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Date: 16/11/2018

TITLE CERTIFICATE

TO WHOM-SO-EVER IT MAY CONCERN

DESCRIPTION OF PROPERTY:

All that piece and parcel of the Non-Agricultural land property lying and being situated at**, Nashik,** Taluka & District : Nashik, bearing **Survey No.206/1/3** admeasuring **1 Hector 47.07 Arc + Pot Kharaba 0 Hector 05.1 Arc** total admeasuring **1 Hector 52.08 Arc,** within the limits of Nashik Municipal Corporation. The same is bounded as follows:-

On or towards

East	:-	Survey No. 205
West	:-	Survey No. 210 & part area of Survey No.207 & 18 Mtrs DP Road
South	:-	Survey No. 206 part
North	:-	Survey No. 206/1/2

Hereinafter referred to as the "**said property**".

I have been requested by **Land Owner M/s. Blossom Construwell Pvt. Ltd Through Director Mr. Dinesh Muljibhai Patel and Others Through Developer (Joint venture Agreement) M/s Shweta Infrastructure & Housing (I) Pvt. Ltd Through its directors Mr. Sujoy Jayant Gupta & Mrs. Shweta Sujoy Gupta** to investigate the title of the said property and they have accordingly placed before me copies of

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following relevant documents on the basis of which I have investigated the title of the above mentioned property.

List Of Documents:-

1. 7/12 Extract for the last 30 Years.
2. Mutation Entries for the last 30 Years.
3. U.L.C. Order dated 14/08/1981.
4. Development Agreement dated 02 /01/ 2006.
5. General power Of Attorney dated 02 / 01/2006.
6. U.L.C. Order dated 02/12/2008.
7. Sale Deed dated 30/04/2010.
8. N. A. Order dated. 16/08/2011.
9. Declaration & Confirmation Deed dated 11/01/2012.
10. Declaration & Confirmation Deed dated 11/01/2012..
11. Commencement certificate dated 24/04/2012.
12. Joint Venture Agreement dated 24/07/2014.
13. General Power of Attorney dated 24/07/2014.
14. Commencement Certificate date 17/12/2016.
15. Commercial N.A. Order dated 07/09/2018.
16. Part Completion certificate dated 01/10/2018.
17. N.A. Tax Receipt 2018/2019.
18. Search Report of Adv. Sarika More dated 30/10/2018.
19. Commencement Certificate dated 03/11/2018.

Accordingly, I have scrutinized, studied the copies of aforesaid documents and my opinion about the title of the said

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property on basis of the above mentioned documents is as follows:

Flow of Title:-

1. It appears from the record that the property bearing Survey No. 206/1/3 admeasuring 1 Hector 47.7 Arc + Pot Kharaba 00 Hector 0.5.1 Arc, total admeasuring 1 Hector 52.08 Arc, was owned by Shri Harilal Narsingh Jethava 30 years before.

2. The Mutation Entry No. 29154 is in torn condition and not able to read it properly.

3. It appears from the copy of order passed by the Deputy Collector and Competent Authority ULC, Nasik, No. ULC/1-A/3352/113/4692/96 dated 14/08/1981 that the area admeasuring 10378.00sq.mtrs out of the S. No. 206/1-3 was declared as Excess Land and the remark as "Excess land" was mutated to the other rights column of said property extract.

4. Further it appears from the record that on 19/03/2003 Mr. Harilal N. Jethava mortgaged the said property with The Nashik Merchants Co-op bank Ltd. for the loan of Rs. 10,00,000/- for the Borrower M/s Jethava Sales Syndicate Partnership Firm , and Rs. 10,00,000/- for the Borrower Kisan Cement Pipes, Partnership firm. The owner / Mortgagor have executed a registered Mortgage Deed/s, in favour of the said Bank. And therefore the charge of the said Bank has been created over the said

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property for the loan and advances as described hereinbefore. Accordingly the encumbrances of said bank were mutated in other rights column of said property and mutation entry no.48310 is made and certified by the Revenue officer on 17/04/2003.

