Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE & NOTARY

Off. : Chamber No. 224 / 2, District Court, Nashik - 422002
Resi. : Flat No. 101-E-Wing, Rushiraj Harmony, Near Gangapur Police Station, Gangapur Road, Nashik-422 013. • Cell : 98222 15150

TITLE CERTIFICATE

" TO WHOM SO EVER IT MAY CONCERN"

SUB:- Title certificate report in respect of the property bearing area admeasuring **0 H 32.9 Are i.e. 3290.00 Sq. Mtr.** out of **Survey No.257/1B** N. A. assessed at Rs. 1579.20 Paisa, situated & laying at Nashik within the limits of Nashik Municipal Corporation.
Together with all the Easementry rights, & other hereditaments.

Owner:- **1. Shri. Sanjay Kondiram Dhakane through their General Power of Attorney Holder M/s. Jaikumar Constructions LLP**
2. M/s. Jaikumar Constructions LLP

As per the request of **M/s. Jaikumar Constructions LLP through their partner.** I have study the records which is given & available to me by owner in respect of the above mentioned property. I have given 30 years title report.

All the above said property here in after referred as " The property in question" for the sake of brevity.

Upon perusal & verification of the relevant & available records it transpires to me as under :

DOCUMENTS PERSUED AND STUDIED

i) 7/12 Extract from 1962 to 2016.
ii) 6 D Extract
iii) Revised Corrected order of Additional Collector & Competent Authority,Nashik vide No.ULC/A-1/4237/318,Nashik dt.25-04-2006.
iv) Development Agreement dt. 15/10/2007
v) Notification of Maharashtra State Government dt. 31/03/2008,
vi) N. A. Order has been given by Collector of Nashik. Vide No. MAHA/ KAKSH-3/4/ NA-Letter No. /443/2012, Nashik dt. 26/11/2012
vii) Sale Deed dt. 24/02/2012, dt. 04/10/2012
viii) Development Agreement and General Power of Attorney dt. 07/11/2013.
ix) Sale Deed dated 31/12/2013.

ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 49602

..2

x) Registered Deed of Further Charge (Simple Mortgage) dt. 07/11/2015 at Sr. No. 6935-2015

HISTORY

1] Shri. Tukaram, Shri.Vithoba, Shri. Nivrutti, Shri.Pandurang, Shri. Gangadhar Trimbak Suryawanshi & others gave an application that they have made partition of their owned property among themselves, as per following way,

S. No.	Sub Hissa	Area H R	Owner
257	1A	0.35	Gangadhar T.Suryawashi
257	1B	0.32.||	Nivrutti T.Suryawashi
257	1C	0.32.||	Pandurang T.Suryawashi
257	1E	0.32.||	Tukaram T.Suryawashi
257	1J	[area is not visible due to torn condition of mutation entry]	Tukaram T.Suryawashi

This fact is Evident from M.E.No.7592 dt.08-05-1960

2] Indian coinage Act was enacted at village level.
This fact is Evident from M.E.No.12378 dt.19-05-1971

3] Area admeasuring 3290 Sq. Mtr. from S.No.257/B were declared as excess area, by order of Additional Collector & competent authority ULC, Nashik accordingly remark of Excess area was mutated in other rights column of 7/12 extract.
This fact is Evident from M.E.No.29154 dt.27-04-1992

4] Owner of S.No.257/1B & others Shri. Nivrutti Trimbak Suryvanshi died on 09-04-1996. He left behind him his legal heirs, wife- Chandrabhgabai, Son's- Dattatraya, Vasant, Valu, Daughter's- Sundarabai Phandharinath Jejurkar, Kusumbai Shriram Hirve, Mandabai Ramesh Gangurde.
This fact is Evident from M.E.No.35017 dt.01-10-1996

5] Owner of S.No.257/1B & other properties Smt. Chandrabhgabai Nivrutti Suryvanshi had repaid the whole loan amount of United Western Bank Ltd.
This fact is Evident from M.E.No.35476 dt.05-02-1997

6] On 15/10/2007 owner of S.No.257/1B & 257/1G Smt. Chandrabhagabai Nivrutti

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Suryavanshi & others had executed Development Agreement & General Power of Attorney in favour of M/s. Viraj Estates Pvt. Ltd. through its Director. Said deed were registered with Sub-Registrar,Nasik-2 at Sr.No.7323 & 7324.

7] As per order of Additional Collector & competent authority, ULC, Nashik, in other rights column of 7/12 extract of the property remark of Excess area was taken. subsequently said order of competent authority has been corrected & revised by Additional Collector & competent authority, ULC, Nashik vide under section 8(4) of ULC Act 1976 by order No.ULC/A-1/4237/318,Nashik dt.25-04-2006. Accordingly area of S.No.257/1G & 257/1B become Retention area & remark of excess area was deleted.

This fact is Evident from M.E.No.71518 dt.05-07-2011

8] On 28-12-2007 Shri.Vilas Rasiklal shah purchased area admeasuring H 0.32.9 R assessed at Rs.1.37 paisa out of S. No.257/1B & area admeasuring H 0.32.9 R assessed at Rs.1.37 paisa out of S.No.257/1G by Agreement for sale from Chandrabhagabai Nivrutti Suryawanshi and others 14 through their General Power of Attorney holder Shri. Chandrashekhar Babulal Shah said deed was not duly stamped hence purchaser produce it before Collector of Stamps, Nashik & impound said deed under section 33 of the Bombay Stamp Act & the document(Agreement for sale) is therefore certified as properly stamped on 15-02-2012 under section 41 of Bombay Stamp Act 1958.

Subsequently on dt. 24/02/2012 the land owner Chandrabhagabai Nivrutti Suryavanshi & others14 through their General Power of Attorney holder Shri. Chandrashekhar Babulal Shah & confirming party Viraj Estates Pvt. Ltd. through their Director Shri.Chandrashekar Babulal Shah executed Sale Deed of above mentioned area in favour of Shri. Vilas Rasiklal Shah by registered sale deed dt.24-02-2012. Said sale deed was registered with Sub-Registrar,Nashik-2 at Sr.No.2174/2012.

This fact is Evident from M.E.No.78439 dt.12-04-2012

Adv. Anuradha Mogal Patil Regd. No. 49802 Advocate

9) On dt. 31/12/2007 Shri. Sanjaykumar Kondiram Dhakane purchased area admeasuring H 0.11 R out of total area admeasuring H 0.32.9 R out of Survey No. 257/1B and area admeasuring H 0.29 R out of total area admeasuring H 0.32.9 R out of Survey No. 257/1C by agreement for sale from Shri. Vilas R. Shah. Said deed was not duly stamped, hence purchaser submitted it to collector of stamps Nashik and said is impound under Section 33 of Bombay Stamp Act 1958 and the said document is therefore certified as properly stamp on dt. 05/09/2012 under section 41 of said act.
Subsequently on dt. 01/10/2012 Shri. Vilas R. Shah executed said deed of above mentioned property in favour of Shri. Sanjaykumar Kondiram Dhakane. Said sale deed was registered with Sub-Registrar Nashik-5 at Sr. No. 8469-2012 dt. 04/10/2012.
This fact is Evident from M.E.No.86552 dt.12-11-2012.

