

UTTAM R. ABHALE

B.A.L.L.B. D.C.L.

ADVOCATE

Reg.No.:MAH./150/2006

Mob.:+91 9922447488

उत्तम रमेश आभाळे

बी.ए.एल.बी. डि.सी.एल.

अॅडव्होकेट

रजि. नं. : महा./१५०/२००६

निवास : रूम नं. ८, देवनागरी को.ऑप.हौसिंग सोसायटी, निलमनी पार्क, विरसावरकर नगर, जेलरोड, नासिकरोड.
Resi.: Room No.8, Devnagri Co.Opp.Hsg.Society, Nilmani Park, Vir Savarkar Nagar, Jail Road, Nasik Road.

दिनांक : / / २०००

TITLE CERTIFICATE

To Whom It May Concern

I] Description of Property :-

All that piece and parcel of non-agricultural properties bearing (1) Plot No. 5 area admeasuring 240.30 Sq. Mtrs. N.A. assessed at Rs. 318.00 Ps. out of Survey No. 599/1C+1D+1E/2/1/2 + 2/1/3/5, (2) Plot No. 9 area admeasuring 245.435 Sq. Mtrs. N.A. assessed at Rs. 324.00 Ps. out of Survey No. 599/1C+1D +1E/2/1/2 + 2/1/3/9 and (3) Plot No. 10 area admeasuring 446.76 Sq. Mtrs. N.A. assessed at Rs. 590.00 Ps. out of Survey No. 599/1C+1D+1E/2/1/2 + 2/1/3/10 situated within the village limits of Nashik, Tal. & Dist. Nashik and also within the limits of Nashik Municipal Corporation, Nashik.

II] Name of the owner:- Shriram Builders and Developers a Partnership Firm, through Partners- (1) Shri. Satish Dattatraya Sonaje, (2) Shri. Sarang Satish Sonaje (3) Shri. Prasad Ramchandra Saraf.

III] Documents produced before me for my perusal:-

- 1) 7/12 extracts.
- 2) Mutation Entries No. 25603, 41171, 45648, 69573, 70969, 76501.
- 3) Copy of Sale Deed of Plots,
- 4) Copy of Sale Deed of T.D.R.
- 5) Commencement Certificate

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IV] Observations and findings:-

As per the request of Shri. Prasad Ramchandra Saraf partner of M/s. Shriram Builders and Developers I had investigated into the title of above said property. For that purpose I had perused the above said revenue records and other related papers and my observations and findings are as under.

It appears from the records that Survey No. 599/1C+1D+1E/2/1 was previously owned and possessed by Smt. Manjula Ratilal Gohel and other.

It appears from the records that, Smt. Manjula Ratilal Gohel and others have obtained permission U/s. 85 of M.L.R.C. for partition of Survey No. 599/1C+1D+1E/2/1 from the Tahashildar, Nashik vide its order No. RTS/Watap Case No. 302/89 and said property is partitioned as follows:-

Survey No.	Hissa No.	Area Sq. Mtrs.	Name
599/1C+1D+1E/2/1	1	1625.00	Original Owner
599/1C+1D+1E/2/1	2	2275.00	Manjula Ratilal Gohel
599/1C+1D+1E/2/1	3	650.00	Kiran Rajmal Katariya
599/1C+1D+1E/2/1	4	325.00	Nasima Mansur Rangwala

And M.E. No. 25603 is certified to that effect.

It appears from the records that, Pushpavati Rajmal Katariya purchased area admeasuring 325.00 Sq. Mtrs. out of

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Survey No. 599/1C+1D+1E+2/1/2 from Manjula Ratilal Gohel for Rs. 10,000/- by a sale deed dtd. 2/8/1989 and M.E. No. 41171 is certified to that effect.

It appears from the records that, Shri. Manoj Chandrakant Gujrathi and Prashant Chandrakant Gujrathi purchased area admeasuring 1950.00 Sq. Mtrs. out of Survey No. 599/1C+1D+1E/2/1/2 from Manjula Ratilal Goyal for Rs. 21,00,000/- by a sale deed dtd. 7/1/2002 and M.E. No. 45648 is certified to that effect.

It appears from the records that, owners of Survey No. 599/1C+1D+1E/2/1/2 and Survey No. 599/1C+1D+1E/2/1/3 were prepared a joint layout plan in respect of said properties and same is duly approved by Nashik Municipal Corporation, Nashik vide its letter Outward No. Town Planning Department/Final/NSK/A-1/07 dtd. 16/11/2010 and also obtained N.A. permission from the Collector of Nashik vide its order No. Maha/Kaksha-3/4/ N.A.P. No. /432/2010 Nashik dtd. 18/10/2010 and said properties were divided into several plots and Plot No. 5, Plot No. 9 and Plot No. 10 were shown in the name of Pushpavati Rajmal Katariya and Kiran Rajmal Katariya and M.E. No. 69573 is certified to that effect.

