
संख्या

(क. नि. प्रमाण नं. १) प्रमाणित प्रमाण (No. १)

2200

प्रमाणित

(अप्रमाणित)

ORIGINAL COPY

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प्रमाणित प्रमाणित प्रमाणित

2200/2023 (2200)

RECEIPT FOR PAYMENT TO GOVERNMENT

प्रमाणित

प्रमाणित

22/11/2023

प्रमाणित

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सह. सुदामा निवासिनी दल-२

प्रमाणित

Charmer of Alcoholic

नमिरेक-२

To,

M/s. Karmaa Realty, a partnership firm

Add. 210, Oberoi Chambers-II, New Link Road,

Andheri (W), Mumbai-400053

TITLE SEARCH REPORT

Dear Sir,

With reference to your oral request I submit my title search report as hereunder:

(1) Name & Address of the owner:**M/s. Karmaa Realty, a partnership firm**

Add. 210, Oberoi Chambers-II, New Link Road,

Andheri (W), Mumbai-400053

(2) Detail description of the documents scrutinized:

- a. 7/12 Extracts
- b. Relevant 6-d Mutation Entries
- c. Copy of Exchange Deed dated 12/12/2011 (Sr.No. 12735/2011)
- d. Copy of General Power of Attorney dated 23/08/2011 (Sr.No. 9023/2011)
- e. Copy of Development Agreement dated 23/08/2011 (Sr.No. 9022/2011)
- f. Copy of Correction Deed dated 23/08/2011 (Sr.No. 9021/2011)
- g. Copy of Sale Deed dated 17/02/2011 (Sr.No. 2099/2011)
- h. Copy of Sale Deed of T.D.R. dated 17/02/2011 (Sr.No. 2098/2011)
- i. Copy of Agreement dated 30/10/2010 (Sr.No. 10401/2010)
- j. Copy of Partnership Deed dated 13/04/2010
- k. Copy of Sale Deed dated 14/02/2008 (Sr.No. 1607/2008)
- l. Copy of Agreement dated 13/11/2007 (Sr.No. 8228/2007)
- m. Copy of General Power of Attorney dated 19/12/2006 (Sr.No. 6472/2006)
- n. Copy of Development Agreement dated 19/12/2006 (Sr.No. 6471/2006)
- o. Copy of Non-Agricultural permission dated 11/02/2011
- p. Copy of approved Building Plan
- q. Copy of Commencement Certificate dated 05/06/2012

(3) Detail Description of the property / properties:

All that piece and parcel of property being area admeasuring 431.25 Sq.Mtrs. out of Survey No. 400/A/5/1 total admeasuring H 00.85 R. area

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admeasuring 2000.00 Sq.Mtrs. bearing Survey No. 400/A/5/5, area admeasuring 6,895.50 Sq.Mtrs. out of Survey No. 400/A/5/6 total admeasuring H 00.64 R. area admeasuring 6,519.50 Sq.Mtrs. out of Survey No. 400/A/5/7 total admeasuring H 00.64 R and area admeasuring 2,000.00 Sq.Mtrs. bearing Survey No. 400/A/5/8 situated at Nashik, Tal. & Dist. Nashik and bounded as under:

East : Survey No. 400/6
 West : Remaining area of Survey Nos. 400/A/5/1, 400/A/5/2 & 400/A/5/3+4
 South : 18 Mtrs. Wide D. P. Road
 North : 725.00 Sq.Mtrs. Green Belt

(4) Brief history of the property/ies and how the owner / mortgagor has derived the title:

a. Mutation Entry No. 3241 certified on 07/03/1940 is mutated as Mr. Narayan Sakharan Kathe died on 03/10/1938 and therefore name of his elder son i.e. Mr. Eknath Sakharan Kathe for Undivided Family was entered in the records of Survey Nos. 375/1, 375/6, 376/5, 377/4, 377/5, 377/6, 380/6, 380/9, 397, 399/1, 400A/5, 400A/6, 410, 419/5, 431/3, 431/5, 431/10, 453/1, 460/1, 460/7.

b. Mutation Entry No. 12378 is mutated and thereby Metric System was made applicable to entire village Nashik.

c. Mutation Entry No. 25703 certified on 11/07/1989 is mutated and thereby names of Sons of Mr. Eknath Sakharan Kathe i.e. Mr. Madhukar Eknath Kathe & Mr. Dinkar Eknath Kathe were entered jointly in the records of Survey No. 400/A/5.