10] As per notification of Maharashtra State Government, Urban Development Department, Mantralaya Mumbai dated 31/03/2008, allowed conversion of Industrial Zone in to Residential Zone. Hence there is no restriction on use of Land for Residential Purpose accordingly Collector of Nashik has given Non Agricultural Permission for Residential use.

11] On dt. 06/11/2013 Shri. Sanjaykumar Kondiram Dhakane executed Development Agreement and General Power of Attorney of area admeasuring H 0.11 R out of total area admeasuring H 0.32.9 R out of Survey No. 257/1B and area admeasuring H 0.29 R out of total area admeasuring H 0.32.9 R out of Survey No. 257/1C in favour of M/s. Jaikumar Constructions LLP through Partner Shri. Manoj Jaikumar Tibrewala. Said Development Agreement and General Power of Attorney are registered with Sub-Registrar Nashik-3 at Sr. No. 9300 & 9301 dt. 07/11/2013.
This fact is Evident from M.E.No.91355 dt.21-01-2014

12] On 31/12/2013 **M/s. Jaikumar Constructions LLP through their partner** Shri. Manoj Jaikumar Tibrewala purchased area admeasuring 0 H 21.9 R out of survey no 257/1B(P), area admeasuring 0 H 03.9 R out of survey no 257/1C(P), area admeasuring 0 H 28.8 R out of survey no 257/1D, area admeasuring 0 H 54.03 R out of survey no 257/2A/1(P) and area admeasuring 0 H 35 R out of survey no 257/1A from Shri. Vilas Rasiklal Shah, Shri. Karan Rajendra Shah, Shri. Viraj Vilas Shah, Shri. Dharmendra Jayantilal Shah & Shri. Bhavesh Jayantilal Shah by registered Sale Deed. Said sale deed was registered with Sub-Registrar, Nashik-3 at Sr. No. 1486-2013.
This fact is Evident from M.E.No.92515 dt.07-04-2014.

Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE & NOTARY

Off. : Chamber No. 224 / 2, District Court, Nashik - 422002
Resi. : Flat No. 101-E-Wing, Rushiraj Harmony, Near Gangapur Police Station, Gangapur Road, Nashik-422 013. • Cell : 98222 15150

13] On dt. 07/11/2015 M/s. Jaikumar Constructions LLP through its partner availed additional project loan facility from State Bank of India, Satpur, Nashik Branch by mortgaging subject property with the said bank. Said Deed of Further Charge (Simple Mortgage) is registered with Sub-Registrar Nashik-3 at Sr. No. 6935-2015 dt. 07/11/2015

This fact is Evident from M.E.No. 99363 dt.11-12-2015

OBSERVATION

On perusal of above documents & during study of all records given by applicant to me, I found that, subject to charge of Project loan of State Bank of India, Satpur, Nashik Branch, on area admeasuring **0 H. 32.9 Are i.e. 3290.00 Sq. Mtr.** out of **Survey No.257/1B** lying and situated at Nashik, property in question is clear, marketable, and free from all encumbrances.

TITLE CERTIFICTE

In view of & subject to the above observation & From all the above papers & documents shown to me, I certified that the said property in question is clear,Marketable & free from all encumbrances.

Thanking You,

Dated 01/06/2016

ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 43802

Your's faithfully

1/6/16

(Anuradha Mogal Patil)
Advocate

Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE & NOTARY

Off. : Chamber No. 224 / 2, District Court, Nashik - 422002
Resi. : Flat No. 101-E-Wing, Rushiraj Harmony, Near Gangapur Police Station, Gangapur Road, Nashik-422 013. • Cell : 98222 15150

TITLE CERTIFICATE

" TO WHOM SO EVER IT MAY CONCERN"

SUB:- Title certificate in respect of the property bearing area admeasuring **0 H 32.9 Are i.e. 3290.00 Sq. Mtr.** out of **Survey No.257/1C** N. A. Assessed at Rs. 1579.20 Paisa situated & laying at Nashik within the limits of Nashik Municipal Corporation.
Together with all the Easementry rights, & other hereditaments.

Owner:- **1. Shri. Sanjay Kondiram Dhakane through their General Power of Attorney Holder M/s. Jaikumar Constructions LLP**
2. M/s. Jaikumar Constructions LLP

As per the request of **M/s. Jaikumar Constructions LLP through their partner.** I have study the records which is given & available to me by owner in respect of the above mentioned property. I have given 30 years title report.

All the above said property here in after referred as " The property in question" for the sake of brevity.

Upon perusal & verification of the relevant & available records it transpires to me as under :

DOCUMENTS PERSUED AND STUDIED

i) 7/12 Extract from 1962 to 2016.
ii) 6 D Extract
iii) Agreement for Sale dt.29-12-2006
iv) Revised Corrected order of Additional Collector & Competent Authority, Nashik vide No.ULC/A-2/SR/3/2006,Nashik dt.18-05-2006.

ANURADHA MOGAL PATIL * Regd. No. 45502 * ADVOCATE

..2

v) Notification of Maharashtra State Government dt. 31/03/2008.

vi) N. A. Order has given by Collector of Nashik. Vide No. MAHA / KAKSH - 3 / 4 / NA-Letter No. /443/2012, Nashik dt. 26/11/2012

vii) Sale Deed dt. 24-02-2012, dt. 04/10/2012

viii) Development Agreement and General Power of Attorney dt. 07/11/2013.

ix) Sale Deed dated 31/12/2013.

x) Registered Deed of Further Charge (Simple Mortgage) dt. 07/11/2015 at Sr. No. 6935-2015

HISTORY

1] Shri.Tukaram, Shri.Vithoba, Shri.Nivrutti, Shri.Pandurang, Shri. Gangadhar Trimbak Suryawanshi & others gave an application that they have made partition of their property among themselves, as per following way,

S. No.	Sub Hissa	Area H R	Owner
257	1A	0.35	Gangadhar T.Suryawashi
257	1B	0.32.‖	Nivrutti T.Suryawashi
257	1C	0.32.‖	Pandurang T.Suryawashi
257	1E	0.32.‖	Tukaram T.Suryawashi
257	1J	[area is not visible due to torn condition of mutation entry]	Tukaram T.Suryawashi

This fact is Evident from M.E.No.7592 dt.08-05-1960

2] Indian coinage Act was enacted at village level.
This fact is Evident from M.E.No.12378 dt.19-05-1971

3] Shri.Pandurang Trimbak Suryvanshi died on 17-04-1969. He left behind him his legal heirs, wife- Parvati, Son- Ashok, Daughter's- Sau. Vimal Karbhari Khaire & Suman Popat Khaire.
This fact is Evident from M.E.No.14145A dt.30-04-1974

4] Shri.Ashok Pandurang Suryvanshi died on 26-01-1993. He left behind him his legal heirs, wife- Laxmibai, Son- Pravin, Daughter-Sunanda Ashok Suryavanshi.
This fact is Evident from M.E.No.30440 dt.08-05-1993

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5] Smt.Parvatabai Pandurang Suryvanshi died on 16-08-2000. She left behind her legal heirs, Daughter in Law-Laxmibai Ashok Suryvanshi, Grand Son-Pravin, Grand Daughter-Sunanda Ashok Suryvanshi, Daughter's- Sau.Vimal Karbhari Khaire & Suman Popat Khaire.

