



Anuradha Mogal-Patil

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

Off : Chamber No. 224/2, District Court, Nashik-422 002.

Resi : Flat No. 101, E-Wing, Rushiraj Harmony,

Near Gangapur Police Station, Gangapur Road,

Nashik-422013. Cell-98222 15150

(1)

TITLE CERTIFICATE

"To whomsoever it may concern"



Subject :-

- A] All that piece and parcel of Non-Agricultural area admeasuring 5574.19 Sq. Mtr. ,N. A. assessed at Rs. 2676.00 Paise out of Survey No. 256/2 to 6/4 situated & lying at Nashik within the limits of Nashik Municipal Corporation, Nashik within Registration and Sub-Registration District Nashik.
- B] All that piece and parcel of area admeasuring 325.81 Sq.Mtr. out of total area admeasuring 3002.81 Sq.Mtr. Said total area is reserved for D.P. Road from S.No. 256/2 to 6/8 lying at Nashik within the limits of Nashik Municipal Corporation,

Together with all the Easementry rights, & other hereditaments.

Owner : 1) M/s. Jaikumar Constructions LLP (Now known as M/s. Jaikumar Constructions Limited)
2) M/s. Sumangal Buildcon

Applicant - M/s. Jaikumar Constructions Limited through its Director(Formerly known as Jaikumar Constructions LLP)

As per the request of M/s. Jaikumar Constructions Limited through its Director(Formerly known as Jaikumar Constructions LLP) I have study the records which is given & available to me by owner in respect of the above mentioned property. I have given 30 years title report.

The above said property here in after referred to as " The properties in question" for the sake of brevity.

Upon perusal & verification of the relevant & available records it transpires to me as under :

DOCUMENTS PERSUED AND STUDIED

- 1) 7/12 Extract from 1962 to 2019.
- 2) 6 D Extract
- 3) Development Agreement & General Power of Attorney dt.22-12-2005 registered at Sr.No.07781 and 07782.

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Anuradha Mogal-Patil



(2)

Agreement for sale dt.29-12-2005

- 5) Confirmation deed dated 22-12-2011 registered at Sr.No.10088.
- 6) Sale deed dt.22-12-2011 registered at Sr.No.10089.
- 7) Notification of Maharashtra State Government dt. 31/03/2008,
- 8) Letter dt. 6/06/2009 given by Director Town Planning, Maharashtra State, Pune.
- 9) Measurement Sheet / Map approved by Deputy Superintendant of Land Record Office vide no Atitadi/Bigarsheti/M. R. N.1113/ 2014 dt. 26/12/2014.
- 10) Gift deed dt.03-02-2016 registered at sr.no.1132
- 11) Sale deed dt.04-12-2017 registered at Sr.No.8001
- 12) Sale deed dt.06-09-2019 registered at Sr.No.5976
- 13) Sale deed dt.30-11-2019 registered at Sr.No.8195/2019
- 14) M/.s Jaikumar Constructions Limited a Company registered under companies Act 2013 dt. 21/02/2020.

1) **Histry Of S. No. 256/5 area admeasuring 8,900.00 Sq. Mtr.**

a) Mutation Entry No. 6040 dt.18-10-1951 shows that partition were taken place among Bhika Ganpati Magar & other family members as follows,

Sr.No.	S.No.	Owner
1	256/1	Kisan Ganpati Magar
2	256/2	Bhika Ganpati Magar
3	256/3	Laxman Mahadu Magar
4	256/4	Kisan Ganpati Magar
5	256/5	Bhika Ganpati Magar
6	256/6	Laxman Mahadu Magar

This fact is Evident from M.E.No.6040 dt.18-10-1951

b) In other rights column of 7/12 extract of Survey no. 256/1 to 256/6, charge of Award of Narayan Govind and others were entered.

This fact is Evident from M.E.No.6168 dt.02-02-1952

c) Indian coinage Act was enacted at village level.