5. The Nashik Merchants Co-op bank Ltd. had redeemed its charge over the said property and thereby executed a Redemption Deed in favour of owner / mortgagor Mr. Harilal Narsingh Jethava. Accordingly the charge of said bank was removed from the Other Rights column of said property extract. Mutation entry no. 54765 is made and certified by the revenue officer on 04/12/2006.

6. Further it appears from the record that an Order No. ULC /A-1/143/2008 dated 02/12/2008 is passed by Deputy Collector and Competent Authority, and by the same the Revenue authority gave its assent and consent to transfer the rights of the said property. And further the mutation entry No. 63276 shows that, the remark of Excess Land was removed from the other Rights column of said property extract. And Mutation Entry No. 63276 is made and certified by the Revenue Officer on 02/01/2009.

7. Further it appears from the record that the said land owner Shri Harilal Narsinghbhai Jethava and others had decided to develop the said property bearing Survey No. 206/1/3 admeasuring 1 Hector 47.7 Arc + Pot Kharaba 00 Hector 0.5.1 Arc total admeasuring 1 Hector 52.08

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Arc and accordingly entrust the rights of development of said property to Shri. Pratap Vasantrao Bedse and Shri. Baburao Murlidhar Khandve by executing a Development Agreement on 30/12/2005 and by virtue of the same, rights of Development is created in favour of Shri. Pratap Vasantrao Bedse and Shri. Babaurao Murlidhar Khandve. Further in pursuance of the said Development Agreement, a General Power of Attorney executed on 30/12/2005, in favour of Shri. Pratap Vasantrao Bedse and Shri. Baburao Murlidhar Khandve, to do all the acts and deeds as incorporated in the said General Power of Attorney. Both the documents are registered before sub – Registrar Nashik at Sr. No. 14/2006 and 15/2006 on 02/01/2006 respectively. And therefore the name of the Developer is recorded / mutated to the other rights column of said property extract, vide mutation entry no. 63277. The said Mutation Entry is made and certified by the Revenue Officer on 06/01/2009.

8. Further it appears from the record that the said property admeasuring 1 H 47.07 Arc + P.K. 0 H 5.01 Arc total admeasuring 1 H 52.08 Arc i.e. 15208.00 Square Meters was purchased by Shri. Jitendra Manji Patel and other 19 from Shri. Harilal Narsinghbhai Jethava with the consent of Shri. Pratap Vasantrao Bedse and Shri. Baburao Khandave by way of Sale Deed, dated 30/04/2010 which is duly registered before Sub-

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Registrar at Sr. No. 4090/2010 dated 30/04/2010. Mutation entry no. 67425 is made and certified by the Revenue Officer. Accordingly name of the said purchasers were recorded in the ownership column of said property.

9. Further it appears from the record that the owners of said land property converted the area admeasuring 13494.20 Sq. mtrs out of total area admeasuring 15208.00 Sq. Mtrs. for Non Agricultural use and Collector of Nashik Passed an Order, vide its Order No. Mahakaksha/3/4/N.A.S.R./81/2011 dated 16/08/2011. And further SANAD is issued by Tahasildar Nashik vide its order no. Jama 1/SR/21/2012 dated 12/04/2012. Accordingly the remark as "Converted toward N.A. use" is mutated in other rights column of said property. Accordingly the mutation entry no.82351 is made and certified by the Revenue Officer on 05/05/2012.

10. Mr. Jitendra Manji patel and other 19 prepared a building plan which is approved by Nashik Municipal Corporation vide its order no. LND/BP/Panch/C-1/80/427 dated 24/04/2012 and as per the Agreement between land owner and Nashik Municipal Corporation made on 8/2/2012, an area admeasuring 1118.62 Sq. Mtrs. was shown for D. P. Road, an area admeasuring 90.00 Sq.Mtrs. was shown towards MSEB and area admeasuring 1349.42 Sq. Mtrs shown towards Open

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space. Accordingly the remark of the above mentioned was mutated in Other Rights column of said property extract. Mutation entry no. 82962 was made and certified by the Revenue officer on 29/06/2012.

