

DATE : 27/02/2019

TITLE CERTIFICATE

TO WHOM-SO-EVER IT MAY CONCERN

DESCRIPTION OF PROPERTY:

All that piece and parcel of Non-Agricultural land property lying and being situated at Village : **Gangapur**, Taluka and District : Nashik, bearing **Survey No.49/1/2** admeasuring **15300.00 Sq. Mtrs.**, having **CTS No. 2362/1** admeasuring **15200.00 Sq. Mtrs** within the limits of Nashik Municipal Corporation. Hereinafter referred to as the "**said property**"

I have been requested by **M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd.**, through its Director Mr. Sujoy Jayant Gupta and Mrs. Shweta Sujoy Gupta of Nashik, to investigate the title of the said property and has accordingly placed before me copies of the following relevant documents :-

1. 7/12 Extract for the last 30 Years.
2. Mutation Entries for the last 30 Years.
3. CTS Extract.
4. Release Deed dated 25/11/2004.
5. Copy of Sale Deed dated 23/02/2006.
6. Copy of Development Agreement dated 24/02/2006.
7. N.A. Order dated 17/08/2006.
8. Copy of Sale Deed dated 07/09/2006.
9. Copy of Sale Deed dated 19/04/2018.
10. Copy of Registered Mortgage Deed dated 19/04/2018.
11. Commencement Certificate dated 06/11/2018.



[Handwritten signature]

Dattaprasad Nikam
ADVOCATE

▪ Office : 16 / 1 Maruti Chambers, District Court, Nashik - 422 001.
▪ Resi. : 'Vishnupushp', Sainagar, R.T.O. Corner, Meri, Nashik - 422 004.
▪ Mob. : 9881096595 E-mail : adv.ajay.nikam@gmail.com

I have scrutinized and studied the aforesaid record and copies documents and my opinion about the title of the said property is as follows:

1. It appear from the revenue records, Sale Deeds that at present the said property is owned and possessed by **M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd.**, through its Director Mr. Sujoy Jayant Gupta and Mrs. Shweta Sujoy Gupta. I have verified the title of land Survey No.49/1/2 having following details on the basis of record and documents place before me as listed above :

Area in Sq. Mtr.	Present Survey No.	Present Owner
15300.00	49/1/2	M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd.,

2. It appears from the record that since 1956 the said property bearing Survey no. 49 admeasuring 03 H 06 R is owned and possessed by the Ghamaji Amrut Kale.
3. Further it appears from the records that the said owner Ghamaji Amrut Kale was expired on 12/09/1971 leaving behind him the following legal heirs :-

- | | |
|----------------------------------|-------------------|
| 1. Smt.Ramabai Ghamaji Kale | Widow |
| 2. Smt. Shaubai Ghamaji Kale | Widow |
| 3. Ramchandra Ghamaji Kale | Son |
| 4. Shankar Ghamaji Kale | Son |
| 5. Laxman Ghamaji Kale | Grand son |
| 6. Mrs. Sonubai Raghunath Pagare | Sister |
| 7. Mrs. Savitrabai S. Gangurde | (Deceased Sister) |
| (I) Nivalu S.Gangurde | Grand son |



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Accordingly, name of the deceased is deleted and name of his legal heirs No. 1 to 5 are recorded in ownership column and name of legal heirs no. 6 & 7 are recorded in other rights column of the said property, vide mutation entry no.1262 which is certified by the Revenue Officer.

4. Further it appears from the record that co-owner of the property Smt. Ramabai Ghamaji kale was expired on 21/08/1987 and Smt. Shahubai Ghamaji Kale was expired on 31/01/1992 hence their names are deleted from ownership column of Survey no. 49 vide mutation entry no 7021 is made and certified by the Revenue Officer. Name of their legal heirs are already on record as a owner by mutation entry 1262 and same are continued as owner.
5. Further it appears from the record that Laxman Ghamaji Kale was absconding. As per order of Tahasildar Nashik dated 13/10/2000 his legal heirs were bought on record of said property, which were as follows:-

(1) Smt. Kalabai Laxman Kale	Widow
(2) Sunil Laxman Kale	Son
(3) Mangala Sanjay Bhore	Daughter

Accordingly their names are recorded in ownership column of the said property. Mutation entry no. 7519 is made and certified by the Revenue Officer on 24/11/2000.