This fact is Evident from M.E.No.54646 dt.25-01-2006

6] On dt. 20/12/2006 owner of S.No.257/1C & 257/1H Smt.Laxmibai Ashok Suryavanshi & other-5 had executed Development Agreement & General Power of Attorney in favour of M/s. Viraj Estates Pvt. Ltd. through its Director. Said Development Agreement & General Power of Attorney were registered with Sub-Registrar,Nasik-2 at Sr.No.480 & 481.

7] On 29-12-2006 Shri.Vilas Rasiklal shah purchased total area out of S. No.257/1C & 257/1H from Smt.Laxmibai Ashok Suryavanshi & others-5 by Agreement for sale ,said deed was not duly stamped hence purchaser produce it before Collector of Stamps, Nashik & impound said deed under section 33 of the Bombay Stamp Act & the document (Agreement for sale) is therefore certified as properly stamped on 15-02-2012 under section 41 of Bombay Stamp Act 1958.

Subsequently on dt. 24/02/2012 the land owner Smt.Laxmibai Ashok Suryavanshi & others-5 through their General Power of Attorney holder Shri.Chandrashekhar Babulal Shah & confirming party Viraj Estates Pvt. Ltd. through their Director Shri.Chandrashekar Babulal Shah executed Registered Sale Deed in favour of Shri. Vilas R. Shah. Said sale deed was registered with sub-registrar Nashik-2 at Sr. No. 2173-2012

This fact is Evident from M.E.No.78440 dt.12-04-2012.

8) On dt. 31/12/2007 Shri. Sanjaykumar Kondiram Dhakane purchased area admeasuring H 0.11 R out of total area admeasuring H 0.32.9 R out of Survey No. 257/1B and area admeasuring H 0.29 R out of total area admeasuring H 0.32.9 R out of Survey No. 257/

ANURADHA MOGAL PATIL Regd. No. 49852 ADVOCATE

1C by agreement for sale from Shri. Vilas R. Shah. Said deed was not duly stamped, hence purchaser submitted it to collector of stamps Nashik and said is impound under Section 33 of Bombay Stamp Act 1958 and the said document is therefore certified as properly stamp on dt. 05/09/2012 under section 41 of said act.

Subsequently on dt. 01/10/2012 Shri. Vilas R. Shah executed said deed of above mentioned property in favour of Shri. Sanjaykumar Kondiram Dhakane. Said sale deed was registered with Sub-Registrar Nashik-5 at Sr. No. 8469-2012 dt. 04/10/2012.
This fact is Evident from M.E.No.86552 dt.12-11-2012.

9] As per notification of Maharashtra State Government, Urban Development Department, Mantralaya Mumbai dated 31/03/2008, allowed conversion of Industrial Zone in to Residential Zone. Hence there is no restriction on use of Land for Residential Purpose accordingly Collector of Nashik has given Non Agricultural Permission for Residential use.

10] On dt. 06/11/2013 Shri. Sanjaykumar Kondiram Dhakane executed Development Agreement and General Power of Attorney of area admeasuring H 0.11 R out of total area admeasuring H 0.32.9 R out of Survey No. 257/1B and area admeasuring H 0.29 R out of total area admeasuring H 0.32.9 R out of Survey No. 257/1C in favour of M/s. Jaikumar Constructions LLP through Partner Shri. Manoj Jaikumar Tibrewala. Said Development Agreement and General Power of Attorney are registered with Sub-Registrar Nashik-3 at Sr. No. 9300 & 9301 dt. 07/11/2013.
This fact is Evident from M.E.No.91355 dt.21-01-2014

11] On 31/12/2013 **M/s. Jaikumar Constructions LLP through their partner** Shri. Manoj Jaikumar Tibrewala purchased area admeasuring 0 H 21.9 R out of survey no 257/ 1B(P), area admeasuring 0 H 03.9 R out of survey no 257/1C(P), area admeasuring 0 H 28.8 R out of survey no 257/1D, area admeasuring 0 H 54.03 R out of survey no 257/ 2A/1(P) and area admeasuring 0 H 35 R out of survey no 257/1A from Shri. Vilas Rasiklal Shah, Shri. Karan Rajendra Shah, Shri. Viraj Vilas Shah, Shri. Dharmendra Jayantilal Shah & Shri. Bhavesh Jayantilal Shah by registered Sale Deed. Said sale deed was registered with Sub-Registrar, Nashik-3 at Sr. No. 1486-2013.
This fact is Evident from M.E.No.92515 dt.07-04-2014.

Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE & NOTARY

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12] On dt. 07/11/2015 M/s. Jaikumar Constructions LLP through its partner availed additional project loan facility from State Bank of India, Satpur, Nashik Branch by mortgaging subject property with the said bank. Said Deed of Further Charge (Simple Mortgage) is registered with Sub-Registrar Nashik-3 at Sr. No. 6935-2015 dt. 07/11/2015

This fact is Evident from M.E.No. 99363 dt.11-12-2015

OBSERVATION

On perusal of above documents & during study of all records given by applicant to me, I found that, subject to charge of Project loan of State Bank of India, Satpur, Nashik Branch, on area admeasuring **0 H. 32.9 Are i.e. 3290.00 Sq. Mtr.** out of **Survey No.257/1C** lying and situated at Nashik, property in question is clear, marketable, and free from all encumbrances.

TITLE CERTIFICTE

In view of & subject to the above observation & From all the above papers & documents shown to me, I certified that the said property in question is clear, Marketable & free from all encumbrances.

Thanking You,

Date - 07/08/2015

ANURADHA MOGAL PATIL ADVOCATE Regd. No. 49862

Your's faithfully

11/6/16

(Anuradha Mogal Patil)
Advocate

Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE & NOTARY

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TITLE CERTIFICATE

"TO WHOM SO EVER IT MAY CONCERN"

SUB:- Title certificate in respect of the property bearing area admeasuring **0 H 35.9 Are i.e. 3590.00 Sq. Mtr.** out of **Survey No.257/1D** N. A. assessed at Rs.1723.20 Paisa situated & laying at Nashik within the limits of Nashik Municipal Corporation.
Together with all the Easementry rights, & other hereditaments.

Owner:- 1. M/s. Sunrise Developers through their General Power of Attorney Holder M/s. Jaikumar Constructions LLP
2. M/s. Jaikumar Constructions LLP

As per the request of **M/s. Jaikumar Constructions LLP through their partner**. I have study the records which is given & available to me by owner in respect of the above mentioned property. I have given 30 years title report.

All the above said property here in after referred as " The property in question" for the sake of brevity.

