Anuradha Mogal-Patil

B.S.L., LL.B. M.L.L. & L.W.

Advocate & Notary

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Resi : Flat No. 101, E-Wing, Rushiraj Harmony,
Near Gangapur Police Station, Gangapur Road,
Nashik-422013. Cell-98222 15150

TITLE CERTIFICATE

" TO WHOM SO EVER IT MAY CONCERN"

SUB:- All that piece and parcel of **Phase –V**, it includes **Wings/ Buildings No. L, M1,M2,M3,M4,M5 and M6** specifically constructed on **Survey No. 257/4 area admeasuring 15737 Sq.Mtr.**(it's Old Survey Number is 257/1G(p), 257/1F/2(p), 257/1H, 257/1e, 257/1E(p), 257/2B(p) and **Survey No.257/11 total area admeasuring 10100(p) Sq.Mtr.** (it's old Survey number is 257/1A(p), 257/2A/1(p), 257/1B). Said Phase-V is a part of Group Housing project named as **"PARKSYDE HOMES"** laying and situated at **Nashik** within the limits of Nashik Municipal Corporation.

Together with all the Easementry rights, & other hereditaments.

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 this 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 :

I] History of Survey No.257/1A area admeasuring H 0.35 R i.e. 3500.00 Sq.Mtr.

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

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) Sale Deed dated 31/12/2013.
v) revised building permission vide no. LND/BP/C1/675/17083, dt. 01-03-2018 from Nashik Municipal Corporation, Nashik
vii) Search receipt vide no. 10778 dt. 14/08/2019.
viii) Online search report by Adv. Nitin Barve dt. 17/08/2019.

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

ANURADHA MOGAL PATIL * ADVOCATE * Regd. No.

Continue..

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

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.Devechandbhai 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.Devchanbhai Gangarambhai Patel. In other rights column of 7/12 extract of the property, remark of illegal transaction had taken. Said remark was deleted by order of Sub-Divisional Officer,nasik,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) 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

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ANURADHA MOGHE Regd. No. 40802 ADVOCATE NASIK

Anuradha Mogal-Patil

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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.

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II] History of Survey No.257/1B area admeasuring 0 H 32.9 R i.e. 3290.00 Sq.Mtr.

Owner:- M/s. Jaikumar Constructions LLP

DOCUMENTS PERSUED AND STUDIED

i) Revised Corrected order of Additional Collector & Competent Authority,Nashik vide No.ULC/A-1/4237/318,Nashik dt.25-04-2006.
ii) Development Agreement dt. 15/10/2007
iii) Notification of Maharashtra State Government dt. 31/03/2008,
iv) 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
v) Sale Deed dt. 24/02/2012, dt. 04/10/2012
vi) Development Agreement and General Power of Attorney dt. 07/11/2013registered at sr.no.9300 and 9301 in favour of M/s. Jaikumar Constructions LLP.
vii) Sale Deed dated 31/12/2013.
viii) Registered Deed of Further Charge (Simple Mortgage) dt. 07/11/2015 at Sr. No. 6935-2015
ix) Sale Deed dated 24-05-2019.

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	Tukaram T.Suryawashi

ANURADHA MOGAL PATIL * ADVOCATE * Regd No. 43842

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due to torn condition
of mutation entry]

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, 257/1G & 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 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.257/1B & 257/1G 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) was 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-

ANURADHA MOHAN PATIL * ADVOCATE * Regd. No. 49802

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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

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 the said act.

Subsequently on dt. 01/10/2012 Shri. Vilas R. Shah registered 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] 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 were 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.

12] On dt.23/05/2019 M/s. Jaikumar Constructions LLP through Partner Shri. Hiten Haridas Rajkotiya purchased area admeasuring **1100 Sq.Mtr.** from old survey no. Survey No. 257/1B, after applicability of DILR measurement sheet it is newly numbered as **S.No. 257/11** its total area admeasuring 10100 Sq.Mtr. from land

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ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 2002

owner Mr.Sanjay Kondiram Dhakane and Developer and General Power of Attorney Holder of land owner M/s. Jaikumar Constructions LLP. Said Sale Deed was registered with Sub-Registrar, Nashik-3 at Sr. No. 3323/2019 dt. 24-05-2019.

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III] History of Survey No.257/1G area admeasuring 0 H 21.90 R i.e. 2190 Sq.Mtr. out of total area 3290 Sq.Mtr.

Owners- M/s.Jaikumar Constructions LLP

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
vii) Development Agreement and General Power of Attorney dt. 11-02-2016 registered at Sr.No.1368 and 1369.
viii) Sale deed t.23-02-2017 registered at Sr.No.1167

HISTORY

1] Record shows that from the year 1960 Shri. Nivrutti Trimbak Suryavanshi was a legal owner of the property.

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, 257/1G & 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] 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.

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ANURADHA MOGAL ADVOCATE Regd. No. 48062

Anuradha Mogal-Patil

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Accordingly area of S.No.257/1B & 257/1G become Retention area & remark of excess area was deleted.

