



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:- A]** All that piece and parcel of area admeasuring **527 Sq.Mtr.** out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from **Survey No.257/1e** lying and situated at Nashik within the limits of Nashik Municipal Corporation, Nashik, Taluka and District Nashik.
- B]** All that piece and parcel of area admeasuring **690 Sq.Mtr.** from 1790 Sq.Mtr. out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from **Survey No.257/1G** lying and situated at Nashik within the limits of Nashik Municipal Corporation, Nashik, Taluka and District Nashik.
- C]** All that piece and parcel of area admeasuring **2390 Sq.Mtr.** out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from **Survey No.257/1H** lying and situated at Nashik within the limits of Nashik Municipal Corporation, Nashik, Taluka and District Nashik.

Owner:- M/s.Jaikumar Constructions LLP

As per the request of Jaikumar Constructions LLP through partner **Mr.Merzyan Hosi Patel**. 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) 30 Yrs 7/12 Extract
- ii) 30 Yrs 6 D Extract
- iii) Agreement to Sale ,dt. 14-12-2007
- iv) Consent deed dt.12-08-2010 to Agreement to Sale registered at Sr.No.8807.
- v) Sale deed dt.12-08-2010 registered at Sr.No.8808.
- vi) Sale deed dt.23-02-2017 registered at Sr.No.1167

Anuradha Mogal Patil

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- vii) Development Agreement and General Power of Attorney, dt.15-10-2007 registered at Sr.No.7323 and 7324.
- viii) Agreement to Sale dt.28-12-2007
- ix) Sale deed dt.24-02-2012 registered at Sr.No.2174
- x) Sale deed dt.18-12-2012 registered at Sr.No.10616
- xi) Development Agreement and General Power of Attorney, dt.20-01-2006 registered at Sr.No.480,481
- xii) Agreement for Sale dt.29-12-2006
- xiii) Sale deed dt.24-12-2012 registered at Sr.No.78440
- xiv) Sale deed dt.18-12-2012 registered at Sr.No.10616

Ownership of Property

On 23-02-2017 M/s.Jaikumar Constructions LLP through partner Mr.Marzyan Hosi Patel purchased area admeasuring 527 Sq.Mtr. out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from Survey No.257/1e from Mr.Karan Rajendra Shah and area admeasuring 690 Sq.Mtr. out of 1790 Sq.Mtr. from total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from Survey No.257/1G and area admeasuring 2390 Sq.Mtr. out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from Survey No.257/1H from Mr. Vilas Rasiklal Shah. Said Sale deed was registered with Sub-Registrar, Nasik-3 at Sr.No.1167.

OBSERVATION

On perusal of above documents & during study of all records given by applicant, I have not found any charge or encumbrances on the property in question.

TITLE CERTIFICATE

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.

Dt. 20/07/2017



Your's faithfully

Anuradha Mogal Patil
20/7/17
(Anuradha Mogal Patil)
Advocate



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TITLE CERTIFICATE

"TO WHOM SO EVER IT MAY CONCERN"

SUB:- A] All that piece and parcel of area admeasuring 1600 Sq.Mtr. from the area 1938.90 Sq.Mtr. out of total area admeasuring H 20.02 R i.e. 2002 Sq.Mtr. from **Survey No.257/1F/2** lying and situated at Nashik within the limits of Nashik Municipal Corporation, Nashik, Taluka and District Nashik.

B] All that piece and parcel of area admeasuring 400 Sq.Mtr. from the area H 0.15 R i.e.1500 Sq.Mtr.out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from **Survey No.257/1G** lying and situated at Nashik within the limits of Nashik Municipal Corporation, Nashik, Taluka and District Nashik.

Owner:- M/s.Jaikumar Constructions LLP

As per the request of **Jaikumar Constructions LLP** through partner **Mr.Merzyan Hosi Patel**. 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) 30 Yrs 7/12 Extract
- ii) 30 Yrs 6 D Extract
- iii) Agreement to Sale dt.14-12-2007
- iv) Confirmation Deed dt.12-08-201 registered at Sr.No.8807.

Anuradha Mogal Patil

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- v) Sale deed dt.12-08-2010 registered at Sr.No.8808.
- vi) Sale deed dt.19-12-2012 registered at Sr.No.10616
- vii) Agreement to Sale dt.28-12-2007.
- viii) Sale deed dt.24-02-2012 registered at Sr.No.2174
- ix) Sale deed registered dt.11-02-2016 Registered at Sr.No.1367

Ownership of Property

On 28-12-2015 M/s.Jaikumar Constructions LLP through partner Mr.Marzyan Hosi Patel purchased area admeasuring 1600 Sq.Mtr. from the area 1938.90 Sq.Mtr. out of total area admeasuring H 20.02 R i.e. 2002 Sq.Mtr. from **Survey No.257/1F/2** and area admeasuring 400 Sq.Mtr. from the area H 0.15 R i.e.1500 Sq.Mtr.out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from **Survey No. 257/1G** from Mr.Balchand Uttamchand Chordiya and Mrs.Pramila Balchand Chordiya by registered Sale deed. Said Sale deed was registered with Sub-Registrar, Nasik-3 at Sr.No.1367. Dt. 11/02/2016.

This fact is Evident from M.E.No. A-493 dt. 18/12/2016.

OBSERVATION

On perusal of above documents & during study of all records given by applicant, I have not found any charge or encumbrances on property in question.

TITLE CERTIFICATE

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.