It appears from the records that, M/s. Lalit Nirman Business Development Pvt. Ltd. (previously known as M/s. Navyug Developers Pvt. Ltd.)through its Director Shri. Vipul Nemichand Potddar through his Special Power of Attorney

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Holder Shri. Madhav Khushal Chavan purchased the Plot No. 5 area admeasuring 240.30 Sq. Mtrs. N.A. assessed at Rs. 318.00 Ps. out of Survey No. 599/1C+1D+1E/2/1/2 + 2/1/3/5, Plot No. 9 area admeasuring 245.435 Sq. Mtrs. N.A. assessed at Rs. 324.00 Ps. out of Survey No. 599/1C+1D +1E/2/1/2 + 2/1/3/9 and Plot No. 10 area admeasuring 446.76 Sq. Mtrs. N.A. assessed at Rs. 590.00 Ps. out of Survey No. 599/1C+1D+1E/2/1/2 + 2/1/3/10 from Pushpavati Rajmal Katariya and Kiran Rajmal Katariya through their Special Power of Attorney Holder M/s. Lalit Nirman Business Development Pvt. Ltd. through its Director Shri. Vipul Nemichand Potddar through his Special Power of Attorney Holder Shri. Madhav Khushal Chavan for Rs. 10,75,000/- by a sale deed, which is registered in the office of Sub-Registrar, Nashik-4 at Sr. No. 3749/2011 dtd. 6/4/2011 and M.E. No. 70969 is certified to that effect.

It appears from the records that, Shriram Builders and Developers a Partnership Firm, through Partners- (1) Shri. Satish Dattatraya Sonaje, (2) Shri. Sarang Satish Sonaje (3) Shri. Prasad Ramchandra Saraf purchased the Plot No. 5 area admeasuring 240.30 Sq. Mtrs. N.A. assessed at Rs. 318.00 Ps. out of Survey No. 599/1C+1D+1E/2/1/2 + 2/1/3/5, Plot No. 9 area admeasuring 245.435 Sq. Mtrs. N.A. assessed at Rs. 324.00 Ps. out of Survey No. 599/1C+1D +1E/2/1/2 + 2/1/3/9 and Plot No. 10 area admeasuring 446.76 Sq. Mtrs. N.A. assessed at Rs. 590.00 Ps. out of Survey No. 599/1C+1D+1E/2/1/2 + 2/1/3/10 from M/s. Lalit Nirman Business Development Pvt. Ltd. through its Director Shri. Vipul Nemichand Potddar for Rs. 44,61,056/- by a sale deed,

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which is registered in the office of Sub-Registrar, Nashik-1 at Sr. No. 6913/2011 dtd. 11/8/2011 and M.E. No. 76501 is certified to that effect.

It appears from the records that, for additional construction on Plot No. 5, 9 and 10 Shriram Builders and Developers purchased B Zone T.D.R. area 84.00 Sq. Mtrs. from Shri. Ramavatar Tihuli Nirankari by a sale deed, which is registered in the office of Sub-Registrar, Nashik-1 at Sr. No. 5945/2011 dtd. 15/7/2011 and also purchased B Zone T.D.R. area 90.00 Sq. Mtrs. from Shri. Atmaram Waman Borse by a sale deed, which is registered in the office of Sub-Registrar, Nashik-1 at Sr. No. 5946/2011 dtd. 15/7/2011.

Thereafter Shriram Builders and Developers through Partners (1) Shri. Satish Dattatraya Sonaje, (2) Shri. Sarang Satish Sonaje (3) Shri. Prasad Ramchandra Saraf prepared a building plan in respect of Plot No. 5, 9 and 10 total area 932.49 Sq. Mtrs. along with the T.D.R. area 174.00 Sq. Mtrs. and submitted to the Nashik Municipal Corporation, Nashik and Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik sanctioned the said building plan and issued Commencement Certificate vide its letter No. LND.BP/WS/NSK/A-1/222/5755 dtd. 29/2/2012.

V] OPINION:-

Considering all the above mentioned facts and after perusal of above mentioned documents, I am of the opinion that title of Shriram Builders and Developers a Partnership Firm,

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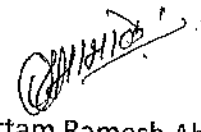
through Partners- (1) Shri. Satish Dattatraya Sonaje, (2) Shri. Sarang Satish Sonaje (3) Shri. Prasad Ramchandra Saraf to Plot No. 5 area admeasuring 240.30 Sq. Mtrs. N.A. assessed at Rs. 318.00 Ps. out of Survey No. 599/1C+1D+1E/2/1/2 + 2/1/3/5, Plot No. 9 area admeasuring 245.435 Sq. Mtrs. N.A. assessed at Rs. 324.00 Ps. out of Survey No. 599/1C+1D +1E/2/1/2 + 2/1/3/9 and Plot No. 10 area admeasuring 446.76 Sq. Mtrs. N.A. assessed at Rs. 590.00 Ps. out of Survey No. 599/1C+1D+1E/2/1/2 + 2/1/3/10 situated within the village limits of Nashik, Tal. & Dist. Nashik is good, clear and marketable and said property is free from encumbrances.

Shriram Builders and Developers a Partnership Firm, through Partners- (1) Shri. Satish Dattatraya Sonaje, (2) Shri. Sarang Satish Sonaje (3) Shri. Prasad Ramchandra Saraf have right to develop the said property and to sale the constructed premises to the prospective purchasers.

This title certificate is issued only upon the strength of the papers and documents produced before me by Shri. Prasad Ramchandra Saraf partner of Shriram Builders and Developers.

Nashik,

Date: 6/6/2013


(Uttam Ramesh Abhale)

Advocate