6. Further it appears from the record that Kalbai Laxman kale, Sunil Laxman Kale, and Mangala Sanjay Kale had entrust the development rights for $\frac{1}{4}$ share i.e. 00 H 76.5 R in favour of Gangaram kallumal Agrawal through Development Agreement dated 17/10/2000. Accordingly mutation entry no. 7617 is made and certified by the Revenue Officer on 09/02/2001.



7. Further it appears from the record that Gangaram kallumal Agrawal, Sagar Omprakash Agrawal and Namita Vinod Agrawal had purchased the share of Kalabai Laxman kale Sunil Laxman Kale and Mangala More admeasuring 00 H 76.5 R out of survey no. 49 by absolute Sale Deed dated 17/02/2004. Mutation entry no. 8769 is made and certified by the Revenue Officer on 26/05/2004.
8. Further it appears from the record that Sonubai Raghunath Pagare and Mangala Sanjay More had released their rights in the said property. Accordingly their name was deleted from the ownership column of the said property. Mutation entry no. 8772 is made and certified by the Revenue officer on 10/05/2004.
9. Further it appears from the record that in Civil appeal no. 84/2004 ,as per order dated 05/09/2005, compromise between appellant and respondent took place and as per order by court the property is divided as under

Survey no.	Area	Name of the Owner
49 part	00 H 76.5 R	Ramchandra Ghamaji Kale
49 part	00 H 76.5 R	Hiraman Laxman Kale
49 part	00 H 76.5 R	Shankar Ghamaji Kale
49part	00 H 76.5 R	Gangaram Kallumal Agrawal & others

Accordingly Respective owners are shown in possession of their share. Mutation entry no.9439 is made and certified by the Revenue Officer on 17/02/2006.

10. Further it appears from the record that Mr. Anil Ramdas Pai Had purchased Land Area admeasuring 00 H 76.5 R Out of Survey no. 49/1 From (1) Shankar Ghamaji kale (2) Shakuntala Ghamaji Kale (3) Sampat Shankar Kale (4) Anil Shankar Kale (5) Thaku Prakash Jadhav (6) Vatsalabai Balu Pagare (7) Lata Deepak Nannavare (8) Manda Rajendra Salave (10) Sarla Sanjay Jadhav by Registered Sale Deed which is registered before the Sub-Registrar Nashik at Sr.



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No.970/2006 on 24/02/2006. Accordingly the name of said purchaser is recorded in ownership column to the extent of area admeasuring 00H 76.5 R. Mutation entry no. 9469 is made and certified by the Revenue Officer.

11. Further it appears from the record that Mr. Anil Ramdas Pai Had purchased Land Area admeasuring 00 H 76.5 R Out of Survey no. 49/1 From Shankar Ghamaji Kale and others 8 by Registered Sale Deed which is registered before the Sub-Registrar Nashik at Sr. No.970/2006 on 24/02/2006. Accordingly the name of said purchaser is recorded in ownership column to the extent of area admeasuring 00H 76.5 R. Mutation entry no. 9470 is made and certified by the Revenue Officer.
12. Further it appears from the record that M/s Mahindra Gesco Developers Ltd entered in to Development Agreement and General Power of Attorney with Mr. Anil Ramdas Pai in respect of Survey no. 49 area admeasuring 01 H 53 R which is registered before the Sub-Registrar Nashik at Sr. No.974 and 975 respectively on 24/02/2006. Accordingly the name of said Developer is recorded in Other rights column of the said property. Mutation entry no. 9528 is made and certified by the Revenue Officer.
13. Further it appears from the record that as per Order No. Bhumapan/ Pot Hissa Number 424/6 and 425/06 dated 12/05/2006 of TLR and as per order no. R.P.S/Kavi/934/2006 dated 12/05/2006 of Tahasildar Nashik following Subdivision is made as per hissa form no. 12.

Sr.no	Hiss no	Area	Name of the Owner
49	1	00H 76.5R	Mr. Gangaram Kallumal Agrawal & Others
49	2	00H 76.5R	Mr. Shankar Ghamaji Kale
49	3	00H 76.5R	Mr. Hiranman Laxman Kale
49	4	00H 76.5R	Mr. Ramchandra Laxman kale


DATTAPRASAD V. NIKAM
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Accordingly 7/12 extracts were separated. Mutation entry no. 9544 is made and certified by the Revenue officer on 23/06/2006.

14. Further it appears from the record that Jivan Shankaram Gangurde whose name were recorded in other rights column of the said property was expired on 27/06/2004 leaving behind him following legal heirs :-

(1) Smt. Padmabai Jivan Gangurde	Widow
(2) Prakash Jivan Gangurde	Son
(3) Santosh Jivan Gangurde	Son
(4) Saraswati Ajay Gaikwad	daughter

Accordingly their names are recorded in Other rights column of the said property. Mutation entry no. 9626 is made and certified by the Revenue Officer.