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

7] 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) was 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

8] Mr.Balchand Uttamchand 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 H 0.09 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 by registered Sale deed from Vilas Rasiklal Shah and Karan Rajendra Shah. Said Sale deed was registered with Sub-Registrar, Nasik-5 at Sr.No.10616. Dt. 19/12/2012.
This fact is Evident from M.E.No. 87373 dt. 20/12/2012.

9] 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.257/1E/** 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. 18/02/2016.

10] Mr.Balchand Uttamchand Chordiya and Mrs.Pramila Balchand Chordiya owner of above mentioned properties in question had decided to develop the area admeasuring 1100 Sq.Mtr. from H 0.15 R out of total area 0 H 32.9 R from Survey

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ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 49802

No. 257/1G and area admeasuring 900 Sq.Mtr. out of total area 0 H 32.9 R from **Survey No. 257/1H**. said properties, hence 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.

11] On 23-02-2017 M/s. Jaikumar Constructions LLP through partner purchased 1) area admeasuring H 0.05.27 R i.e. 527 Sq.Mtr. out of total area admeasuring 3290 Sq.Mtr. from Survey No. 257/1e from Mr. Karan Rajendra Shah and 2) area admeasuring H 0.06.9 R i.e. 690 Sq.Mtr. out of area H 0.17.9 R from total area admeasuring 3290 Sq.Mtr. from **Survey No.257/1G** and 3) area admeasuring H 0.23.90 R i.e. 2390 Sq.Mtr. out of total area admeasuring 3290 Sq.Mtr. from **Survey No. 257/1H** from owner Shri.Vilas Rasiklal Shah by sale deed. Said Sale deed was registered with Sub-Registrar, Nashik-3 at Sr.No.1167.
This fact is Evident from M.E.No. 200812 dt. 03/09/2018

12] On 22-04-2019 M/s. Jaikumar Constructions LLP through partner purchased area admeasuring 1100 Sq.Mtr. from H 0.15 R out of total area 0 H 32.9 R from **Survey** No. 257/1G and area admeasuring 900 Sq.Mtr. out of total area 0 H 32.9 R from Survey No. 257/1H after applicability of DILR measurement sheet it is newly numbered as **S.No. 257/4(p)** its total area admeasuring 15737.00 Sq.Mtr. from land owner Mr.Balchand Uttamchand Chordiya and Mrs.Pramila Balchand Chordiya and Developer and General Power of Attorney Holder of land owner M/s. Jaikumar Constructions LLP. Said Sale Deed was registered with Sub-Registrar, Nashik-3 at Sr. No. 2666/2019 dt. 22-04-2019.

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IV] History of Survey No.257/1H total area admeasuring H 0.32.9 R

Owners- M/s.Jaikumar Constructions LLP

DOCUMENTS PERSUED AND STUDIED

i) 7/12 Extract from 1962 to 2016.
ii) 6 D Extract
iii) Development Agreement and General Power of Attorney dt. 20-01-2006 registered at Sr.No.480 and 481.
iv) Sale deed dt. 24-02-2012
v) Sale deed dt.19-12-2012 registered at Sr.No.10616.

HISTORY

1] Owner of S.No.257/1H and 257/1C Shri. Pandurang Trimbak Suryavanshi died at Jaipur, he left behind him Son- Ashok Suryavanshi, Wife- Parvati, Daughters- 1) Vimal Karbhari Khaire, 2) Suman Popat Khaire.
This fact is Evident from M.E.No.14145A dt.15-04-1974

2] On 16-08-2000 Smt. Parvatabai Pandurang Suryavanshi died , She left behind her daughter in law- Laxmibai Ashok Suryavanshi, Grand Son- Pravin, Grand Daughter- Sunanda, Daughters- 1) Vimal Karbhari Khaire, 2) Suman Popat Khaire.
This fact is Evident from M.E.No.54646 dt.26-12-2005

3] On 20-01-2006 Land owner of Survey No.257/1C and 257/1H 1) Laxmibai Ashok Suryavanshi,2) Pravin Ashok Suryavanshi, 3) Sunanda Ashok Suryavanshi,

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ANURADHA MOGAL Regd. No. 45502 ADVOCATE

Anuradha Mogal-Patil

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4) Vimal Karbhari Khaire, 5) Suman Popat Khaire had executed Development Agreement and General Power of Attorney in favour of Viraj Estates Pvt.Ltd. Said Development Agreement along with General Power of Attorney was registered with Sub-Registrar, Nashik-4 at Sr.No.480 and 481.