11. Further it appears from the record that the Deed of Declaration and Confirmation Deed was executed on 31/12/2011 by the owners, Shri. Jitendra Manji Patel and other 19 in favour of M/s. Blossom Construwell Pvt. Ltd through their Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manjibhai Patel for the area admeasuring 1 H 47.07 Arc. The requisite Stamp Duty as per the Bombay Stamp Act and requisite Registration Charges as per the Registration Act have been affixed / paid with the said document. The said Declaration Deed and Confirmation Deed is Registered before the Sub-Registrar, Nashik at Sr. No. 373/2012 on 11/01/2012. Accordingly the name of said company M/s. Blossom Construwell Pvt. Ltd. is recorded to the ownership column of said property extract for the area admeasuring 1 Hector 47.07 Arc. Accordingly mutation entry no. 83282 is made and certified by the Revenue Officer on 21/07/2012. By virtue of above document, ownership rights have been transferred in favour of M/s. Blossom Construwell Pvt. Ltd through their Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manjibhai Patel.

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12. The Declaration Deed and Confirmation Deed is executed on 11/01/2012 by Shri. Jitendra Manji Patel and other 19 in favour of M/s. Blossom Construwell Pvt. Ltd through Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manjibhai Patel for the area of Pot Kharaba admeasuring 00 Hector 05.1 Arc. The requisite Stamp Duty as per the Bombay Stamp Act and requisite Registration Charges as per the Registration Act have been affixed / paid with the said document. The said Declaration Deed and Confirmation Deed of the area of Pot kharaba adm. 00 Hector 05.1 Arc is Registered before the Sub-Registrar, Nashik at Sr. No. 374/2012 on 11/01/2012. Accordingly the name of said company M/s. Blossom Construwell Pvt. Ltd. recorded to the ownership column of said property extract for area admeasuring 00 Hector 05.1 Arc And the mutation entry no. 84823 is made and certified by the revenue officer on 17/08/2012. By the same the ownership rights have been transferred in favour of M/s. Blossom Construwell Pvt. Ltd through Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manjibhai Patel.

13. The owners M/s. Blossom Construwell Pvt. Ltd through Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manjibhai Patel have decided to develop the said property. And for the same the said Owners have executed a Joint Venture Development Agreement and General power of Attorney in favour of the Developer

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M/S Shweta Infrastructure & Housing (I) Pvt. Ltd., through their Directors(i) Mr. Sujoy Jayant Gupta and (ii) Mrs. Shweta Sujoy Gupta. The said Joint Venture Agreement is duly registered, in the office of Sub-Registrar Nashik at Serial No.6190 on 24/07/2014 and General Power Of Attorney is duly registered before Sub-Registrar Nashik at Serial No.6191 on 24/07/2014. Accordingly name of the said Developer is recorded in other Rights column of said property. Mutation entry no.94242 **(Annexure II)** is made and certified on 01/09/2014. By the same the Developer M/S Shweta Infrastructure & Housing (I) Pvt. Ltd., through their Directors(i) Mr. Sujoy Jayant Gupta and (ii) Mrs. Shweta Sujoy Gupta, obtain the rights of Development of the project over the said land. Further it appears from the contents of the said Joint Venture Agreement that, the Developer M/S Shweta Infrastructure & Housing (I) Pvt. Ltd., through their Directors(i) Mr. Sujoy Jayant Gupta and (ii) Mrs. Shweta Sujoy Gupta, will be entitled for 59% constructed area out of the total constructed area, and the land owner M/s. Blossom Construwell Pvt. Ltd through Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manjibhai Patel will be entitled for 41% of constructed area out of the total construction, and Non-refundable amount is paid to M/s. Blossom Construwell Pvt. Ltd through Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manjibhai Patel by the Developer.