d. Mutation Entry No. 33071 certified on 30/06/1995 is mutated as Mr. Purushottam Muralidhar Kathe affected partition of lands owned by them and thereby area admeasuring H 01.76 R & H 00.85 R bearing Survey Nos. 400A/6 & 400A/5/1 respectively came to share of Mr. Eknath Narayan Kathe, each area admeasuring H 00.20 R bearing Survey Nos. 400A/5/2, 400A/5/3, 400/5/4 & came to share of Smt. Manubai Eknath Kathe, Smt. Pushpa Eknath Kathe & Mrs. Vijaya Vishwanath Wagh respectively, each area admeasuring H 01.25 R out of Survey No. 400A/5 came to share of Mr. Madhukar Eknath Kathe & Mr. Dinkar Eknath Kathe and area admeasuring H 00.20 R came to share of Mrs. Shobha Dinkar Kathe.

e. Mutation Entry No. 42249 though mentioned in 7/12 Extract however it is pertaining to Survey Nos. 445/2/1, 443/1/1 to 3 + 443/2/1 to 4 + 443/3/1 to 3 + 443/4 + 5/1, hence not described.

f. Mutation Entry No. 43047 certified on Mr. Eknath Narayan Kathe died on 19/04/1998 and therefore names of his legal heirs i.e. Widow: Manubai; Sons: Madhukar, Dinkar; Married-Daughters: Vijaya, Pushpa were brought on record of rights of Survey Nos. 376/5, 377/5, 380/6, 380/9, 400A/5/1, 400A/6, 400/1B, 460/7B, 424/12.

g. Mutation Entry No. 48045 certified on 03/03/2003 is mutated as per Order dated 24/12/2002, bearing No. Bhu.Sa./Vairarana/Sinhashtha/1290/2002 issued by Collector, Nashik, coupled with Order dated 25/12/2002, bearing No.

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Jamabandi/KaVi/1287/02 issued by Tahsildar, Nashik and thereby Circle Officer, Nashik taken possession of lands acquired for forthcoming Sinhastha Kumbhamela 2003-04 for the purpose of Sadhugram. Thereby remark of 'acquired for Sinhastha Kumbhamela 2003-04' were made in other rights column of various survey numbers - including Survey Nos. 400A/5/1 to 8 owned by Mr. Madhukar Eknath Kathe & seven others.

h. Mutation Entry No. 49927 certified on 09/01/2004 is mutated as per letter dated 23/12/2003 bearing No. 800/2003 issued by Circle Officer contending that the possession of lands acquired for Sinhastha Kumbhamela 2003-04 was handed over to concern landlords on 29/11/2003. Therefore remark of 'acquired for Sinhastha Kumbhamela 2003-04' was removed from other rights column of various survey numbers - including Survey Nos. 400A/5/1 to 8.

i. Mutation Entry No. 52722 certified on 12/03/2005 is mutated as Smt. Manubai Eknath Kathe & Mr. Dinkar Eknath Kathe executed Agreement in favour of Nashik Municipal Corporation, Nashik with respect to area admeasuring 229.75 Sq.Mtrs. for the purpose of D. P. Road. Therefore in other rights column remark of 'area admeasuring 229.75 Sq.Mtrs. for D. P. Road towards Nashik Municipal Corporation, Nashik' was entered in other rights column of Survey No. 400A/5/1(P).

j. Mutation Entry No. 60984 certified on 20/06/2008 is mutated as Mr. Madhukar Eknath Kathe, Mr. Dinkar Eknath Kathe & Smt. Manubai Eknath Kathe executed Sale Deed in favour of Mr. Satish Dhondulal Parakh, with respect to - each area admeasuring H 00:26:25 R out of Survey Nos. 400A/5/6 & 400A/5/7(P), area admeasuring 650.00 Sq.Mtrs. out of Survey No. 400A/5/1(P) - total area admeasuring 5900.00 Sq.Mtrs. which is duly registered at the office of Sub-Registrar, Nashik-2, at Sr.No. 1607/2008 dated 14/02/2008. Therefore name of said purchaser was entered in the records of said survey numbers for above mentioned area.