4] Shri.Vilas Rasiklal shah purchased area admeasuring H 0.32.9 R assessed at Rs.1.37 paisa out of S. No.257/1C & area admeasuring H 0.32.9 R assessed at Rs.1.37 paisa out of S.No.257/1H by Agreement for sale from 1) Laxmibai Ashok Suryavanshi, 2) Pravin Ashok Suryavanshi, 3) Sunanda Ashok Suryavanshi, 4) Vimal Karbhari Khaire, 5) Suman Popat Khaire through their power of attorney holder shri.Vilas Rasiklal shah with the consent of Viraj Estates Pvt.Ltd .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) was 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 1) Laxmibai Ashok Suryavanshi, 2) Pravin Ashok Suryavanshi, 3) Sunanda Ashok Suryavanshi, 4) Vimal Karbhari Khaire, 5) Suman Popat Khaire 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.2173/2012.

This fact is Evident from M.E.No.78440 dt.27-02-2012

5] On 19-12-2012 1) Shri. Balchand Uttamchand Chordiya, 2) Mrs. Pramila Balchand Chordiya purchased area admeasuring H 0.16 R out of Survey No.257/1F/2(p), area admeasuring H 0.15 R out of Survey No.257/1G, area admeasuring H 0.09 R out of Survey No.257/1H by Sale deed from Vilas Rasiklal Shah and Karan Rajendra Shah. Said sale deed was registered with Sub-Registrar, Nashik-5 at Sr.No.10616/2012.

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

6] On 28-12-2015 Mr.Balchand Uttamchand Chordiya and Mrs.Pramila Balchand Chordiya owner of above mentioned properties in question had decided to develop the area admeasuring 1100 Sq.Mtr. from H 0.15 R out of total area 0 H 32.9 R from **Survey No. 257/1G** and area admeasuring 900 Sq.Mtr. out of total area 0 H 32.9 R from **Survey No. 257/1H** therefore 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.

7] On 23-02-2017 **M/s. Jaikumar Constructions LLP** through partner purchased 1) area admeasuring H 0.05.27 R i.e. 527 Sq.Mtr. out of total area admeasuring

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ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 49802

3290 Sq.Mtr. from Survey No. 257/1e from Mr. Karan Rajendra Shah and 2) area admeasuring H 0.06.9 R i.e. 690 Sq.Mtr. out of area H 0.17.9 R from total area admeasuring 3290 Sq.Mtr. from Survey No.257/1G and 3) area admeasuring H 0.23.90 R i.e. 2390 Sq.Mtr. out of total area admeasuring 3290 Sq.Mtr. from Survey No. 257/1H from owner Shri.Vilas Rasiklal Shah by sale deed. Said Sale deed was registered with Sub-Registrar, Nashik-3 at Sr.No.1167.
This fact is Evident from M.E.No. 200812 dt. 03/09/2018

8] On 22-04-2019 M/s. Jaikumar Constructions LLP through partner purchased area admeasuring 1100 Sq.Mtr. from H 0.15 R out of total area 0 H 32.9 R from Survey No. 257/1G and area admeasuring 900 Sq.Mtr. out of total area 0 H 32.9 R from Survey No. 257/1H after applicability of DILR measurement sheet it is newly numbered as S.No. 257/4(p) its total area admeasuring 15737 Sq.Mtr. from land owner Mr.Balchand Uttamchand Chordiya and Mrs.Pramila Balchand Chordiya and Developer and General Power of Attorney Holder M/s. Jaikumar Constructions LLP. Said Sale Deed was registered with Sub-Registrar, Nashik-3 at Sr. No. 2666/ 2019 dt. 22-04-2019.

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V] History of Survey No.257/1e area admeasuring 1237 Sq.Mtr. out of area admeasuring H 0.32.9 R i.e.3290 Sq.Mtr.

Owner :- 1. Areehant Developers
2. M/s. Jaikumar Constructions LLP

Developers : - M/s. Jaikumar Constructions LLP

DOCUMENTS PERSUED AND STUDIED

i) Agreement to Sale dt.14-12-2007
ii) Confirmation Deed dt,22-04-2010.
iv) Confirmation Deed dt.12-08-2010 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
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 and 481
xii) Agreement for Sale dt. 29-12-2006
xiii) Sale deed dt.24-12-2012 registered at Sr.No.78440
xiv) Correction deed dt. 26-09-2017 registered at Sr.No. 6563
xv) Sale deed dt. 05-05-2017 registered at Sr.No. 3833

History

1] Shri. Chandu Rodu Naik had purchased S.No. 257/1e by sale deed from Shri. Vitthal Trimbak Suryavanshi.

This fact is evident from M.E.No.8306 dt.23-08-1952

2] On 03-10-2004 Shri. Chandu Rodu Naik died. He left behind him his legal heirs, Wife- Parvatabai , Son- a) Raghunath, b) Ravindra, c) Manohar, d) Arjun,

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ARADHA MOGAL PATIL * ADVOCATE * Regd. No. 40302

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Daughters- a) Kusum Savliram Fulsundar, b) Latabai Ramu Pavate, c) Kalpana Dipak Patil, d) Bharati Suresh Tajane
This fact is evident from M.E.No.56428 dt.27-09-2006

3] On 14-12-2007 Shri. Karan Rajendra Shah purchased area from Survey No. 257/1e, 257/1D and 257/1F/2 by way of Agreement to Sale. Said Agreement to Sale was not duly stamped, hence purchaser had produced said document for duly stamped, therefore Collector of Stamp impound said document on 09-08-2010. Accordingly said Agreement to Sale was confirmed and accepted by both parties. And it was registered before Sub-Registrar, Nashik-2 at Sr.No.8807 dt. 12-08-2010.