This fact is Evident from M.E.No.12378 dt.19-05-1971

d) From 12 years ago charge of Award of Gopal Anant Shivade & Narayana Govind Shivade were entered in other rights column of Survey No.256/1, 256/2,256/3, 256/4,256/6, hence it was deleted from other right column.

This fact is Evident from M.E.No.21303 dt.04-01-1985

e) On 4-06-1961 Shri. Bhika Ganpati Magar was died, he left behind him his legal heirs, Daughte's- Sau.Ekadashi Baburao Boraste, Dagdabai Aba Jundare, Son- Dhondiram Jairam And legal heirs of Late Namdeo his wife - Rajubai, Son- Sanjay, Daughters Muktabai and Sunita minor through their mother Rajubai.

This fact is Evident from M.E.No.21608 dt.08-05-1985

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(3)

- f) Area of S.No. 256/1,256/3,256/4, 256/5 and 256/6 was declared as excess area by order of Additional Collector & Competent authority, Nasik. Accordingly said remark was entered in other rights column of 7/12 extract. **This fact is Evident from M.E.No.29154 dt.19-09-1992**
- g) On 21-12-2005 respective Owner of S.No.256/2 area admeasuring 1 H 60 R and 256/5 area admeasuring 0 H 89 R Shri. Dhondiram Bhikaji Magar & others were executed Development Agreement & General Power of Attorney in favour of M/s. Viraj Estates Pvt. Ltd. said deed were registered with Sub-Registrar, Nasik-4 at Sr.No.7781 & 7782 dt. 22/12/2005.
- h) Remark of Excess land was entered in other rights column of 7/12 extract of S.No.256/1,256/3,256/4 and 256/6. Therefore competent Authority & Additional Collector had revised previous order of his predecessor & delete the remark of Excess area by his order No.ULC/A3/794/3, Nasik dt.24-06-2005.
This fact is Evident from M.E.No.56119 dt.17-08-2006
- i) At village level for S.No.256, Hissa form No.12 were prepared & applicable to said S.No.by letter of Taluka Inspector, Land record office vide No.L.R./ Pot hissa No.689/09 dt.13-11-2009 with the letter of Tahasildar, Nasik vide No.Adhi/ Abhi/Kavi/2036.2009 dt.19-11-2009 as per following way,
Record As per 7/12 extract

S. No.	Hissa No.	Area H/R/SQ.MTR	Owner
256	1/1	7650	Savliaram, Dattu Kisan Magar & other land owners
256	2	1.62	Dhondiram Bhikaji Magar & others
256	3	1.62	Madhukar Ramchandra Magar
256	4	0.90	Dattu Kisan Magar
256	5	0.89	Dhondiram Bhikaji Magar
256	6	0.89	Madhukar Ramchandra Magar
256	B/2	4000	Owner as per 7/12 extract
	Plot no.1 to 8		
256	1/3	4550	Owner as per 7/12 extract
	Plot no.1 to 10		

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Correction in record as per Hissa Form No.12

S.No.	Hissa No.	Area H/R/SQ.MTR	Owner
256	1	0.77	Dattu, Kisan, Dinkar Bhimaji Magar
256	2	1.62	Dhondiram Bhikaji Magar
256	3	1.62	Tarabai Sopan Magar
256	4	0.90	Dattu Kisan Magar
256	5	0.89	Dhondiram Bhikaji Magar
256	6	0.90	Madhukar Ramchandra Magar
256	7	0.40	As per sanctioned layout plot no.1 to 8
256	1/3	0.45	As per sanctioned layout plot no.1 to 10

This fact is Evident from M.E.No.66229 dt.11-01-2010

- j) Shri.Dhondiram Bhika Magar had repaid the whole loan amount of Nandur-Manur vividh Karyakari Sahakari (vikas) Seva Sanstha Ltd.

This fact is Evident from M.E.No.71623 dt.23-06-2011

- k) On 06-12-2004 Smt. Ekadashi Baburao Boraste was died at village. She left behind her legal heirs, Son- Dattatraya Baburao Boraste, Hiranman Baburao Boraste, Anil Baburao Boraste and Daughter- Vijaya Shivaji Varungase. (All these legal heirs were the necessary party to development Agreement dt.21-02-2005.

