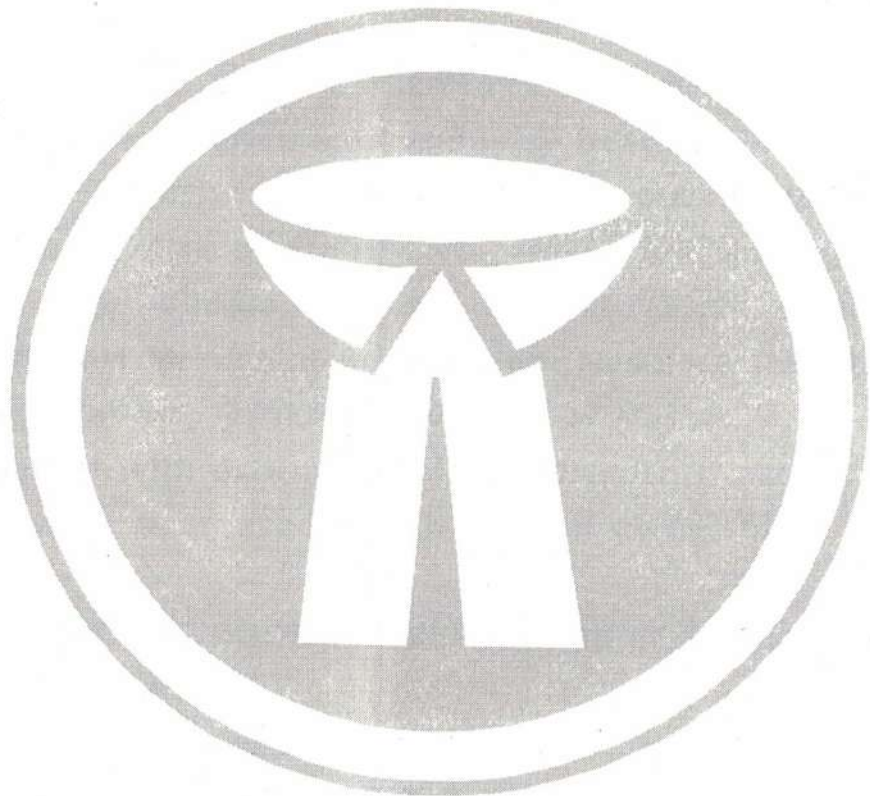




Title Report by Adv. Anil S Mahale

**S-2, Second Floor, Suyojit Modern Point,
Sharanpur Road, Nashik. Mob.9326008324.**

Affirmation :

I Mr.Mayur Vasantrav Kapate requested Adv.Anil S. Mahale to investigate the title of property mentioned in this Title Report for the purpose I have submitted copies of relevant documents and information regardingly and today I have received the title report along with relevant documents which I had submitted and all the contents mentioned in the Title Report are verified by me and those are correct.

Signature: _____

Mr.Mayur Vasantrav Kapate





TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1] NAME OF THE OWNER:

Cityscape Buildcon,
a Partnership Firm through its partner

A} Nisham Developers Pvt.Ltd.
through its Director

Mr.Mayur Vasanttrav Kapate

B} Rahul Builders through its Prop.
Mr.Rahul Rajendra Munot.
R/o.Nashik.

2] DESCRIPTION OF THE PROPERTY: All that piece and parcel of the Non agricultural property bearing plot No.13 to 14 , area admeasuring 765.33 sq.mtrs. out of total area adm.790.00 sq.mtrs of Survey No. 105/1/2/2/2-part ,in the revenue village Wadala, Taluka & District Nashik, within the limits of Nashik Municipal Corporation, Nashik & Registration & Sub-Registration Taluka and District of Nashik.

Together with existing rights of easements, access, ways, common roads, open spaces with right of ownership.

3] DOCUMENTS PRODUCED BEFORE ME FOR ISSUING
TITLE REPORT:

- a. 7/12 Extracts.
- b. Mutation entries (6-D Entries).
- c. Copies of Sale Deed.
- d. Other relevant documents.