15. Further it appears from the records that the legal heirs of Late Jivan Gangurde i.e. (1) Smt. Padmabai Jivan Gangurde (2) Prakash Jivan Gangurde (3) Santosh Jivan Gangurde (4) Saraswati Ajay Gaikwad had released their rights in the said property as per Release Deed which is registered before the Sub-Registrar Nashik at Sr. no. 921 dated 21/02/2005 . Therefore their names were deleted from revenue record of the said property. Mutation entry no. 9646 is made and certified by the Revenue Officer.

16. Further it appears from the record that M/s Mahindra Gesco Developers Ltd. through its General Manager Mr. Ulhas Anant Bhosale had purchased Survey no.49/1 area admeasuring 00H 76.5 R Survey no.49/2 area admeasuring 00H 76.5 R Survey no.50/2 area admeasuring 02 H 45 R from Mr. Anil Ramdas pai through registered Sale deed which is registered before the Sub-Registrar Nashik at Sr. No.5246 on 07/09/2006. Accordingly the name of said Purchaser is recorded in ownership column of the said



property. Mutation entry no. 9925 is made and certified by the Revenue Officer on 23/03/2007.

17. Further it appears from the record that name of Mahindra Gasco Developers Ltd. Is Changed to Mahindra Lifespace Developers Ltd. And certificate of incorporation is duly issued by Deputy Registrar of Companies ,Mumbai on 25/10/2007.On account of name change revenue records are updated. Mutation entry no 15261 is made and certified by the Revenue officer on 04/07/2014.
18. Further it appears from the record that Shweta Infrastructure & Housing India Pvt. Ltd. had purchased Survey no.49/1 area admeasuring 00H 76.5 R (7650 Sq. Mtrs) , Survey no.49/2 area admeasuring 00H 76.5 R (7650 Sq. Mtrs) Survey no.50/2 area admeasuring 02 H 45 R (24500 Sq. Mtrs)from Mahindra Lifespace Developers Ltd. through registered Sale deed which is registered before the Sub-Registrar Nashik at Sr. No. 2072 on 19/04/2018. Accordingly the name of said Purchaser is recorded in ownership column of the said property. Mutation entry no. 17870 is made and certified by the Revenue Officer on 16/05/2018.
19. Further it appears from the record that the present owners M/s Shweta Infrastructure & Housing India Pvt. Ltd had mortgage the said property to Tata Capital housing Finance Limited through Mortgage deed which is registered before the Sub-Registrar nashik at Sr. no.2075 on 19/04/2018. Accordingly charge of said finance company is mutated in other rights column of the said property. Mutation entry no. 17987 is made and certified by the Revenue officer.

20. **CONVERSION IN TO NON-AGREECULTURAL USE**

The said land is converted into Non Agricultural land by Collector of nashik vide its order no. Maha/Kaksha -



3/4/NASR/123/06 dated 17/08/2006. As per this order an area admeasuring 13733.79 Sq. Mtrs is allowed for Residential Purpose and area admeasuring 906.75 Sq. Mtrs is allowed for commercial purpose. Also the necessary NA tax in respect of the subject property is paid in the Government Treasury Office.

21 AMALGAMATION

Further it appears from the record that the said owner had prepare a single building plan for Survey no. 49/1 and Survey no. 49/2 which is sanctioned by the Nashik Municipal Corporation bearing its Letter No. **LND/BP/GANGAPUR/DCR/0607/2018** dated **06/11/2018**. Therefore the said survey numbers are amalgamated and revenue record is changed as **Survey No. 49/1/2** admeasuring **15300.00 Sq. mtrs.** and accordingly Mutation entry No. 18134 is made and certified by the Revenue Officer.

22 OPINION OF THE TITLE

- 22.1 The said property is having Non-Agricultural land tenure and is fit for causing a residential and commercial construction thereon.
- 22.2 No adverse entries affecting title or possession of property are observed in search of Govt. records except the charge of Tata capital Housing Finance Limited.
- 22.3 Therefore, as per my opinion, the title of the said property is therefore, clear, marketable and free from any encumbrances except the charge of Tata capital Housing Finance Limited.



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This Title Certificate.

Place : Nashik
Date : 27/02/2019



Dattaprasad V. Nikam
Advocate.