Upon perusal & verification of the relevant & available records it transpires to me as under :

DOCUMENTS PERSUED AND STUDIED

i) 7/12 Extract from 1962 to 2016
ii) 6 D Extract
iii) Sale deed dt.12-08-2010
iv) Notification of Maharashtra State Government dt. 31/03/2008,
v) N. A. Order has given by Collector of Nashik. Vide No. MAHA/ KAKSH - 3 / 4 / NA-Letter No. /443/2012, Nashik dt. 26/11/2012
vi) Sale Deed dated 31/12/2013.
vii) Sale Deed dated 15/07/2015.

ANURADHA MOGAL PATIL ADVOCATE Regd. No. 40802

..2

viii) Development Agreement and General Power of Attorney dated 17/07/2015.

ix) Registered Deed of Further Charge (Simple Mortgage) dt. 07/11/2015 at Sr. No. 6935-2015

HISTORY

1] On 19-06-1962 Shri.Chandu Rodu Naik purchased area from S.No.257/1D & 257/E from Shri.Vitthal Trimbak Suryavanshi.
This fact is Evident from M.E.No.8306 dt.23-08-1962

2] Indian coinage Act was enacted at village level.
This fact is Evident from M.E.No.12378 dt.19-05-1971

3] Shri. Chandu Rodu Naik died on 03-10-2004, he left behind him his legal heirs, Wife-Parvatabai Chandu Naik, Son-Raghunath,Ravindra,Manohar & Arjun, Daughter's-Sau.Kusum Savaliram Fulsundar, Sau.Latabai Ramu Pavate, Sau.Kalpana Deepak Patil,Sau.Bharati Suresh Tajane
This fact is Evident from M.E.No.56428 dt.16-10-1906

4] Shri.Arjun Chandu Naik died on 22-08-2007. He left behind him his legal heirs, Wife-Bhagyashri Arjun Naik, Son-Om, Daughter-Shweta.
This fact is Evident from M.E.No.69575 dt.06-01-2011

5] On 14-12-2007 Shri.Karan Rajendra shah purchased total area out of S. No.257/1D & other Survey Nos. from Shri.Raghunath Chandu Naik by Agreement for sale ,said deed was not duly stamped hence purchaser produce it before Collector of Stamps, Nashik & impound said deed under section 33 of the Bombay Stamp Act & the document(Agreement for sale) is therefore certified as properly stamped on 09-08-2010 under section 41 of Bombay Stamp Act 1958.
Subsequently On 12-08-2010 said Agreement for Sale was confirmed by land owner Smt.Parvatabai Chandu Naik & others 19 through their General Power of Attorney holder Shri.Raghunath Chandu Naik. Said confirmation deed/ consent deed was registered with Sub-Registrar,Nashik-2 at Sr.No.8807.
Subsequently On 12-08-2010 land owner Smt.Parvatabai Chandu Naik & others 19 through their General Power of Attorney holder Shri.Raghunath Chandu Naik have executed Sale Deed in favour of Shri.Karan Rajendra shah said Sale deed was registered with Sub-Registrar,Nashik-2 at Sr.No.8808.
This fact is Evident from M.E.No.68788 dt.06-01-2011

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6] As per notification of Maharashtra State Government, Urban Development Department, Mantralaya Mumbai dated 31/03/2008, allowed conversion of Industrial Zone in to Residential Zone. Hence there is no restriction on use of Land for Residential Purpose accordingly Collector of Nashik has given Non Agricultural Permission for Residential use.

7) On 31/12/2013 **M/s. Jaikumar Constructions LLP through their partner** Shri. Manoj Jaikumar Tibrewala purchased area admeasuring 0 H 21.9 R out of survey no 257/1B(P), area admeasuring 0 H 03.9 R out of survey no 257/1C(P), area admeasuring 0 H 28.8 R out of survey no 257/1D, area admeasuring 0 H 54.03 R out of survey no 257/2A/1(P) and area admeasuring 0 H 35 R out of survey no 257/1A from Shri. Vilas Rasiklal Shah, Shri. Karan Rajendra Shah, Shri. Viraj Vilas Shah, Shri. Dharmendra Jayantilal Shah & Shri. Bhavesh Jayantilal Shah by registered Sale Deed. Said sale deed was registered with Sub-Registrar, Nashik-3 at Sr. No. 1486-2013.
This fact is Evident from M.E.No.92515 dt.07-04-2014.

8) On 15/07/2015 M/s. Sunrise Developers through their partner Shri. Nagindas Zhaverchand Mehata and other 10 purchased area admeasuring 0 H 32.9 R out of survey no 257/1J and area admeasuring 0 H 07.10 R out of survey no 257/1D(P) from Shri. Viraj Vilas Shah and Shri. Karan Rajendra Shah by registered sale deed. Said sale deed is registered with Sub-Registrar, Nashik-6 at Sr. No. 3806-2015 dated 17/7/2015.
This fact is Evident from M.E.No.98618 dt.29-09-2015.

9) On 17/07/2015 M/s. Sunrise Developers through their partner Shri. Nagindas Zhaverchand Mehata and other 10 owner of Survey No 257/1J area admeasuring 0 H 32.9 R and Survey No 257/1D(P) area admeasuring 0 H 07.10 R executed Development Agreement and General Power of Attorney in favour of M/s. Jaikumar Constructions LLP through their partner Shri. Manoj Jaikumar Tibrewala. The Said Development Agreement and General Power of Attorney has been registered with Sub-Registrar Nashik-6 at Sr. No. 3807 and 3808 dated 17/07/2015.
This fact is Evident from M.E.No.98709 dt.05-10-2015.

ANURADHA MOGAL PATIL ADVOCATE Regd. No. 41822

10] On dt. 07/11/2015 M/s. Jaikumar Constructions LLP through its partner availed additional project loan facility from State Bank of India, Satpur, Nashik Branch by mortgaging subject property with the said bank. Said Deed of Further Charge (Simple Mortgage) is registered with Sub-Registrar Nashik-3 at Sr. No. 6935-2015 dt. 07/11/2015

This fact is Evident from M.E.No. 99363 dt.11-12-2015

OBSERVATION

On perusal of above documents & during study of all records given by applicant to me, I found that, subject to charge of Project loan of State Bank of India, Satpur, Nashik Branch, on area admeasuring **0 H. 35.9 Are i.e. 3590.00 Sq. Mtr.** out of **Survey No.257/1D** lying and situated at Nashik, property in question is clear, marketable, and free from all encumbrances.

TITLE CERTIFICTE

In view of & subject to the above observation & From all the above papers & documents shown to me, I certified that the said property in question is clear, Marketable & free from all encumbrances.

Thanking You,

Dated - 01/06/2016.

ANURADHA MOGAL PATIL ADVOCATE Regd. No. 49802

Your's faithfully

1/6/15

(Anuradha Mogal Patil)
Advocate

Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE & NOTARY

Off. : Chamber No. 224 / 2, District Court, Nashik - 422002
Resi. : Flat No. 101-E-Wing, Rushiraj Harmony, Near Gangapur Police Station, Gangapur Road, Nashik-422 013. • Cell : 98222 15150

TITLE CERTIFICATE

"TO WHOM SO EVER IT MAY CONCERN"

SUB:- Title certificate in respect of the property bearing area admeasuring **0 H 32.9 Are i.e. 3290 Sq. Mtr.** out of **Survey No.257/1J** N. A. assessed at Rs.1579.20 paisa situated & laying at Nashik within the limits of Nashik Municipal Corporation.
Together with all the Easementry rights, & other hereditaments.