Subsequently land owner had executed registered sale deed in favour of purchaser before Sub-Registrar, Nashik-2 at Sr.No. 8808/2010, dt.12-08-2010.
This fact is evident from M.E.No.68788 dt.08-09-2010

4] On 22-08-2007 Shri. Arjun(Ajay) Chandu Naik died. He left behind him his legal heirs, Wife- Bhagyashri, Son- Om, Daughter- Shweta.
This fact is evident from M.E.No.69575 dt.09-12-2010

5] Mutation entry no.200242 was mistakenly entered in revenue record, hence cancelled on 01-01-2018.

6] 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.
This fact is evident from M.E.No. 200384 dt.24/03/2018

7] On 23-02-2017 **M/s. Jaikumar Constructions LLP** through partner purchased 1) area admeasuring H 0.05.27 R i.e. 527 Sq.Mtr. out of total area admeasuring 3290 Sq.Mtr. from **Survey No. 257/1e** from Mr. Karan Rajendra Shah and 2) area admeasuring H 0.06.9 R i.e. 690 Sq.Mtr. out of area H 0.17.9 R from total area admeasuring 3290 Sq.Mtr. from **Survey No.257/1G** and 3) area admeasuring H 0.23.90 R i.e. 2390 Sq.Mtr. out of total area admeasuring 3290 Sq.Mtr. from Survey **No. 257/1H** from owner Shri.Vilas Rasiklal Shah by sale deed. Said Sale deed was registered with Sub-Registrar, Nashik-3 at Sr.No.1167.
This fact is Evident from M.E.No. 200812 dt. 03/09/2018

8] On 15-05-2017 M/s. Areehant Developers through its partner Shri.Nagindas Zaverchand Mehata executed Development Agreement and General Power of Attorney of area admeasuring H 0.32.9 R out of S.No.257/1E and area admeasuring H 0.07.10 R out of S.No.257/1e in favour of **M/s. Jaikumr Constructions LLP** through its partner Shri. Merzyan Hosi Patel. Said Development Agreement was registered with Sub-Registrar, Nashik at Sr.No.3835 and 3836 dt. 09-06-2017.
This fact is evident from M.E.No. 200859 dt.22/09/2018

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ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 49802

9] On 26-09-2017 M/s. Areehant Developers had executed Correction deed cum supplementary Agreement of area admeasuring H 0.32.9 R out of S.No.257/1E and area admeasuring H 0.7.10 R out of S.No.257/1e in favour of Jaikumar Constructions LLP to the extent of consideration i.e from constructed area to revenue sharing . Said document was registered with Sub-Registrar, Nashik-3 at Sr.No.6563 dt.29-09-2017

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VI] History of Survey No.257/1E area admeasuring H 0.32.9 R i.e.3290 Sq.Mtr.

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

DOCUMENTS PERSUED AND STUDIED

i) Agreement to Sale dt.03-11-2007
ii) Confirmation Deed dt,22-04-2010.
iii) Sale deed dt.22-04-2010 registered at Sr.No.4261.
iv) Agreement to Sale dt.14-12-2007
v) Confirmation Deed dt.12-08-2010 registered at Sr.No.8807
vi) Sale deed dt.12-08-2010 registered at Sr.No.8808.
vii) Sale deed dt,09-06-2017 registered at Sr.No.3833
viii) Development Agreement dt.09-06-2017 registered at Sr.No.3835
ix) General Power of Attorney dt.09-06-2017 registered at Sr.No.3836.

HISTORY

1] Record shows that from the year 1960 Shri. Tukaram Trimbak Suryvanshi was a legal owner of the property.

2] On 18-01-1993 Smt. Jijabai Vishnu Abhang purchased area admeasuring 111.5 Sq.Mtr. from Survey No.257/1E from Shri. Tukaram Trimbak Suryvanshi.
This fact is evident from M.E.No.30528 dt.13-05-1993

3] Smt.Shantabai Murlidhar Khaire, jijabai Vishnu Abhang, Indubai Eknath Thorat, Sugandha Kachu Gaikwad, Tulsabai Tukaram Suryavanshi had released all their legal rights from the property in favour of their brother Shri. Deoram Tukaram Suryavanshi and others.
This fact is evident from M.E.No.31478 dt.31-01-1994

4] On 30-06-2006 Shri. Jagan (Jaganath) Tukaram Suryavanshi died. He left behind him his legal heirs, Wife- Vimalabai Jagganath Suryavanshi, Son- Sandip Suryavanshi and Daughter's- 1) Sangita Dilip Ganurde,2) Jayashri Raosaheb Jadhav,3) Gitanjali Rajendra Abhang.
This fact is evident from M.E.No.56860 dt.29-11-2006