Dt. 20/07/2017

Your's faithfully



Anuradha Mogal Patil
20/7/17
(Anuradha Mogal Patil)
Advocate



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TITLE CERTIFICATE

"TO WHOM SO EVER IT MAY CONCERN"

SUB:- A] All that piece and parcel of area admeasuring H 0.11 R i.e.1100 Sq.Mtr. from the area H 0.15 R. out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from **Survey No.257/1G** lying and situated at Nashik within the limits of Nashik Municipal Corporation, Nashik, Taluka and District Nashik.

B] All that piece and parcel of area admeasuring H0.09 R i.e. 900 Sq.Mtr.out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from **Survey No.257/1H** lying and situated at Nashik within the limits of Nashik Municipal Corporation, Nashik, Taluka and District Nashik.

Owner:- Mr.Balchand Uttamchand Chordiya and Mrs.Pramila Balchand Chordiya

Developer : Jaikumar Constructions LLP, through Partner Mr. Maerzyan Hoshi Patel

As per the request of **Jaikumar Constructions LLP** through partner **Mr.Merzyan Hosi Patel**. 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) 30 Yrs 7/12 Extract
- ii) 30 Yrs 6 D Extract
- iii) Sale deed dt.19-12-2012 registered at Sr.No.10616
- iv) Development Agreement and General Power of Attorney dt.15-10-2007 registered at Sr.No.7323 and 7324.
- v) Agreement to Sale dt.28-12-2007.
- vi) Sale deed dt.24-12-2012 registered at Sr. No.2174

Handwritten signature of Anuradha Mogal Patil

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- vi) Development Agreement and General Power of Attorney dt.11-02-2016 registered at Sr.No.1368 and 1369

Ownership of Property

- 1] Mr.BalchandUttamchand Chordiya and Mrs.Pramila Balchand Chordiya purchased area a) area admeasuring H 0.11 R i.e.1100 Sq.Mtr. from the area H 0.15 R. out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from **Survey No.257/1G** and b) area admeasuring H0.09 R i.e. 900 Sq.Mtr.out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from **Survey No.257/1H** by registered Sale deed. Said Sale deed was registered with Sub-Registrar, Nashik-5, at Sr.No.10616, dt.19-12-2012.

This fact is Evident from M.E.No. 87373 dt. 20/12/2012

- 2] Mr.BalchandUttamchand Chordiya and Mrs.Pramila Balchand Chordiya owner of above mentioned properties in question had decided to develop the said properties , hence had executed Development Agreement and General Power of Attorney in favour of M/s. **Jaikumar Constructions LLP** . Said Development Agreement and General power of Attorney were registered with Sub-Registrar, Nashik-3 at Sr. No.1368 and 1369, dt.11-02-2016.

This fact is Evident from M.E.No. A-494 dt. 18/02/2016

OBSERVATION

On perusal of above documents & during study of all records given by applicant, I have not found any charge or encumbrances on property in question.

TITLE CERTIFICATE

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.

Dt. 20/07/2017



Your's faithfully

Anuradha
20/7/17

(Anuradha Mogal Patil)

Advocate



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TITLE CERTIFICATE

"TO WHOM SO EVER IT MAY CONCERN"

SUB:- A] All that piece and parcel of area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from **Survey No.257/1E** lying and situated at Nashik within the limits of Nashik Municipal Corporation, Nashik, Taluka and District Nashik.

B] All that piece and parcel of area admeasuring H 0.07.10 R i.e. 710 Sq.Mtr.out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from **Survey No.257/1e** lying and situated at Nashik within the limits of Nashik Municipal Corporation, Nashik, Taluka and District Nashik.

Owner :- Arihant Developers

Developers : - Jaikumar Constructions LLP through partner

As per the request of **Jaikumar Constructions LLP** through partner **Mr.Merzyan Hosi Patel**. 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) 30 Yrs 7/12 Extract
- ii) 30 Yrs 6 D Extract
- iii) Agreement to Sale dt.03-11-2007
- iv) Confirmation Deed dt,22-04-2010.
- v) Sale deed dt.22-04-2010 registered at Sr.No.4261.
- vi) Agreement to Sale dt.14-12-2007
- vii) Confirmation Deed dt.12-08-2010 registered at Sr.No.8807
- viii) Sale deed dt.12-08-2010 registered at Sr.No.8808.

Assessed

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- ix) Sale deed dt.09-06-2017 registered at Sr.No.3833
- x) Development Agreement dt.09-06-2017 registered at Sr.No.3835
- xi) General Power of Attorney dt.09-06-2017 registered at Sr.No.3836.

Ownership of Property

- 1] On 05-05-2017 M/s.Arihant Developers partnership firm through their partner Mr.Nagindas Zaverchand Mehta purchased a) H 0.32.9 R i.e. 3290 Sq.Mtr. from Survey No.257/1E from Mr.Viraj Vilas Shah and b) area admeasuring H 0.07.10 R i.e. 710 Sq.Mtr.out of total area admeasuring H 0.32.9 R i.e. 3290 Sq.Mtr. from Survey No.257/1e from Mr.Karan Rajendra Shah by registered Sale deed. Said Sale deed was registered with Sub-Registrar, Nashik-3, at Sr.No.3833, dt.09-06-2017.
- 2] M/s. Arihant Developers through its Partner Mr.Nagindas Zaverchand Mehta owner of above mentioned properties in question had decided to develop the said properties , hence had executed Development Agreement and General Power of Attorney in favour of M/s. Jaikumar Constructions LLP . Said Development Agreement and General power of Attorney were registered with Sub-Registrar, Nashik-3 at Sr. No.3835 and 3836, dt.09-06-2017.

OBSERVATION

On perusal of above documents & during study of all records given by applicant, I have not found any charge or encumbrances on the property in question.

TITLE CERTIFICATE

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.

Dt. 20/07/2017



Your's faithfully

Anuradha

20/7/17

(Anuradha Mogal Patil)
Advocate