k. Mutation Entry No. 70386 certified on 30/09/2011 is mutated as Mr. Satish Dhondulal Parakh & four others, through General Power of Attorney Holder Mr. Satish Dhondulal Parakh, with consent of M/s. Ashoka Builders, through Partner Mr. Satish Dhondulal Parakh sold area admeasuring 650.00 Sq.Mtrs., 2,000.00 Sq.Mtrs., 6,685.00 Sq.Mtrs., 6,340.00 Sq.Mtrs. & 2,000.00 Sq.Mtrs. out of Survey Nos. 400A/5/1, 400A/5/5, 400A/5/6, 400A/5/7 & 400A/5/8 respectively to M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Maganlal Talwar & Mr. Sunil Devisahay Gupta, by way of Sale Deed which is duly registered at the office of Sub-Registrar, Nashik-3, at Sr.No. 2099/2011 dated 17/02/2011. Therefore name of said firm was entered in the records of said survey numbers as owner & possessor.

l. Mutation Entry No. 77847 certified on 25/01/2012 is mutated as Mr. Madhukar Eknath Kathe & Mr. Dinkar Eknath Kathe and M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Maganlal Talwar & Mr. Sunil Devisahay Gupta executed Exchange Deed duly registered at the office of Sub-Registrar, Nashik-3, at Sr.No. 12735/2011 dated 09/12/2011. Thereby name of M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Maganlal Talwar & Mr. Sunil Devisahay Gupta



was entered for area admeasuring 192.00 Sq.Mtrs. & 198.00 Sq.Mtrs. out of Survey Nos. 400A/5/6(P) & 400A/5/7(P) respectively and names of Mr. Madhukar Eknath Kathe & Mr. Dinkar Eknath Kathe were entered for area admeasuring 218.75 Sq.Mtrs. out of Survey No. 400A/5/1.

m. The 7/12 Extract dated 12/03/2013 of Survey No. 400A/5/1 total admeasuring H 00.85 R, stands in the name of M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Maganlal Talwar & Mr. Sunil Devisahay Gupta for area admeasuring 431.25 Sq.Mtrs. In other rights column only remark of area admeasuring 229.75 Sq.Mtrs. towards D. P. Road for Nashik Municipal Corporation, Nashik is seen.

n. The 7/12 Extract dated 12/03/2013 of Survey No. 400A/5/5 admeasuring H 00.20 R under reference, stands in the name of M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Maganlal Talwar & Mr. Sunil Devisahay Gupta and no encumbrances or charges whatsoever in nature are seen in other rights column.

o. The 7/12 Extract dated 12/03/2013 of Survey No. 400A/5/6 total admeasuring H 00.64 R, stands in the name of M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Maganlal Talwar & Mr. Sunil Devisahay Gupta for area admeasuring 6895.50 Sq.Mtrs. and no encumbrances or charges whatsoever in nature are seen in other rights column.

p. The 7/12 Extract dated 12/03/2013 of Survey No. 400A/5/7 total admeasuring H 00.64 R, stands in the name of M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Maganlal Talwar & Mr. Sunil Devisahay Gupta for area admeasuring 6519.50 Sq.Mtrs. and no encumbrances or charges whatsoever in nature are seen in other rights column.

q. The 7/12 Extract dated 12/03/2013 of Survey No. 400A/5/8 admeasuring H 00.20 R under reference, stands in the name of M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Maganlal Talwar & Mr. Sunil Devisahay Gupta and no encumbrances or charges whatsoever in nature are seen in other rights column.

Besides above mutation entries following documents are also shown to me.

a. Nashik Municipal Corporation, Nashik has issued Zoning Certificate by Letter dated 11/10/2007 bearing No. Zone Certificate/485 and thereby informed that 30.00 Mtrs. & 18.00 Mtrs. Wide D. P. Road is proposed towards middle & Southern side of Survey No. 400A, part of Eastern & Northern Portion of said land comes under No-Development Zone, part of Western Portion comes under Industrial Zone and remaining area included in Residential Zone and Gadavari River is shown towards part of Eastern & Northern Side of said land.

b. Collector, Nashik has issued Non-Agricultural permission by Order dated 11/02/2011, bearing No. 290/2009.

c. Nashik Municipal Corporation, Nashik has sanctioned Building Plan & issued Commencement Certificate dated 05/06/2012, bearing No. LND/BP/A2/85/1226/12, with respect to



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Survey Nos. 400A/5/1, 400A/5/5, 400A/5/6 & 400A/5/7.