This fact is Evident from M.E.No.78613 dt.06-03-2012

- l) On 29-12-2005 Shri.Karan Rajendra Shah & Shri.Chaturbhai Vanadas Patel purchased area admeasuring H 1.60 R from S.No.256/2 and area admeasuring H 0.89 R from S.No.256/5 from Shri. Madhukar Ramchandra Magar & others. i.e. respective owners of property through their General power of Attorney holder M/s. Viraj Estates pvt.ltd through their Director and with the consent of M/s. Viraj Estates Pvt. Ltd. said agreement for sale was not duly stamped, hence purchaser produced it before Collector of Stamps, Nasik. Said deed was impound under section 33 of the Bombay Stamp Act & said deed was duly stamped on 29-11-2011.

Subsequently on 21-12-2011 said agreement for sale was confirmed by owner of S.No.256/2 and 256/5 were executed confirmation deed in favour of purchaser. Said deed was registered with Sub-Registrar,Nasik-5 at Sr.No.10088 dt.22-12-2011.

Accordingly the owners of the property and land developer were executed sale deed on 21-12-2011 with the consent of M/s.Viraj Estates Pvt. Ltd. Said Sale deed was registered with Sub-Registrar, Nasik-5 at Sr.No.10089. As per said sale deed purchaser's share from respective property was described as follows,

S. No.	Area H R	Owner
256/2	1.60	Karan Rajendra Shah
256/5	0.59	Karan Rajendra Shah
256/5	0.30	Chaturbhai Vanadas Patel

This fact is Evident from M.E.No.77927 dt.05-01-2012

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(5)

m) Mutation entry no. 80129 and 80130 are not available in the record office.

2) As per letter dt. 06/06/2009 given by Director Town Planning, Maharashtra State Pune, vide No. Special Scheme - Nashik / Survey No. 256 Part/ T.P.V.-4 / 3573 dt. 06/06/2009 by referring notification of Maharashtra State Government, 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.

3) The respective owners of Survey No. 256/1 to Survey No. 256/8 made an application for the admeasurements of total area of Survey No. 256 and accordingly Tahsildar Nashik gave his order vide no Adhi/Kavi/3243/2014 Dated 20/12/2014 and Deputy Superintendant of Land Record Office gave his order vide no/Nashik/Du.Ra.No. 807/14 Dated 24/11/2014. Hence at village Nashik record of right has been corrected after obtaining permission from Collector Nashik vide no Masha/Kaksha-3/4/NA Letter No./442/2012, Nashik Dated 29/10/2012. Hence Kami Jasta Patrak is applicable and old survey no's had changed and it has renumbered as follows,

Record as per 7/12 extract

S. No.	Hissa No.	Area H R
256	1	0.77
256	2	1.62
256	3	1.62
256	4	0.90
256	5	0.89
256	6	0.90
256	7	0.40
256	8	0.45

Correction in record as per hissa form no. 12 on 7/12 extract

S. No.	Hissa No.	Area SQ.MTR	Owner
256	2 to 6/1	10755.00	M/s. Jaikumar Constructions LLP
256	2 to 6/2	8271.00	Meena M. Chauhan
256	2 to 6/3	7892.00	1) Meena Chauhan 4962 Sq.Mtr. 2) Karan R. Shaha 2930 Sq.Mtr.
256	2 to 6/4	5574.19	Karan R. Shaha

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256	2 to 6/5	11380.00	Chaturbhai Patel
256	2 to 6/6	12225.00	M/s. Jaikumar Constructions LLP
256	2 to 6/7	200.00	Dhondiram Bhimaji Magar & other
256	2 to 6/8	3002.81	1)M/s. Jaikumar Constructions LLP
	D.P.Road		1120.00 Sq.Mtr.
			2) Meena Chauhan 767 Sq.Mtr.
			3) Karan Shaha 170 Sq.Mtr.
			4) Chaturbhai Patel 620 Sq.Mtr.
			5) Karan Shaha 325.81 Sq.Mtr.