5] On 18-01-2010 Shri. Sandip Jagganath Suryavanshi died. He left behind him his legal heirs, Mother- Vimalabai Jagganath Suryavanshi, Wife- Vidya Sandip Suryavanshi, Son- Suraj Sandip Suryavanshi and Dhiraj Sandip Suryavanshi..
This fact is evident from M.E.No.67347 dt.22-04-2010

6] Shri. Viraj Vilas Shah purchased area from Survey No.257/1E and 257/1J by registered Sale deed from Shri. Deoram Tukaram Suryavanshi by Agreement to Sale. Said Agreement to Sale was not duly stamped, therefore Collector of Stamp impound said Agreement u/s 41 of Bombay /stamp Act on 19-04-2010. And it

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was confirmed by consent deed cum confirmation deed on 20-04-2010 and registered before Sub-Registrar,Nashik-2 at Sr.No.4260 on 22-04-2010.

Subsequently Sale deed of said property was registered with Sub-Registrar, Nashik-2 at Sr.No.4261/2010, dt. 22-04-2010

This fact is evident from M.E.No.67358 dt.23-04-2010

7] As per letter given by District Collector, Nashik vide no.Kaksha-4/ Ku.ka-setu606/201,dt.30-11-2016 along with Letter of Tahasildar, dt. 03-12-2016. Survey No's from Nashik was divided into Nashik City No.1, Nashik City No.2, Nashik City No.3, Nashik City No.4 and Nashik City No.5.

This fact is Evident from M.E.No.103319 dt.03-12-2016

8] On 05-05-2017 M/s.Arihant Developers partnership firm through its 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.

This fact is evident from M.E.No. 200384 dt.24/03/2018

9] On 15-05-2017 M/s. Areehant Developers through its partner Shri.Nagindas Zaverchand Mehata executed Development Agreement and General Power of Attorney of area admeasuring H 0.32.9 R out of S.No.257/1E and area admeasuring H 0.07.10 R out of S.No.257/1e in favour of **M/s. Jaikumr Constructions LLP** through its partner Shri. Merzyan Hosi Patel. Said Development Agreement was registered with Sub-Registrar, Nashik at Sr.No.3835 and 3836 dt. 09-06-2017.

This fact is evident from M.E.No. 200859 dt.22/09/2018

10] On 26-09-2017 M/s. Areehant Developers had executed Correction deed cum supplementary Agreement of area admeasuring H 0.32.9 R out of S.No.257/1E and area admeasuring H 0.7.10 R out of S.No.257/1e in favour of Jaikumar Constructions LLP to the extent of consideration i.e from constructed area to revenue sharing . Said document was registered with Sub-Registrar, Nashik-3 at Sr.No.6563 dt.29-09-2017

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VII] History of Survey No.257/1F/2 area admeasuring H 0.16 R i.e. 1600 Sq.Mtr. out of total area admeasuring H 0.20.02 R

Owner:- M/s.Jaikumar Constructions LLP

DOCUMENTS PERSUED AND STUDIED

i) Agreement to Sale dt.14-12-2007
ii) Confirmation Deed dt.12-08-201 registered at Sr.No.8807.
iii) Sale deed dt.12-08-2010 registered at Sr.No.8808.

ANURADHA MOGAL PATIL Regd. No. 9862 ADVOCATE

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iv) Sale deed dt.19-12-2012 registered at Sr.No.10616
v) Agreement to Sale dt.28-12-2007.
vi) Sale deed dt.24-02-012 registered at Sr.No.2174
vii) Sale deed registered dt.11-02-2016 Registered at Sr.No.1367

HISTORY

1] Record shows that from the year 1975 Shri. Chandu Rodu Naik was a legal owner of the property

2] Mrs. Mina Ramtapesh Sharma purchased area admeasuring 81.10 Sq.Mtr. from Shri. Gangadhar Trimbak Suryvanshi.
This fact is Evident from M.E.No. 26847 dt. 24/05/1990.

3] On 03-10-2004 Shri. Chandu Rodu Naik died. He left behind him his legal heirs, Wife- Parvatabai , Son- a) Raghunath, b) Ravindra, c) Manohar, d) Arjun, Daughters- a) Kusum Savliram Fulsundar, b) Latabai Ramu Pavate, c) Kalpana Dipak Patil, d) Bharati Suresh Tajane
This fact is evident from M.E.No.56428 dt. 27-09-2006

4] Shri. Karan Rajendra Shah purchased area from Survey No. 257/1e, 257/1D and 257/1F/2 by way of Agreement to Sale. Said Agreement to Sale was not duly stamped, hence purchaser had produced said document for duly stamped, therefore Collector of Stamp impound said document on 09-08-2010. And therefore said Agreement to Sale was confirmed and accepted by both parties. And it was registered before Sub-Registrar, Nashik-2 at Sr.No.8807 dt. 12-08-2010.