Owner:- M/s. Sunrise Developers through General Power of Attornery Holder M/s. Jaikumar Constructions LLP

As per the request of M/s. Jaikumar Constructions LLP through their partner, I have study the records which is given & available to me by owner in respect of the above mentioned property. I have given 30 years title report.

All the above said property here in after referred as " The property in question" for the sake of brevity.

Upon perusal & verification of the relevant & available records it transpires to me as under :

DOCUMENTS PERSUED AND STUDIED

i) 7/12 Extract from 1962 to 2016
ii) 6 D Extract
iii) Sale deed dt.22-04-2010
iv) Notification of Maharashtra State Government dt. 31/03/2008,
v) N. A. Order has been given by Collector of Nashik. Vide No. MAHA/KAKSH-3/4/NA-Letter No. /443/2012, Nashik dt. 26/11/2012
vi) Sale Deed dated 15/07/2015.
vii) Development Agreement and Gerneral Power of Attorney dated 17/07/2015.
viii) Registered Deed of Further Charge (Simple Mortgage) dt. 07/11/2015 at Sr. No. 6935-2015

ANURADHA MOGAL PATIL Regd. No. 49802 ADVOCATE

..2

HISTORY

1] Shri.Tukaram, Shri.Vithoba, Shri.Nivrutti, Shri.Pandurang, Shri. Gangadhar Trimbak Suryawanshi & others gave an application that they have made partition of their property among themselves, as per following way,

S. No.	Sub Hissa	Area H R	Owner
257	1A	0.35	Gangadhar T.Suryawashi
257	1B	0.32.‖	Nivrutti T.Suryawashi
257	1C	0.32.‖	Pandurang T.Suryawashi
257	1E	0.32.‖	Tukaram T.Suryawashi
257	1J	[area is not visible due to torn condition of mutation entry]	Tukaram T.Suryawashi

This fact is Evident from M.E.No.7592 dt.08-05-1960

2] Mutation entry No.11175 is in torn condition, hence not readable.

3] Indian coinage Act was enacted at village level.
This fact is Evident from M.E.No.12378 dt.19-05-1971

4] The owner of S.No.257/1J Shri.Tukaram Trimbak Suryavanshi died on 20-10-1993. He had executed his will on 07-09-1975 of his self acquired property, which was purchased by him on dt. 21-05-1974 from Shri.Murlidhar Savaliram Khaire. As per his will deed 1)Shri.Anant Deoram Suryavanshi, 2)Shri.Sandeep Jagannath Suryavanshi,3) Shri.Nilesh Shivaji Suryavanshi are the beneficiary accordingly their names were mutated on 7/12 extract of the property.
This fact is Evident from M.E.No.31973 dt.27-07-1994

5] On 18-01-2010 Shri.Sandeep Jagannath Suryavanshi died . He left behind him his legal heirs, Mother-Vimalabai Jagannath Suryavanshi, Wife-Vidya, Son- Suraj & Dhiraj.
This fact is Evident from M.E.No.67347 dt.28-05-2010

6] On dt. 03/11/2007 Shri. Viraj Vilas Shah purchased total area of Survey No. 257/1J and other survey nos. from Shri. Deoram Tukaram Suryawanshi & others by way of Agreement For Sale, said deed was not duly stamp, hence purchaser submitted it before collector of stamp Nashik and impound said deed under section 33 of the bombay stamp act and the document (Agreement For Sale) is therefore certified as properly stamped on 19/04/2010 under section 41 of the said act.

Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE & NOTARY

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Subsequently on dt. 20/04/2010 said agreement for sale was confirmed by land owner Shri. Deoram Tukaram Suryawanshi and others, said confirmation deed / consent deed is registered with sub-registrar Nashik-2, at Sr. No. 4260-2010 dt. 22/04/2010.
Subsequently on dt. 20/04/2010 land owner Shri. Deoram Tukaram Suryavanshi & others-16 executed Sale Deed of Survey No. 257/1J in favour of Shri. Viraj Vilas Shah. Said sale deed is registered with Sub-Registrar,Nasik-2 at Sr.No.4261/2010 dated 22-04-2010.
This fact is Evident from M.E.No.67358 dt.04-05-2010

7] As per the application of Viraj Vilas Shah, Sub-Divisional Officer, Sub-Division, Nasik vide his order No.RTS/Revision/93/2011, dt.24-06-2011 ordered to delete the remark of "transaction was made against Section 63 of Bombay Tenancy act" i.e. "illegal transaction" from other rights column of 7/12 extract.
This fact is Evident from M.E.No.71693 dt.16-07-2011

8] As per notification of Maharashtra State Government, Urban Development Department, Mantralaya Mumbai dated 31/03/2008, allowed conversion of Industrial Zone in to Residential Zone. Hence there is no restriction on use of Land for Residential Purpose accordingly Collector of Nashik has given Non Agricultural Permission for Residential use.

9) On 15/07/2015 M/s. Sunrise Developers through their partner Shri. Nagindas Zhaverchand Mehata and other 10 purchased area admeasuring 0 H 32.9 R out of survey no 257/1J and area admeasuring 0 H 07.10 R out of survey no 257/1D(P) from Shri. Viraj Vilas Shah and Shri. Karan Rajendra Shah by registered sale deed. Said sale deed is registered with Sub-Registrar, Nashik-6 at Sr. No. 3806-2015 dated 17/7/2015.
This fact is Evident from M.E.No.98618 dt.29-09-2015.

10) On 17/07/2015 M/s. Sunrise Developers through their partner Shri. Nagindas Zhaverchand Mehata and other 10 owner of Survey No 257/1J area admeasuring 0 H 32.9 R and Survey No 257/1D(P) area admeasuring 0 H 07.10 R executed Development Agreement and General Power of Attorney in favour of M/s. Jaikumar Constructions LLP through their partner Shri. Manoj Jaikumar Tibrewala. The Said Development

Anuradha

ANURADHA MOGAL PATIL Regd. No. 43852 ADVOCATE

Agreement and General Power of Attorney has been registered with Sub-Registrar Nashik-6 at Sr. No. 3807 and 3808 dated 17/07/2015.
This fact is Evident from M.E.No.98709 dt.05-10-2015.

11] On dt. 07/11/2015 M/s. Jaikumar Constructions LLP through its partner availed additional project loan facility from State Bank of India, Satpur, Nashik Branch by mortgaging subject property with the said bank. Said Deed of Further Charge (Simple Mortgage) is registered with Sub-Registrar Nashik-3 at Sr. No. 6935-2015 dt. 07/11/2015
This fact is Evident from M.E.No. 99363 dt.11-12-2015

OBSERVATION

On perusal of above documents & during study of all records given by applicant to me, I found that, subject to charge of Project loan of State Bank of India, Satpur, Nashik Branch, on area admeasuring **0 H. 32.9 Are i.e. 3290.00 Sq. Mtr.** out of **Survey No.257/1J** lying and situated at Nashik, property in question is clear, marketable, and free from all encumbrances.