This fact is Evident from M.E.No.96263 dt.26-02-2015

4] Shri.Karan Rajendra Shah and others had executed Agreement for transfer of D.P.Road area admeasuring 1120 Sq.Mtr.out of S.No.256/2 to 6/8 in favour of Executive Engineer, Town planning Dept. Nashik Municipal Corporation,Nashik.

This fact is Evident from M.E.No.96586 dt.27-02-2015

5] As per Letter dt.17-07-2015 given by Nashik Municipal Corporation Nashik and as per sanctioned layout, dt.16-01-2015, 24 Mtr. wide road area admeasuring 1120.47 Sq. Mtr. out of total area 3002.81 Sq. Mtr. was handover to Nashik Municipal Corporation by Karan Rajendra Shah.

This fact is Evident from M.E.No.98163 dt.21-07-2015

6] On 03-02-2016 Mrs. Meena Mohanlal Chauhan had gifted an 1) area admeasuring 4962 Sq.Mtr.out of total area 7892 Sq.Mtr. from S.No.256/2 to 6/3, 2) area admeasuring 8271 Sq.Mtr.out of S.No.256/2 to 6/2, 3) area admeasuring 767 Sq.Mtr.out of S.No.256/2 to 6/8 lying and situated at Nashik to her Son Shri. Abhishek Mohanlal Chauhan. Said Gift deed was registered with Sub-Registrar, Nashik-3 at Sr.No.1132.

This fact is Evident from Old M.E. No.A-304, Newly numbered as 100304,dt. 04-02-2016

7] Mutation entry No.A-3298, it is newly numbered as 103298, is relating to the transfer of D.P.Road area owned by M/s. Jaikumar Constructions LLP.

This fact is Evident from M.E.No.103298 dt.26-11-2016

8] 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

9] 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



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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

10] As per order of Tahasildar, dt.25-07-2018 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.200677 dt.25-07-2018

11] As per order of Tahasildar, dt.21-08-2018 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.200771 dt.21-08-2018

12] On 04-12-2017 Shri. Abhishek Mohanlal Chauhan purchased area admeasuring 2930 Sq.Mtr. out of total area admeasuring 7892 Sq.Mtr. from S.No.256/2 to 6/3 and area admeasuring 170 Sq.Mtr. out of total area admeasuring 3002.81 Sq.Mtr. from S.No. 256/2 to 6/8 lying and situated at Nashik by sale deed from Shri. Karan Rajendra Shah. Said Sale deed was registered with Sub-Registrar, Nashik-3 at Sr. No.8001/ 2017.

This fact is Evident from M.E.No.200694 dt.27-07-2018

13] As per order of Tahasildar, dt.21-08-2018 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.201022 dt.05-12-2018

14] As per order of Tahasildar, dt.01-11-2018 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.200944 dt.14-12-2018

15] Mutation entry no.201023 is relating to the share of co-owner Shri. Chaturbhai Vandas Patel. (Said mutation entry was cancelled by circle officer, Nashik on 31/12/2018)

This fact is Evident from M.E.No.201023 dt.14-11-2018

16] On 05/09/2019 M/s. Jaikumar Constructions LLP through its partner Mr. Hiten Haridas Rajkotia purchased non-agricultural area admeasuring 5574.19 Sq. Mtr., N. A. assessed at Rs. 2676.00 Paise out of Survey No. 256/2 to 6/4 and

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area admeasuring 325.81 Sq.Mtr. out of total area admeasuring 3002.81 Sq.Mtr., said total area is reserved for D.P. Road out of S.No. 256/2 to 6/8 lying and situated at Nashik, within the limits of Nashik Municipal Corporation, Nashik from Mr. Karan Rajendra Shah by Sale Deed. Said Sale deed was registered with Sub-Registrar, Nashik-3 at Sr. No.5976/ 2019 dt. 06/09/2019.