Subsequently land owner had executed registered sale deed in favour of purchaser before Sub-Registrar, Nashik-2 at Sr.No.8808/2010, dt.12-08-2010.
This fact is evident from M.E.No.68788 dt.08-09-2010

5] On 22-08-2007 Shri. Arjun(Ajay) Chandu Naik died. He left behind him his legal heirs, Wife- Bhagyashri, Son- Om, Daughter- Shweta.
This fact is evident from M.E.No.69575 dt.09-12-2010

6] On 19-12-2012 1) Shri. Balchand Uttamchand Chordiya, 2) Mrs. Pramila Balchand Chordiya purchased area admeasuring H 0.16 R out of Survey No.257/1F/2(p), area admeasuring H 0.15 R out of Survey No.257/1G, area admeasuring H 0.09 R out of Survey No.257/1H by Sale deed from Vilas Rasiklal Shah and Karan Rajendra Shah. Said sale deed was registered with Sub-Registrar, Nashik-5 at Sr.No.10616/2012.
This fact is Evident from M.E.No.87373 dt.20-12-2012

7] 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.

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ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 10662

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VIII]History of Survey No. 257/2B area admeasuring H 0.72 R i.e. 7200 Sq.Mtr. out of total area H 1.62 R

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

DOCUMENTS PERSUED AND STUDIED

i) 7/12 Extract from 1962 to 2016.
ii) 6 D Extract
iii) Release deed dt. 14-02-2005 registered at Sr.No.482/05
iv) Development Agreement and General Power of Attorney dated 16/12/2006 registered at Sr.No.7721 and 7722 in favour of Viraj Estates.
v) Sale Deed dated 27/06/2011 registered at Sr.No.7907 in favour of Mohan Chuharmal Gurudasani
vi) Consent deed/ Confirmation Deed to Agreement to Sale dt. 27-06-2011 registered at Sr.No.7906 in favour of Mohan Chuharmal Gurudasani
vii) Sale deed dt.16-01-2012 in favour of Viraj Reality Pvt. Ltd. at Sr.No.682.
viii) 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.
ix) Special Power of Attorney registered at Sr.No.2421 dt. 17-04-2015 in favour of Rajiv Gul Hariramani.
x) Sale Deed dated 06/06/2015 registered at Sr.No. 3408 in favour of Jaikumar Constructions LLP
xi) Registered Deed of Further Charge (Simple Mortgage) dt. 07/11/2015 at Sr.No. 6935-2015

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 legal rights from the 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

ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. Nashik 1502

6] Smt.Sakubai Baban Mandlik, Bakubai Shankarrao Raut, Meerabai Namdeo Suryavanshi, Sarala Dhondiram Ghode released all their legal rights from the property in favour of their brother & mother.

This fact is evident from **M.E.No.26793 dt.14-05-1990**

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 legal rights from 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

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 legal 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 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 from Survey No. 257/2B 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 deeds were registered with Sub-Registrar,Nasik-3 at Sr.No.7721 & 7722 dt.16-12-2006.

14] On 20-04-2006 Shri.Balu Govind Suryvanshi died, he left behind him his legal heirs, Wife- Mandabai, Daughter- Mrs.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**

15] 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

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16] 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 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

17] 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 way of 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 had executed confirmation deed in favour of Shri.Mohan C.Gurudasani. Said Confirmation deed was registered with Sub-Registrar, Nashik-2 at Sr.No.7906 dated 27-06-2011.

Accordingly the above mentioned Developer & land owner executed final Sale deed in favour of Mohan Chuharmal Gurudasani of area H 0.72 R by way of Registered sale deed. Said sale deed was 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 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

19] 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

20] 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 from 1.

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ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. 49802

Mrs. Ashna Prakash Rochalani & 2. Mrs. Hema Rajeev Hariramani. Said Sale Deed was 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

21] Owner of remaining area from S.No.257/2B M/s. Viraj Reality Pvt. Ltd. through Director 1) Shri. Rajendra R. Shah, 2) Vilas R. Shah had repaid the whole loan amount of State Bank of India. Hence charge of said bank was deleted from other rights column of 7/12 extract.

This fact is Evident from M.E.No.200187 dt.29-09-2017

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IX] History of S.No.257/2A/1 area admeasuring H 1.02.03 R out of total area admeasuring H 1.21.03.05 R

Owner:- M/s. Jaikumar Constructions LLP through partner
DOCUMENTS PERSUED AND STUDIED

i) Development Agreement & General Power of Attorney dt.12-10-1999.
ii) Sale Deed dt- 14-09-2005, 09-02-2010 & 24-10-2013
iii) Sale Deed dated 31/12/2013.
iv) 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.
v) N.A.order relating to area admeasuring 4800 Sq.Mtr. given by Collector,Nashik vide order No.Maha/Kaksha-3/4/N.A. Lett. No./ 28/ 2014,Nashik, dt-08-10-2014
vi) Registered Mortgage deed dt. 27/03/2014 at Sr. No. 2433-2014.
vii) Registered Deed of Further Charge (Simple Mortgage) dt. 07/11/2015 at Sr. No. 6935-2015

HISTORY

1] Since the year 1962 to 1995 Shri.Shankar Krishna Suryavanshi was a legal 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

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5] On 30-06-2005 Smt.Anusaayabai Shankarrao Suryavanshi died, She left behind her legal heirs, Son- Karbhari Shankarrao Suryawanshi, & Daughters- Bhimabai Nivrutti Thorat & Gangubai Khanderao Nikam.

