



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. 3, Pooja Apt., Shankar Nagar, Gangapur Road,
Nashik-422 013. • Cell : 98222 15150

29/1/14

TITLE CERTIFICATE

“ TO WHOM SO EVER IT MAY CONCERN ”

SUB:- Title certificate in respect of the property bearing area admeasuring H 0.35 R out of Survey No. 257/1A N. A. assessed at Rs.1680 paise situated & laying at Nashik within the limits of Nashik Municipal Corporation.

Together with all the Easementary rights, & other hereditaments.

Owner:- Shri.Dharmendra Jayantilal Shah & Shri.Bhavesh Jayantilal shah.

As per the request of Shri.Manoj Jaikumar Tibrewala. 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 2013.
- ii) 6 D Extract
- iii) Sale deed dt. 02/07/1990, dt.24-02-2007 & dt. 24/04/2007.
- 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

Anuradha Mogal Patil

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	Owner
		H R	
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] Shri.Gangadhar Trimbak Suryavanshi availed loan from Nasik Shiwar left Bank canal Vividh Karykari Seva Sahakari Seva Sanstha Ltd.Panchavati,Nasik.

This fact is Evident from M.E.No.11926 dt.01-07-1970

- 3] Indian coinage Act was enacted at village level.

This fact is Evident from M.E.No.12378 dt.19-05-1971

- 4] Smt.Leelabai Mahadeo Watave & Bhalchandra Kashinath Gadgil purchased area admeasuring H 0.35 R out of S.No.257/1A by registered sale deed [Remaining portion of said mutation entry is in torn condition, hence not readable].

This fact is Evident from M.E.No.14275 dt.05-08-1974

- 5] On 31-10-1977 Shri.Nilkanth Shankar Dongare & Sharad Nilkanth Dongare purchased area H 0.35 R out of S.No.257/1A from Leelabai Mahadeo Watave & Bhalchandra Kashinath Gadgil.

This fact is Evident from M.E.No.16377 dt.29-06-1978



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ADVOCATE & NOTARY

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..3..

- 6] As Loan amount of Nasik Shiwar left Bank canal Vividh Karykari Seva Sahakari Seva Sanstha Ltd. Panchavati, Nasik has repaid, hence charge was deleted.

This fact is Evident from M.E.No.18986 dt.21-04-1982

- 7] On 02-07-1990 Shri.Devchandbhai Gangarambhai Patel & Jayeshbhai Shankarbhai Patel purchased area from S.No.257/1A by registered sale deed from Shri.Nilkanth Shankar dongare & Shri.Sharad Nilkanth Dongare.

This fact is Evident from M.E.No.28123 dt.06-06-1991

- 8] S.No.257/1A was owned & possessed by Shri.Devchandbhai Gangarambhai Patel. In other rights column of 7/12 extract, remark of illegal transaction has been taken. Said remark was deleted by order of Sub-Divisional Officer, Nashik, dt.29-10-1993.

This fact is Evident from M.E.No.31256 dt.17-11-1993

- 9] On 01-04-1991 Shri.Devchandbhai Gangarambhai Patel died. HE left behind him his legal heirs, Wife- Babiben, Son's- Mohanbhai & Shankarbhai, Daughter- Bhigibai Devchandbhai Patel.

This fact is Evident from M.E.No.34080 dt.04-03-1996

- 10] On 24-04-2007 Shri.Dharmendra Jayantilal Shah, Bhavesh Jayantilal Shah purchased area from S.No.257/1A by registered sale deed from Shri.Jayeshbhai Shankarbhai Patel & other 5 . Said sale deed is registered with Sub-Registrar, Nashik-1 at Sr.No.3673 dt.24-04-2007.

This fact is Evident from M.E.No.58143 dt.29-05-2007

- 11) As per notification of Maharashtra State Government, Urban Development Department, Mantralaya Mumbai dated 31/03/2008, allowed conversion of Industrial Zone in to

Anuradha Mogal Patil

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.

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, i.e. area admeasuring H 0.35 R out of Survey No.257/1A lying and situated at Nashik.

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.

Thanking You,

Dated - 28/01/2014

Your's faithfully

Anuradha Mogal Patil

29/1/14

(Anuradha Mogal Patil)

Advocate

Title certificate



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.

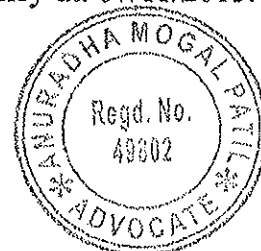
All the above said property here in after referred as “ The property in question ” for the sake of brevity.

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



- 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		Owner
		H	R	
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. Chandrabhgabai Nivrutti



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..3..

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, Nashik-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.

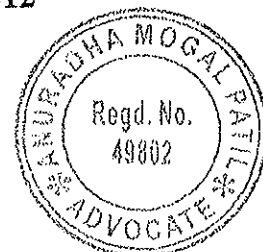
This fact is Evident from M.E.No.71518 dt.05-07-2011

- 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 & others 14 through their General Power of Attorney holder Shri. Chandrashekhar Babulal Shah & confirming party Viraj Estates Pvt. Ltd. through their Director Shri. Chandrashekhar 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

Assured



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- 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

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..5..

- 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 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.

Thanking You,

Dated 01/06/2016



Your's faithfully

Anuradha Mogal Patil

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 **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



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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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..3..

- 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. Jaikumar 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



..4..

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 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.

Thanking You,
Dated -01/06/2016



Your's faithfully

Anuradha Mogal Patil
11/6/16
(Anuradha Mogal Patil)
Advocate



Off. : Chamber No. 224 / 2, District Court, Nashik - 422002
Resi. : Flat No. 101-E-Wing, Rushiraj Harmony, Near Gangapur Police Station,
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B.S.L.,LL.B.,M.L.L. & L.W.

ADVOCATE & NOTARY

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 :

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- 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

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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



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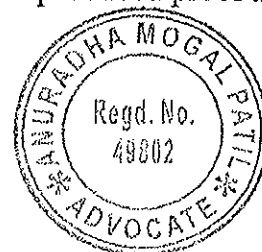
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- 10] Smt.Satyabhama Eknath Suryavanshi died on 13-01-1999, She left behind her legal heirs, Son- Prabhakar, Daughter- Surekha, Son- Ramrao Eknath Suryavanshi(died),Daughter in Law- Ratnamala Ramrao Suryavanshi, Grand Son- Chandrakant Ramrao Suryavanshi, 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 Suryavanshi 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

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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 Dagdu 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.



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- 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 Dagusuryavanshi & 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

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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 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.

Thanking You,
Dated 08/01/2016



Your's faithfully

Anuradha
8/1/16

Advocate
(Anuradha Mogal Patil)