This fact is Evident from M.E.No.201590 dt.17-12-2019

17] On 28/11/2019 M/s. Sumangal Buildcon through its partner Mr. Naresh Ramchandra Tulsian and others purchased non-agricultural area admeasuring 1890.00 Sq. Mtr., out of total area admeasuring 5574.19 Sq. Mtr. from Survey No. 256/2 to 6/4 and area admeasuring 110.00 Sq.Mtr. out of area admeasuring 325.81 Sq. Mtr. out of total area admeasuring 3002.81 Sq.Mtr., said total area is reserved for D.P. Road from S.No. 256/2 to 6/8 lying and situated at Nashik, within the limits of Nashik Municipal Corporation, Nashik from M/s. Jaikumar Constructions LLP through its parner Mr. Hiten Haridas Rajkotia by Sale Deed. Said Sale deed was registered with Sub-Registrar, Nashik-3 at Sr. No.8195/ 2019 dt. 30/11/2019.

OBSERVATION

On perusal of above mentioned record and documents, I found that the area admeasuring 3684.19 Sq. Mtr. out of S.No. 256/2 to 6/4 and area admeasuring 315.81 Sq.Mtr. out of total area admeasuring 3002.81 Sq.Mtr. from S.No. 256/2 to 6/8 lying and situated at Nashik owned and possessed by M/s. Jaikumar Constructions LLP.(Now known as M/s. Jaikumar Constructions Limited)

And area admeasuring 1890 Sq. Mtr. out of S.No. 256/2 to 6/4 and area admeasuring 110 Sq.Mtr. out of total area admeasuring 3002.81 Sq.Mtr. from S.No. 256/2 to 6/8 lying and situated at Nashik owned and possessed by M/s. Sumangal Buildcon.

TITLE CERTIFICTE

In view of & subject to the above observation & From all the above papers & documents shown to me by applicant, I certified that the said properties in question is clear, Marketable & free from all encumbrances.

Thanking You,

Dt. 18/06/2020



Your's faithfully

Anuradha Mogal Patil

(Anuradha Mogal Patil)
Advocate & Notary

18/6/2020

(This title report is issued subject to the document produced, the author holds no liability towards any loss caused to any one. No part of this document shall be deemed to be authorized copy unless authenticated by the author.)



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(1)

Title Certificate



"To whomsoever it may concern"

SUB:-

- A] All that piece and parcel of Non-Agricultural area admeasuring 8271 Sq. Mtr. ,N. A. assessed at Rs. 3971.00 Paise out of Survey No. 256/2 to 6/2 situated & laying at Nashik within the limits of Nashik Municipal Corporation, Nashik within Registration and Sub-Registration District Nashik.
- B] All that piece and parcel of Non-Agricultural area admeasuring 7892 Sq. Mtr. ,N. A. assessed at Rs. 3789.00 Paise out of Survey No. 256/2 to 6/3 situated & laying at Nashik within the limits of Nashik Municipal Corporation, Nashik within Registration and Sub-Registration District Nashik.
- C] All that piece and parcel of area admeasuring 937 Sq.Mtr. out of total area admeasuring 3002.81 Sq.Mtr. Said total area is reserved for D.P. Road from S.No. 256/2 to 6/8 laying at Nashik within the limits of Nashik Municipal Corporation,
Together with all the Easementry rights, & other hereditaments.

Owner - Mr. Abhishek Mohanlal Chauhan

As per the request of M/s. Jaikumar Constructions Limited through its Director, I have study the records which is given & available to me by owner in respect of the above mentioned property. I have given 30 years title report.

The above said property here in after referred to as " The properties in question" for the sake of brevity.

Upon perusal & verification of the relevant & available records it transpires to me as under :

DOCUMENTS PERSUED AND STUDIED

- i) 7/12 Extract from 1962 to 2019.
- ii) 6 D Extract
- iii) Development Agreement & General Power of Attorney dt.22-09-2005.
- iv) Agreement for sale dt.05-12-2005.
- v) Development Agreement & General Power of Attorney dated 22-12-2005.
- vi) Agreement for sale dt.29-12-2005.
- vii) Notification of Maharashtra State Government dt. 31/03/2008,
- viii) Letter dt. 6/06/2009 given by Director Town Planning, Maharashtra State, Pune.