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14. Further it appears from the record that M/s. Blossom Construwell Pvt. Ltd through Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manjibhai Patel through the developer M/S Shweta Infrastructure & Housing (I) Pvt. Ltd., through their Directors (i) Mr. Sujoy Jayant Gupta and (ii) Mrs. Shweta Sujoy Gupta, has handed over the area of D.P. road and Play Ground to Nashik Municipal Corporation. Accordingly the sale deed in favour of Nashik Municipal Corporation For an Area admeasuring 1118.62 for D.p. Road and area admeasuring 595.18 for Play ground was made and registered befpre the Sub-Registrar nashik at Sr. no. 658 & 659 respectively dated 14/06/2017. Accordingly the mutation entry no.103681 is made and certified by the Revenue Officer.

15. Further it appears from the record that Owner/Developer revised the build plan the same is approved by Nashik Municipal Corporation vide its letter no. LND/BO/C-1/586/5152 dated 17/12/2016.

16. Further it appears from the record that for the area admeasuring 292.00 Sq. Mtrs Out of Total Area admeasuring 13494.20 Sq. Mtrs converted in to Commercial Non Agricultural Use (Commercial N.A.) by the order of Collector Nashik vide its no. MAHA/KAKSHA/3/2/RU. KA. AA./S.R./281/2018. dated 07/09/2018.

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17. Further it appears from the record that the said Owner/Developer had obtained a part completion as per the Completion Certificate bearing No. Nagar Rachana Vibhag/ Nashik/22499/5501 dated 01/10/2018 from the Nashik Municipal Corporation.

18. Further it appears from the record that Owner/Developer revised the build plan the same is approved by Nashik Municipal Corporation vide its letter no. LND/BP/C1/95/6221 dated 03/11/2018.

19. Further to assure the title and to verify whether there is any adverse entries of registered documents registered at office of Sub-Registrar Nashik, a search is carried out for the period of 30 years by Adv. Sarika More by paying required charges vide Receipt No.16310 dated 29/10/2018 and issued a Search Report **(Annexure III)**. On perusal of that report no entry adversely except Mortgage Deed dated 31/08/2018 affecting the title of the said property is observed on record.

20. **Opinion of the Title -:**

a) The said property is having Non-Agricultural land tenure and is fit for causing construction thereon,

b) There is no any encumbrance of previous transaction or any previous litigation observed in title, causing

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any restriction or encumbrance upon the title, except the charge of ECL Finance Limited.

c) No adverse entries affecting title or possession of property are observed in search of govt. records.

d) No dues of any Government taxes or charges are observed.

e) The Developer M/S Shweta Infrastructure & Housing (I) Pvt. Ltd., through their Directors(i) Mr. Sujoy Jayant Gupta and (ii) Mrs. Shweta Sujoy Gupta, will be entitle for the 59 % of constructed area out of the total construction and the land owner M/s. Blossom Construwell Pvt. Ltd through Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manjibhai Patel, will be entitle for 41% of constructed area out of the total construction. The division of the constructed area as described hereinbefore is agreed between the parties vide Joint Venture Agreement. Therefore, as per my opinion, the title of M/S Shweta Infrastructure & Housing (I) Pvt. Ltd., through their Directors(i) Mr. Sujoy Jayant Gupta and (ii) Mrs. Shweta Sujoy Gupta, for is therefore is clear , marketable and free from any encumbrances or obstruction, causing any restriction for transfer of the said property except the charge of ECL finance Limited.

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This Title Certificate.

Place : Nashik

Date : 16/11/2018

Mr.Dattaprasad V. Nikam

Advocate.

ANNEXURES

(A) 7/12 Extract.
(B) Mutation Entry.
(C) Search Report by Adv. Sarika More.

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