TITLE CERTIFICTE

In view of & subject to the above observation & From all the above papers & documents shown to me, I certified that the said property in question is clear, Marketable & free from all encumbrances.
Thanking You,
Dated - 01/06/ 2016

ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 40382

Your's faithfully
1/6/16
(Anuradha Mogal Patil)
Advocate

Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE & NOTARY

Off. : Chamber No. 224 / 2, District Court, Nashik - 422002
Resi. : Flat No. 101-E-Wing, Rushiraj Harmony, Near Gangapur Police Station, Gangapur Road, Nashik-422 013. • Cell : 98222 15150

TITLE CERTIFICATE

" TO WHOM SO EVER IT MAY CONCERN"

SUB:- Title certificate in respect of the property bearing area admeasuring **H 1.02.03 R** i.e. 10203.00 Sq. Mtr. out of total area admeasuring H 1.21.03.05 R from **Survey No. 257/2A/1,** N. A. assessed at Rs. 2593.44 paisa situated & laying at Nashik within the limits of Nashik Municipal Corporation.
Together with all the Easementry rights, & other hereditaments.

Owner:- M/s. Jaikumar Constructions LLP through their parnter

As per the request of **M/s. Jaikumar Constructions LLP through their parnter.** I have study the records which is given & available to me by owner in respect of the above mentioned property. I have given 30 years title report.

All the above said property here in after referred as " The property in question" for the sake of brevity.

Upon perusal & verification of the relevant & available records it transpires to me as under :

DOCUMENTS PERSUED AND STUDIED

i) 7/12 Extract from 1962 to 2016.
ii) 6 D Extract
iii) Development Agreement & General Power of Attorney dt.12-10-1999.
iv) Sale Deed dt- 14-09-2005, 09-02-2010 & 24-10-2013
v) Notification of Maharashtra State Government dt. 31/03/2008,
vi) N.A.order relating to area admeasuring H 0.54.03 R given by Collector,Nashik vide order No.Maha/Kaksha-3/4/N.A. Lett. No./ 443/2012,Nashik, dt-26-11-2012
vii) Sale Deed dated 31/12/2013.
viii) Registered Mortgage deed dt. 27/03/2014 at Sr. No. 2433-2014.
ix) Registered Deed of Further Charge (Simple Mortgage) dt. 07/11/2015 at Sr. No. 6935-2015

ANURADHA MOGAL PATIL Regd. No. 10802 ADVOCATE

..2

HISTORY

1] Since the year 1962 to 1995 Shri.Shankar Krishna Suryavanshi was the owner of S. No.257/2A/1 from Nashik.

2] In other rights column of 7/12 extract of the property, there was charge of Left Bank canal Vividh Karyakari Seva Sahakari Society Ltd. Nashik. Said charge has been deleted by the letter given by said society.
This fact is Evident from M.E.No.20483 dt.03-02-1984

3] On 10-09-1998 Shri.Shankar Krishna Suryavanshi died, he left behind him his legal heirs, Wife- Anusayabai, Son- Karbhari, & Daughters- Bhimabai & Gangubai.
This fact is Evident from M.E.No.39125 dt.05-01-1999

4] 1) Anusaya Shankarrao Suryavanshi,2) Karbhari Shankarrao Suryavanshi,3) Gangabai Khanderao Nikam, 4) Bhimabai Nivrutti Thorat had executed Development Agreement & General power of Attorney of east side area admeasuring H 0.40 R out of S. No.257/ 2A/1 by lying and situated at Nashik, in favour of Sau.Zeenat Rafique Memon. Said Development Agreement & General Power of Attorney were registered with Sub-Registrar,Nashik-5 at Sr.No.10853 & 10854 dt.12-10-1999.
This fact is Evident from M.E.No.41723 dt.17-04-2000

5] On 14-09-2005 Shri.Nitin Shyamlal alias Kedarnath Vishwakarma , Shri.Bipin Shyamlal alias Kedarnath Vishwakarma , & Shri.Guruprakash Shyamlal alias Kedarnath Vishwakarma purchased area admeasuring H 0.48 R out of S.No.257/2A/1(p) by registered sale deed from Shri.Karbhari Shankarrao Suryavanshi, Gangabai Khanderao Nikam, Bhimabai Nivrutti Thorat & Sau.Zeenat Rafique Memon. Said sale deed was registered with Sub Registrar,Nashik-5 at Sr.No.4100, dt- 14-09-2005.
This fact is Evident from M.E.No.54032 dt.28-07-2001

6] On 30-06-2005 Smt.Anusaayabai Shankarrao Suryavanshi died, She left behind her legal heirs, Son- Karbhari, & Daughters- Bhimabai & Gangubai.
This fact is Evident from M.E.No.53580 dt.25-08-2005

7] On 09-02-2010 Shri.Viraj Vilas Shah purchased area admeasuring H 0.54.03 R out of S.No.257/2A/1 by registered sale deed from land owner Smt.Jijabai Karbhari Suryavanshi & others-12. Said deed was registered with Sub Registrar, Nashik-1 at Sr.No.1402/ 2010,dt- 10-02-2010. said area is declared for non agricultural use as per order of collector Nashik dt. 26/11/2012.
This fact is Evident from M.E.No.66740 dt.13-03-2010

Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.L. & L.W.
ADVOCATE & NOTARY

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8] As per notification of Maharashtra State Government, Urban Development Department, Mantralaya Mumbai dated 31/03/2008, allowed conversion of Industrial Zone in to Residential Zone. Hence there is no restriction on use of Land for Residential Purpose accordingly Collector of Nashik has given Non Agricultural Permission for Residential use.

9] On 24-10-2013 M/s.Jailkumar Constructions LLp through partner Shri.Manoj Jaikumar Tibrewala purchased area admeasuring H 0.48 R out of total area admeasuring H 1.21.03.05 R from S.No.257/2A/1 from 1) Shri.Nitin Shyamlal alias Kedarnath Vishwakarma ,2) Shri. Guruprakash Shyamlal alias Kedarnath Vishwakarma.3) Shri. Bipin Shyamlal alias Kedarnath Vishwakarma, Sr.No.1 for himself & on behalf of Sr.No.3. Said sale deed is registered with Sub Registrar,Nashik-3 at Sr.No.9046.
This fact is Evident from M.E.No.91246 dt.30-11-2013

10] On 31/12/2013 **M/s. Jaikumar Constructions LLP through their partner** Shri. Manoj Jaikumar Tibrewala purchased area admeasuring 0 H 21.9 R out of survey no 257/ 1B(P), area admeasuring 0 H 03.9 R out of survey no 257/1C(P), area admeasuring 0 H 28.8 R out of survey no 257/1D, **area** admeasuring 0 H 54.03 R out of survey no 257/2A/1(P) and **area** admeasuring 0 H 35 R out of survey no 257/1A from Shri. Vilas Rasiklal Shah, Shri. Karan Rajendra Shah, Shri. Viraj Vilas Shah, Shri. Dharmendra Jayantilal Shah & Shri. Bhavesh Jayantilal Shah by registered Sale Deed. Said sale deed was registered with Sub-Registrar, Nashik-3 at Sr. No. 1486-2013.
This fact is Evident from M.E.No.92515 dt.07-04-2014.