This fact is Evident from M.E.No.53580 dt.08-07-2005

6] 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.20-09-2005

7] On 26-06-2007 Shri. Karbhari Shankarrao Suryavanshi died, he left behind him legal heirs, Wife- Jijabai Karbhari Suryawanshi, Son-1. Vilas Karbhari Suryawanshi 2. Ashok Karbhari Suryawanshi, Daughter - Meena Sanjay Shelar, Savita Subhash Shelar, Nalini Nandu Mali.

This fact is Evident from M.E.No.59041 dt. 59041 dt. 21/08/2007

8] 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

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 was 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.

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ANURADHA MOGAL PATIL * Regd. No. 49802 * ADVOCATE

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. 16/11/2017 **M/s. Jaikumar Constructions LLP** through its partner Shri. Merzyan Hosi Patel purchased area admeasuring 249.05 Sq. Mtr. out of area admeasuring 449.05 Sq. Mtr. from total area admeasuring 1 H. 21.03.05 R from Survey No. 257/2A/1 from Smt. Jijabai Karbhari Suryawanshi and other 6 by Sale Deed. Said Sale Deed was Registered with Sub-Registrar Nashik-3 at Sr. No. 7567/ 2017 dt. 16/11/2017.

This fact is Evident from M.E.No. 200747 dt.10-08-2018

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X] 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.

XI] 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 area from S.No.257/2A/1, 257/1B, 257/1A, 257/2B 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

XII] At Nashik up to dt. 03-12-2016, for mutation number next to 10000 mutation number had given as A-1 to A-3317. But as per notification of Deputy Director, Land record office, Pune vide No. Mutation No. /R.B.A.Aa.Ka/2015, dt.19-10-2016 along with letter from same office vide no.2099/2016, dt. 13-08-2016, 2114/2016, dt. 25-08-2016 and 08-09-2016, 2559/2016, dt.29-09-2016, 2314/2016, dt.23-10-2016 instead of Sr.No."A" it should be read as 100001 to 103317. As per said notification at village mutation numbers were corrected.

This fact is Evident from M.E.No.103318 dt.03-12-2016

XIII] As per letter given by District Collector, Nashik vide no.Kaksha-4/ Ku.ka-setu606/201,dt.30-11-2016 along with Letter of Tahasildar, dt. 03-12-2016. Survey No's from Nashik was divided into Nashik City No.1, Nashik City No.2, Nashik City No.3, Nashik City No.4 and Nashik City No.5.

This fact is Evident from M.E.No.103319 dt.03-12-2016.

XIV] As per order of Tahasildar dt.13/07/2017 along with notification of Government of Maharashtra dt.07-05-2016 corrections were carried in the computerized record of rights.

This fact is Evident from M.E.No.200114 dt.22/11/2018

XV] As per order of Tahasildar dt.04/08/2018 along with notification of Government of Maharashtra dt.07-05-2016 corrections were carried in the computerized record of rights.

This fact is Evident from M.E.No.200736 dt.04/08/2018

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XVI] As per order of Tahasildar dt.20/11/2018 along with notification of Government of Maharashtra dt.07-05-2016 corrections were carried in the computerized record of rights.

This fact is Evident from M.E.No.200738 dt.14/08/2018

XVII] As per order of Tahasildar dt.31-12-2018 along with notification of Government of Maharashtra dt.07-05-2016 corrections were carried in the computerized record of rights.

This fact is Evident from M.E.No.200746 dt.22/11/2018

XVIII] On 11/10/2018 M/s. Jaikumar Constructions LLP had repaid the whole loan amount of State Bank of India, Satpur, Nashik. To that effect said bank had executed Registrered Release Deed in favour of M/s. Jaikumar Constructions LLP. Said Release Deed was Registered with Sub-Registrar Nashik-3 at Sr. No. 7279/ 2018 dt. 20/10/2018. Hence charge of bank was released from the Survey No. 257/2A/1(p), 257/1A, 257/1B, 257/2B etc.

XIX] On 11/10/2018 **M/s. Jaikumar Constructions LLP** had repaid the whole loan amount of State Bank of India, Satpur, Nashik. To that effect said bank had executed Registrered Release Deed in favour of M/s. Jaikumar Constructions LLP. Said Release Deed was Registered with Sub-Registrar Nashik-3 at Sr. No. 7280/ 2018 dt. 20/10/2018. Hence charge of bank was released from the Survey No. 257/2A/1(p), 258/1A/1.