d. On 19/12/2006, Mrs. Madhuri Madhukar Kathe, Mrs. Shobha Dinkar Kathe, Mr. Madhukar Eknath Kathe & Mr. Dinkar Eknath Kathe executed Development Agreement in favour of M/s. Ashoka Builders & Developers, through Partner Mr. Satish Dhondulal Parakh, with respect to each area admeasuring H 00.20 R bearing Survey Nos. 400A/5/5 & 400A/5/8 and each area admeasuring H 00.42.5 R out of Survey Nos. 400A/5/6 & 400A/5/7. The said General Power of Attorney is duly registered at the office of Sub-Registrar, Nashik-2, at Sr.No. 6471/2006.

in consonance with above said Development Agreement landlord also executed General Power of Attorney dated 19/12/2006 in favour of the developer to carry & complete the development project. The said General Power of Attorney is duly registered at the office of Sub-Registrar, Nashik-2, at Sr.No. 6472/2006.

e. On 13/11/2007, Mr. Madhukar Eknath Kathe, Mr. Dinkar Eknath Kathe & Smt. Manubai Eknath Kathe executed Agreement in favour of Mr. Satish Dhondulal Parakh, with respect to each area admeasuring H 01.25 R bearing Survey Nos. 400A/5/6 & 400A/5/7 and area admeasuring H 00.85 R bearing Survey No. 400A/5/1. The said Sale Deed is duly registered at the office of Sub-Registrar, Nashik-2, at Sr.No. 8228/2007.

f. On 14/02/2008, Mr. Madhukar Eknath Kathe, Mr. Dinkar Eknath Kathe & Smt. Manubai Eknath Kathe executed Sale Deed in favour of Mr. Satish Dhondulal Parakh, with respect to each area admeasuring H 01.25 R bearing Survey Nos. 400A/5/6 & 400A/5/7 and area admeasuring H 00.85 R bearing Survey No. 400A/5/1. The said Sale Deed is duly registered at the office of Sub-Registrar, Nashik-2, at Sr.No. 1607/2008.

g. On 13/04/2010, Mr. Vinod Moganlal Talwar & Mrs. Chandra Vinod Talwar and Mr. Sunil Devisahay Gupta & Mrs. Kavita Sunil Gupta executed Partnership Deed and thereby formed a partnership firm under the name & style as M/s. Karmaa Realty.

h. On 30/10/2010, Mr. Satish Dhondulal Parakh for himself and General Power of Attorney Holder of Mrs. Madhuri Madhukar Kathe, Mrs. Shobha Dinkar Kathe, Mr. Madhukar Eknath Kathe & Mr. Dinkar Eknath Kathe, with consent of M/s. Ashoka Builders & Developers, through Partner Mr. Satish Dhondulal Parakh executed Agreement for Sale in favour of M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Moganlal Talwar & Mr. Sunil Devisahay Gupta, with respect to area admeasuring 650.00 Sq.Mtrs., 2,000.00 Sq.Mtrs., 6,875.00 Sq.Mtrs., 6,875.00 Sq.Mtrs., 2,000.00 Sq.Mtrs. out of Survey Nos. 400A/5/1, 400A/5/5, 400A/5/6, 400A/5/7 & 400A/5/8 respectively. The said Agreement for Sale is duly registered at the office of Sub-Registrar, Nashik-2, at Sr.No. 10401/2010.

i. On 17/02/2011, Mr. Hrishikesh Amar Manjarekar executed Sale Deed of T.D.R. admeasuring 1647.50 Sq.Mtrs. out of T.D.R. Certificate No. 189 & T.D.R. admeasuring 4387.50 Sq.Mtrs. out of T.D.R. Certificate No. 202, in favour of M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Madanlal Talwar &



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Mr. Sunil Devisahay Gupta. The said Sale Deed is duly registered at the office of Sub-Registrar, Nashik-3, at Sr.No. 2098/2011.

j. On 17/02/2011, Mr. Satish Dhondulal Parakh for himself and General Power of Attorney Holder of Mrs. Madhuri Madhukar Kathe, Mrs. Shobha Dinkar Kathe, Mr. Madhukar Eknath Kathe & Mr. Dinkar Eknath Kathe, with consent of M/s. Ashoka Builders & Developers, through Partner Mr. Satish Dhondulal Parakh executed Sale Deed in favour of M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Maganlal Talwar & Mr. Sunil Devisahay Gupta, with respect to area admeasuring 650.00 Sq.Mtrs., 2,000.00 Sq.Mtrs., 6,685.00 Sq.Mtrs., 6,340.00 Sq.Mtrs., 2,000.00 Sq.Mtrs. out of Survey Nos. 400A/5/1, 400A/5/5, 400A/5/6, 400A/5/7 & 400A/5/8 respectively. The said Agreement for Sale is duly registered at the office of Sub-Registrar, Nashik-3, at Sr.No. 2099/2011.