11] On dt. 25/03/2014 M/s. Jaikumar Constructions LLP through its partner availed project loan facility from State Bank of India, Satpur, Nashik Branch by mortgaging subject property with the said bank. Said Mortgage Deed is registered with Sub-Registrar Nashik-3 at Sr. No. 2433-2014 dt. 27/03/2014
This fact is Evident from M.E.No. 92901 dt.25-04-2014

12] On dt. 07/11/2015 M/s. Jaikumar Constructions LLP through its partner availed additional project loan facility from State Bank of India, Satpur, Nashik Branch by mortgaging subject property with the said bank. Said Deed of Further Charge (Simple

ANURADHA MOGAL PATIL Regd. No. 52982 ADVOCATE

Mortgage) is registered with Sub-Registrar Nashik-3 at Sr. No. 6935-2015 dt. 07/11/2015

This fact is Evident from M.E.No. 99363 dt.11-12-2015

OBSERVATION

On perusal of above documents & during study of all records given by applicant to me, I found that, subject to charge of Project loan of State Bank of India, Satpur, Nashik Branch, on area admeasuring **H. 1.02.03 Are i.e. 12103.05 Sq. Mtr.** out of **Survey No.257/2A/1** lying and situated at Nashik, property in question is clear, marketable, and free from all encumbrances.

TITLE CERTIFICTE

In view of & subject to the above observation & From all the above papers & documents shown to me, I certified that the said property in question is clear, Marketable & free from all encumbrances.

Thanking You,
Dated -01/06/2016

ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 49602

Your's faithfully

1/6/16

(Anuradha Mogal Patil)
Advocate

Anuradha Mogal Patil
B.S.L.,LL.B.,M.L.I., & L.W.
ADVOCATE & NOTARY

Off. : Chamber No. 224 / 2, District Court, Nashik - 422002
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TITLE CERTIFICATE

" TO WHOM SO EVER IT MAY CONCERN"

SUB:- Title certificate report in respect of the property bearing Agriculture Land area admeasuring **0 H 72 Are i.e. 7200.00 Sq. Mtr.** out of total area H 1.64 R from **Survey No. 257/2B** laying & situated at Nashik within the limits of Nashik Municipal Corporation.
Together with all the Easementry rights, & other hereditaments.

Owner:- M/s. Jaikumar Constructions LLP through partner

As per the request of **M/s. Jaikumar Constructions LLP through partner.** I have study the records which is given & available to me by owner in respect of the above mentioned property. I have given 30 years title report.

All the above said property here in after referred as " The property in question" for the sake of brevity.

Upon perusal & verification of the relevant & available records only it transpires to me as under :

DOCUMENTS PERSUED AND STUDIED

i) 7/12 Extract from 1962 to 2016.
ii) 6 D Extract
iii) Development Agreement and General Power of Attorney dated 16/12/2006.
iv) Sale Deed dated 27/06/2011
v) N. A. order given by collector of Nashik Vide No. MAHA/KAKSHA-3/4/N.A.L.NO./ 28/2014 Nashik dated 08/10/2014
vi) Sale Deed dated 06/06/2015
vii) Registered Deed of Further Charge (Simple Mortgage) dt. 07/11/2015 at Sr. No. 6935-2015

ANURADHA MOGAL PATIL Regd. No. 40502 ADVOCATE

..2

HISTORY

1] On 16-03-1973 Shri.Laxman Mahadu Suryavanshi died,he left behind him his legal heirs, Son's- Dagu, Eknath, Namdeo, Govind & Narayan, Daughter- Sau.Yashodabai Laxman Khaire & Wife- Mhalsabai Laxman Suryavanshi.
This fact is evident from M.E.No.15419 dt.14-08-1976

2] Mutation entry no.20956 is in torn condition, hence not readable.

3] Mutation entry No.20958 is in torn condition, hence not readable.

4] Smt.Yashodabai Laxman Khaire, Shobha Eknath Karavale, Surekha Eknath Karavale, Sumanbai Panditrao Mandlik, Sundar Madhavrao Khaire released all their rights from property.
This fact is evident from M.E.No.20965 dt.31-07-1984

5] On 28-03-1990 Shri.Namdeo Laxman Suryavanshi died, he left behind him his heirs, Wife-Sitabai, Son's-Genu & Kashinath, Daughter's- Sau.Sakhubai Baban Mandlik, Sau.Bakubai Shankar Raut Smt.Meerabai Namdeo Suryavanshi, Sau.Sarala Dhondiram Ghode.
This fact is evident from M.E.No.26757 dt.10-05-1990

6] Smt.Sakubai Baban Mandlik, Bakubai Shankarrao Raut, Meerabai Namdeo Suryavanshi, Sarala Dhondiram Ghode released all their rights in favour of their brother & mother.
This fact is evident from M.E.No.26793 dt.31-05-1990

7] On 16-04-1993 Shri.Narayan Laxman Suryavanshi died, he left behind him his legal heirs, Wife-Nalini, Son- Ramesh & Suresh, Daughter- Pushpa Kishor Ahire & Vaishalli somnath Jadhav.
This fact is evident from M.E.No.31615 dt.12-04-1994

8] Smt.Pushpa Kishor Ahire & Vaishali Somanath Jadhav released all their rights from property of S.No.257/2B.
This fact is evident from M.E.No.31825 dt.24-06-1994

9] Shri.Rambhau/Ramrao Eknath Suryavanshi(Karawate) died on 06-10-1999, he left behind him his legal heirs, Wife- Ratnamala, son-Chandrakant, Daughter- Sau.Manisha Bajirao Kanade.
This fact is evident from M.E.No.45751 dt.28-02-2002

Anuradha Mogal Patil
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ADVOCATE & NOTARY
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10] Smt.Satyabhama Eknath Suryavanshi died on 13-01-1999, She left behind her legal heirs, Son- Prabhakar, Daughter- Surekha, Son- Ramrao Eknath Suryavanshi(died),Daughter in Law- Ratnamala Ramrao Suryavanshi, Grand Son-Chandrakant Ramrao Suryavanshi, Grand Daughter- Sau.Manisha Bajirao Kanade.
This fact is Evident from M.E.No.45947 dt.11-04-2002

11] On 29-07-2002 Shri.Govind Laxman Suryavanshi died, he left behind him his legal heirs Wife- Sumanbai, Son's- Balu, Madhukar, Sanjay, Daughter- Sau.Nirmala Sudhakar Aher, Late.Kamal Trimbak Jadhav, Grand Son-Pravin, Pramod & Rajesh Trimbak Jadhav.
This fact is Evident from M.E.No.50576 dt.29-04-2004