XX] Owners of S.No.257(p) admeasured the total area of said survey numbers. Accordingly K.Ja.Patrak and order of Assistant Superidant, Disrict Investigation Land Record office, dt. 13-02-2017, therefore new 7/12 extract of the property are formed as follows,

Previous situation of 7/12 extract

Sr. No.	S. No.	Owner	Ownership Sq. Mtr.
1	257/1F/2	1. Karan Rajendra Shah	338.90
		2. Jaikumar Constructions LLP	1600.00
		3. Others	81.10
2	257/2B	1. Kashinath Suryawanshi	1298.95
		2. Lata Mandlik	66.05
		3. Viraj Reality	4835.00
		4. Jaikumar Constructions LLP	7200.00
		5. other	3000.00
3	257/1G	1. Jaikumar Constructions LLP	1090.00
		2. Vilas Shah	1100.00
		3. Bhalchandra Chordiya+1	1100.00
4	257/1H	1. Jaikumar Constructions LLP	2390.00

ANURADHA MOGAL PATIL Regd. No. 47802 ADVOCATE

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		2. Bhalchandra Chordiya+1	900.00
5	257/1E	M/s. Areehant Developers	3290.00
6	257/1B	1. Jaikumar Constructions LLP	2190.00
		2. Sanjaykumar Dhakane	1100.00
7	257/1A	Jaikumar Constructions LLP	3500.00
8	257/2A/1	1. Bhimabai Thorat & other	1651.00
		2. Jaikumar Constructions LLP	10452.00

7/12 Extract as per Kamijasta Patrak

S. No.	Total Area Sq. Mtr.	Owner	Ownership area
257/4	15737.00	1.Jaikumar Constructions LLP (Old S. No. 257/1G(p), 257/1F/2(p) 257/1H, 257/1e(p), 257/2B(p))	9737.00
		2. Balchand Chordiya+1 (Old S. No. 257/1G(p), 257/1H(p))	2000.00
		3. Areehant Developers (Old S. No. 257/1e(p) & 257/1E)	4000.00
257/11	10100.00	1.Jaikumar Constructions LLP (Old S. No. 257/1A, 257/2A/1(p) 257/1B(p)	9000.00
		2. Sanjay Kondiram Dhakane (Old S. No. 257/1B(p)	1100.00

This fact is Evident from M.E.No.200970 dt.14-11-2018

XXI) As per order of Tahasildar dt.30-12-2018 along with notification of Government of Maharashtra dt.07-05-2016 corrections were carried in the computerized record of rights.

This fact **is Evident from M.E.No.201095 dt.30-12-2018**

XXII] Adv. Nitin Barve has taken search with Sub-Registrar vide receipt no. 10778 dt. 14/08/2019 and also taken court search, he has not found any adverse entry relating to the subject property therefore he has given separate search report dt. 17/08/2019 which is attached herewith.

XXIII] Time to Time Builder/ Developer **M/s. Jaikumar Constructions LLP** has obtained building permissions for constructions on project land, recently Promoter has obtained revised building permission vide no. LND/BP/C1/675/17083, dt. 01-03-2018 from Nashik Municipal Corporation, Nashik on total area from Survey No. Survey No.256/2 to 6/6+ 256/2 to 6/8(part) + 256/2 to 6/1 + Plot No 1 to 8 out of Survey No 256/7+S.No.257/4, (Area of S.No.257/4 includes area from old S.No.257/1G, ,257/1F/2(p), 257/1H, 257/1e, 257/2B) + S.No.257/9 (Area of S.No.257/9 includes area from old Survey No. 257/2B(p), 257/1C, 257/1D, 257/2A/1(p))+ S.No. 257/11 (Area of S.No.257/11 includes area from old S.No. 257/1A, 257/2A/1(p), 257/1B) +S.No.257/12 (Area of S.No.257/12 includes area from old S.No.257/2A/1(p)) lying and situated at Nashik.

Accordingly builder has started construction of various Phases on above mentioned area. Said property in question i.e. **Phase-V** is a part of large portion of Group Housing project named as **"PARKSYDE HOMES"** As a Promoter/ Developer/ Builder has all right to construct various buildings on above mentioned total land area and has right to enter into an agreement/Sale etc with prospective purchasers.

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ANURADHA MOGAL PATIL ADVOCATE Regd. No. 4961/2

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OBSERVATION

On perusal of above mentioned documents & study of all the records I have mentioned in detailed history of each survey numbers, where I have described about the title chain of document and record. Therefore during study of all records, I have not found any charge or encumbrances on the subject property.

TITLE CERTIFICTE

In view of & subject to the above detailed 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,
Dt. 19/08/2019

Your's faithfully

19/8/19

(Anuradha Mogal Patil)
Advocate & Notary

ANURADHA MOGAL PATIL * ADVOCATE * Regd. No. A9867

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