4] OBSERVATIONS AND FINDINGS: On the request of Mr.Mayur Vasanttrav Kapate on behalf of Cityscape Buildcon, a Partnership Firm , I have investigated the title of above



mentioned plot property. For this purpose, he has collected 7/12 extracts and 6-D Entries, which he has received from Talathi Office Wadala and Tahsil Office, Nashik. This title report is issued on the strength of the documents produced before me by Mr. Mayur Vasantrav Kapate and my observations and findings are as under.

1. The 7/12 extract of said S.No.105/1/2/2/2 of the year 1989-90 shows that, said land was owned by Shantilal Ramdas Sable, Jagganath Umaji Pethkar, Raman Ramdas Sable & Avinash Thamaji Pethkar.

2. M.E.No.2897, dtd.20/6/1990 is related with plot no.4 & said plot has no concern with subjected property of this title report.

3. M.E.No.2973, dtd.14/12/1990 is related with plot no.1 & said plot has no concern with subjected property of this title report.

4. M.E.No.3823, dtd.15/04/1995 is related with other plot property which have no concern with subjected property of this title report.

A) Findings regarding Plot No.13 are as follows.

1. M.E.No.3877, dtd.09/06/1995 shows that, Sayyad Gulam Rasul Yasin purchased Plot No.13, area adm.395.00 sq.mtrs. from Shantilal Ramdas Sable & others for the consideration of Rs.10000/- by way of Sale Deed on 16/9/1989 and 7/12 extract of said portion of land has been separated by M.E.No.4003, dtd.16/01/1996.

2. M.E.No.11442, dtd.09/02/2012 shows that, Shaikh Nawab Makbul purchased abovesaid portion of land from Sayyad

Gulam Rasul Yasin for the consideration of Rs.10,00,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at sr.no.840 on dtd.24/01/2012.

3. M.E.No.13522,dtd.30/10/2014 shows that, said Shaikh Nawab Makbul died on 15/09/2014, leaving following legal heirs behind him.

Sr.No.	Name	Age	Relation
01.	Sugra Nawab Shaikh	68	Wife/ Widow
02.	Aanoddin Nawab Shaikh	47	Son
03.	Rijuddin Nawab Shaikh	38	Son
04.	Salim Nawab Shaikh	40	Son
05.	Sultana Yusuf Sayyad	35	Daughter
06.	Shahenaj Shoukatali Patel	50	Daughter
07.	Sureyya Mohhamad Husain Patel	44	Daughter.

4. M.E.No.13706,dtd.28/01/2015 shows that, Cityscape Buildcon, a Partnership Firm purchased abovesaid portion of land from Sugra Nawab Shaikh and others for the consideration of Rs.49,90,000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at sr.no.871 on dtd.27/01/2015.

6. M.E.No.13976,dtd.09/06/2015 shows that, as per the order of Tahasildar Nashik vide order no.Adhi/Abhi/Kavi/1363/2015,dtd.8/6/2015 , Plot No.13 is given to abovesaid portion of land.

B) Findings regarding Plot No.14 are as follows.

1. M.E.No.3953,dtd.17/11/1995 shows that, Sanjay Pandharinath Waykole and Sunil Bhika Bhole jointly

purchased Plot No.14 from Shantilal Ramdas Sable & others for the consideration of Rs.10000/- by way of Sale Deed on 17/06/1989 , accordingly 7/12 extract of said plot has been separated.

2. M.E.No.4528,dtd.15/05/1998 shows that, Bhagwat Ukhdu Choudhari purchased Plot No.14 from Sanjay Pandharinath Waykole and Sunil Bhika Bhole for the consideration of Rs.132000/- by way of Sale Deed and said Sale Deed is registered at the office of Sub Registrar Nashik at sr.no.1390 on dtd.23/02/1998.

3. M.E.No.7957,dtd.15/09/2006 shows that, said Bhagwat Ukhdu Choudhari died on 28/11/2005, leaving following legal heirs behind him.