12] On 14-02-2005 Shri.Pravin Trimbak Jadhav,Shri. Pramod Trimbak Jadhav,Shri.Rajesh Trimbak Jadhav & Nirmala Sudhakar Aher released all their rights from S.No.257/2B & other properties in favour of Smt.Sumanbai Govind Suryavanshi by way of registered release deed.
This fact is Evident from M.E.No.53070 dt.05-05-2005

13] On 20-04-2006 Shri.Balu Govind Suryvanshi died, he left behind him his legal heirs, Wife- Mandabai, Daughter- Sau.Sarika Dyaneshwar Mandlik, Madhuri & Kalyani Balasaheb Suryavanshi & Son Shri.Sachin Balasaheb Suryavanshi.
This fact is Evident from M.E.No.56972 dt.04-01-2007

14] On 27-03-2009 Shri.Sadashiv Dagadu Suryavanshi died, he left behind him his legal heirs, wife- Smt.-Kalpana, Son's-Sachin & Ravindra, Daughter-Pooja.
This fact is Evident from M.E.No.65453 dt.21-11-2009

15] On 29-08-2005 Smt.Lata Balasaheb Mandlik purchased area admeasuring 66.05 Sq.Mtr. from Shri.Anandrao Sahebrao Abhang, but she has not produced proof as agriculturist

ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 49802

or N. A. permission from competent authority, hence M.E. No. 70691 has been cancelled by Circle officer dated 14/09/2011.
This fact is Evident from M.E.No.70691 dt.25/03/2011

16] Smt.Lata Balasaheb Mandlik purchased constructed area admeasuring 24 Sq. Mtr. and area admeasuring 66.05 Sq. Mtr. from Survey No. 257/2B(P) from Shri. Anandrao Sahadrao Abhang.
This fact is Evident from M.E.No.90317 dt.28-10-2013

17] On 22-11-2007 Shri.Mohan Chaturmal Gurudassani purchased area admeasuring H 0.72 R from area admeasuring H 1.50.35 R out of total area admeasuring H 1.64 R by agreement for sale from Viraj Estates Pvt.Ltd.through Director Shri.Vilas Rasiklal Shah through GPA Shri.Chandrashekhar Babulal Shah & Confirming party Smt.Baboobai Dagu Suryavanshi & others through General Power of Attorney holder Shri.Chandrashekar Babulal Shah.said agreement for sale was not duly stamped.hence purchaser produced it before Collector of Stamps,Nashik.Said deed is impound under section 33 of Bombay Stamp Act & said deed is therefore duly stamped on 29-11-2010.

Subsequently On 13-04-2011 M/s.Viraj Estates Pvt.Ltd through Director & Land Owner Smt.Baboobai Dagdu Suryavanshi & others through GPA Shri.Chandrashekar Shah have been executed confirmation deed in favour of Shri.Mohan C.Gurudasani. Said Confirmation deed is registered with Sub-Registrar, Nashik-2 at Sr.No.7906 dated 27-06-2011.

Accordingly the above mentioned Developer & land owner executed Sale deed of the area H 0.72 R by way of Registered sale deed. Said sale deed is registered with Sub-Registrar, Nashik-2 at Sr.No.7907 dt.27-06-2011.
This fact is Evident from M.E.No.76566 dt.15-10-2011

18] On 15-12-2006 Land owner Smt.Baboobai Dagadu Suryavanshi & others 36 executed Development Agreement of area admeasuring H 1.50.35 R out of total area admeasuring H 1.64 R laying & situated at Nashik & accordingly executed General power of Attorney in favour of M/s.Viraj Estates Pvt.Ltd.through director Shri.Chandrashekar Baboolal Shah.Said deed were registered with Sub-Registrar,Nasik-3 at Sr.No.7721 & 7722 dt.16-12-2006.

Anuradha Mogal Patil
B.S.L.,L.L.B.,M.L.L. & L.W.
ADVOCATE & NOTARY

Off. : Chamber No. 224 / 2, District Court, Nashik - 422002
Resi. : Flat No. 101-E-Wing, Rushiraj Harmony, Near Gangapur Police Station, Gangapur Road, Nashik-422 013. • Cell : 98222 15150

19] As per notification of Maharashtra State Government, Urban Development Department, Mantralaya Mumbai dated 31/03/2008, allowed conversion of Industrial Zone in to Residential Zone. Hence there is no restriction on use of Land for Residential Purpose accordingly Collector of Nashik has given Non Agricultural Permission for Residential use.

20] On 12-01-2012 viraj Reality Pvt Ltd. Through Director Shri.Karan Rajendra shah purchased area admeasuring H 0.78.35.R out of area admeasuring H 1.50.35 R from total area H 1.64 R from s.No.257/2B lying & situated at Nashik from Baboobai Dagu suryavanshi &other-36 through their General Power of Attorney holder Shri.Chandrashekhar Babulal shah & confirming party Viraj Estates Pvt Ltd. through Director Shri.Chandrashekhar Babulal shah by registered sale deed. Said sale deed was registered with Sub-Registrar, Nashik-2 at Sr.No.682 dt.16-01-2012.
This fact is evident from M.E.No.78100 dt.18-04-2012

21] On 15/04/2014 Shri. Mohan C. Gurudasani died he left behind him his legal heirs, daughters 1. Mrs. Ashna Prakash Rochalani & 2. Mrs. Hema Rajeev Hariramani.
This fact is evident from M.E.No.94241 dt.22-08-2014

22] On 06/06/2015 M/s. Jaikumar Constructions LLP through their partner Shri. Manoj Jaikumar Tibrewala purchased area admeasuring 0 H 72 R out of total area admeasuring 1 H 64 R from Survey No. 257/2B by registered Sale Deed. Said Sale Deed is registered with Sub-Registrar Nashik-3 at Sr. No. 3408-2015 dated 6/6/2015.
This fact is evident from M.E.No.97701 dt.10-07-2015

23] On dt. 07/11/2015 M/s. Jaikumar Constructions LLP through its partner availed additional project loan facility from State Bank of India, Satpur, Nashik Branch by mortgaging subject property with the said bank. Said Deed of Further Charge (Simple Mortgage) is registered with Sub-Registrar Nashik-3 at Sr. No. 6935-2015 dt. 07/11/2015
This fact is Evident from M.E.No. 99363 dt.11-12-2015

ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 49802

OBSERVATION

On perusal of above documents & during study of all records given by applicant to me, I found that, subject to charge of Project loan of State Bank of India, Satpur, Nashik Branch, on area admeasuring **0 H. 72 Are i.e. 7200.00 Sq. Mtr.** out of **Survey No.257/2B** lying and situated at Nashik, property in question is clear, marketable, and free from all encumbrances.

TITLE CERTIFICTE

In view of & subject to the above observation & From all the above papers & documents shown to me, I certified that the said property in question is clear, Marketable & free from all encumbrances.

Thanking You,
Dated 08/01/2016

ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 49602

Your's faithfully

8/1/16

Advocate
(Anuradha Mogal Patil)