k. On 23/08/2011, Mr. Satish Dhondulal Parakh for himself and General Power of Attorney Holder of Mrs. Madhuri Madhukar Kathe, Mrs. Shobha Dinkar Kathe, Mr. Madhukar Eknath Kathe & Mr. Dinkar Eknath Kathe, with consent of M/s. Ashoka Builders & Developers, through Partner Mr. Satish Dhondulal Parakh executed Correction Deed in favour of M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Maganlal Talwar & Mr. Sunil Devisahay Gupta and thereby areas corrected as 650.00 Sq.Mtrs., 2,000.00 Sq.Mtrs., 6,703.50 Sq.Mtrs., 6,321.50 Sq.Mtrs. & 2000.00 Sq.Mtrs. out of Survey Nos. 400A/5/1, 400A/5/5, 400A/5/6, 400A/5/7 & 400A/5/8 respectively, total admeasuring 17675.00 Sq.Mtrs. (excluding area admeasuring 390.00 Sq.Mtrs. towards D. P. Road) which were wrongly mentioned in Agreement of Sale dated 30/10/2010 & Sale Deed dated 17/02/2011. The said Correction Deed is duly registered at the office of Sub-Registrar, Nashik-3, at Sr.No. 9021/2011.

l. On 23/08/2011, Mr. Satish Dhondulal Parakh executed Development Agreement in favour of M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Maganlal Talwar & Mr. Sunil Devisahay Gupta, with respect to area admeasuring 17.50 Sq.Mtrs. out of Survey No. 400A/5/6 & area admeasuring 553.50 Sq.Mtrs. out of Survey No. 400A/5/7 and authorized the developer to develop the said land & also to transfer constructed premises in favour of prospective purchasers. The said Development Agreement is duly registered at the office of Sub-Registrar, Nashik-3, at Sr.No. 9022/2011.

In consonance with above said Development Agreement landlord also executed General Power of Attorney dated 23/08/2011 in favour of the developer to carry & complete the development project. The said General Power of Attorney is duly registered at the office of Sub-Registrar, Nashik-3, at Sr.No. 9023/2011.

m. On 12/12/2011, Mr. Madhukar Eknath Kathe & Mr. Dinkar Eknath Kathe as First Party and M/s. Karmaa Realty, a partnership firm through Partners Mr. Vinod Maganlal Talwar & Mr. Sunil Devisahay Gupta as Second Party executed Exchange Deed, with respect to area admeasuring 192.00 Sq.Mtrs. & 198.00 Sq.Mtrs. out of Survey Nos. 400A/5/6 & 400A/5/7 respectively owned by the First Party and area admeasuring 218.75 Sq.Mtrs. out of Survey No. 400A/5/1 owned by the Second



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B.Com., LL.B.

Party. The said Exchange Deed is duly registered at the office of Sub-Registrar, Nashik-3, at Sr.No. 12735/2011.

(5) FINAL CERTIFICATE / OPINION:

This is to certify that the title of M/s. Karmaa Realty, a partnership firm, with respect to area admeasuring 431.25 Sq.Mtrs. out of Survey No. 400/A/5/1 total admeasuring H 00.85 R, area admeasuring 2000.00 Sq.Mtrs. bearing Survey No. 400/A/5/5, area admeasuring 6,895.50 Sq.Mtrs. out of Survey No. 400/A/5/6 total admeasuring H 00.64 R, area admeasuring 6,519.50 Sq.Mtrs. out of Survey No. 400/A/5/7 total admeasuring H 00.64 R and area admeasuring 2,000.00 Sq.Mtrs. bearing Survey No. 400/A/5/8 situated at Nashik, Tal. & Dist. Nashik is clear & marketable and free from encumbrances or charges whatsoever in nature.

Nashik

Date: 24/04/2013

S. B. Kharde
24/4/13

S. B. Kharde
Advocate

Adv. SUHAS B. KHARDE

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NASHIK - 422 002

(Search Fees paid vide Receipt No. 409701 dated 22/04/2013 Application No. 4297)



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