Sr.No.	Name	Age	Relation
01.	Nirmala Bhagwat Choudhari	45	Wife/Widow
02.	Mukesh Bhagwat Choudhari	21	Son
03.	Jitendra Bhagwat Choudhari	19	Son

4. Further record itself shows that, Nirmala Bhagwat Choudhari and others entrusted into the Development Agreement with Cityscape Buildcon, a Partnership Firm regarding said plot no.14 for the consideration in kind of construction of two flats , bearing Flat No.2 & 3 , total area adm. 1773.00 sq.ft. in the building which is to be constructed on said property and amount of Rs.15,00,000/- and executed and registered Development Agreement and Power of Attorney at the office of Sub-Registrar Nashik at Sr.No.10690 & 10691 respectively on 19/12/2014. And accordingly the name of Cityscape Buildcon, a Partnership Firm has been muted to other right column of 7/12 extract by M.E.No.13635, dtd.24/12/2014.

Thereafter Nirmala Bhagwat Choudhari and others & Cityscape Buildcon, a Partnership Firm restructured the above said transaction of Development and agreed to convert the said transaction in to the Sale Deed. Accordingly the consideration amount of total plot has been fixed Rs.71,50,000/- including abovementioned amount of Rs.15,00,000/- mentioned in Development Agreement and against said consideration said Nirmala Bhagwat Choudhari and others reconvened the rights of abovesaid Flat No.2 & 3 , total area adm.1773.00 sq.ft to Cityscape Buildcon, a Partnership Firm. Thus Nirmala Bhagwat Choudhari and others executed the Sale Deed of said Plot No.14 in favour of Cityscape Buildcon, a Partnership Firm and said Sale Deed is registered at the office of Sub Registrar Nashik at Sr.No.5208 ,dtd.12/06/2019.Thus the transaction of Development Agreement has been converted into Sale Deed. Accordingly M.E.No.16653 has been made to record of rights but still pending for certification and same is in under process.

C} Findings regarding Plot No.13 & 14 jointly are as follows.

1. M.E.No.15121, 15149 & 15755 are mentioned on computerized 7/12 extract, said entries are related with the process of revenue records has been converted into computerized and have no effected to the title of the property.

2. M.E.No.16028, dtd.04/10/2018 shows that, Cityscape Buildcon, a Partnership Firm prepared a amalgamation plan of said plot no.13 & 14 and said plan has been sanctioned by Nashik Municipal Corporation vide letter no.Aktrikaran/Sasanar/Manapa/LND/BP/Wadala/A-4/60/186/2016,dtd.27/06/2016 accordingly said plots have been amalgamated and became a single plot bearing Plot No.13 to 14.

3. M.E.No.16071,dtd.17/10/2018 shows that, the area adm.24.67 sq.mtrs out of said plot no.13 to 14 has transferred to Nashik Municipal Corporation for the purpose of road widening by order of Commissioner of Nashik Municipal Corporation Nashik vide order no.515,dtd.27/7/2018.

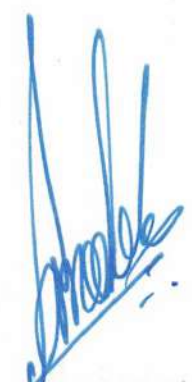
No charge, encumbrances or defect in title is observed during the inspection of documents

O P I N I O N

After perusing all the above mentioned revenue records, 7/12 extracts, mutation entries and other related documents, I am of the opinion that above said owner i.e. Cityscape Buildcon, a Partnership Firm have legally clear, negotiable and marketable title over above said non - agricultural plot property, which is free from all charges, encumbrances and defects of whatsoever nature and is legally entitled to use it in any manner whatsoever as owner.

Nashik

Date: 29-6-2019



Adv. ANIL SUBHASH MAHALE
S-2, SUYOJIT MODERN POINT,
SHARANPUR ROAD, NASIK.