Handwritten signature of Anuradha Mogal-Patil

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(2)

Permission for sale under section-43 of Bombay Tenancy Act 1948 by SDO, Nashik vide his order No. Tenancy/ S.R/ 71/ 2011,Nasik,dt.24-06-2011.

- x) Revise/Corrected order given by SDO, Nasik vide No. Tenancy/ SR/71/ 2011/Nasik,dt.15-07-2011.
- xi) Confirmation deed dt.21-12-2011
- xii) Development Agreement and General Power of Attorney dt. 21/12/2011
- xiii) Sale deed & Confirmation deed dt.22-12-2011
- xiv) N. A. Order has given by Collector of Nashik. Vide No. MAHA /KAKSH-3/4/NA-Letter No. /442/2012, Nashik dt. 29/10/2012.
- xv) Commencement Certificate given by Nasik Municipal Corporation vide there letter No. LND/BP/Panch/C-1/665/3770 dt. 9/11/2013.
- xvi) Sale Deed Dt. 06/01/2014 & 09/01/2014.
- xvii) Measurement Sheet / Map approved by Deputy Superintendant of Land Record Office vide no Atitadi/Bigarsheti/M. R. N.1113/ 2014 dt. 26/12/ 2014.
- xviii) Gift deed dt.03-02-2016 registered at sr.no.1132
- xiv) Sale deed dt.04-12-2017 registered at Sr.No.8001

1) HISTORY OF S. No. 256/3 area admeasuring 8,100.00 Sq. Mtr.

a] Mutation Entry No. 6040 dt.18-10-1951 shows that partition were taken place among Bhika Ganpati Magar & other family members as follows,

Sr.No.	S.No.	Owner
1	256/1	Kisan Ganpati Magar
2	256/2	Bhika Ganpati Magar
3	256/3	Laxman Mahadu Magar
4	256/4	Kisan Ganpati Magar
5	256/5	Bhika Ganpati Magar
6	256/6	Laxman Mahadu Magar

This fact is Evident from M.E.No.6040 dt.18-10-1951

b] Shri.Ramchandra Kisan Magar was owned & possessed said property till the year 1995.Shri.Ramchandra Kisan Magar was the tenant of S.No.256/3 & others. He purchased said land by order of Additional Collector & Competent authority by their order dated 30-08-51 U/s 32 G of Bombay Tenancy Act 1948 from Shri.Laxman Mahadu Magar.

This fact is Evident from M.E.No.8081 dt.13-01-1952

c] Tahashildar Nashik had issue 32M certificate to tenant Shri.Ramchandra Kisan Magar, as he had repaid the remaining amount of purchase. Hence name of owner Shri.Laxman Mahadu Magar was deleted from other rights column.

This fact is Evident from M.E.No.11271 dt.15-02-1969

d] Indian coinage Act was enacted at village level.

This fact is Evident from M.E.No.12378 dt.19-05-1971

e] Charge of Award of Gopal Anant Shivade & Narayana Govind Shivade were entered in other rights column of Survey No.256/1, 256/2,256/3,256/4,256/6. The said charge has been entered before 12 years ago hence deleted from other right column.

This fact is Evident from M.E.No.21303 dt.04-01-1985

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f] Area of S.No. 256/1,256/3,256/4 and 256/6 was declared as excess area by order of Additional Collector & Competent authority, Nasik. Accordingly said remark was entered in other rights column of 7/12 extract.

This fact is Evident from M.E.No.29154 dt.19-09-1992

g] On 13-12-1995 Shri.Ramchandra Kisan Magar died, he left behind him his legal heirs, Son-Madhukar & Sopan, Daughter-Sau. Bijalabai Ramdas Pingale.

This fact is Evident from M.E.No.33869 dt.10-01-1996

h] On 05-03-1996 Shri.Sopan Ramchandra Magar died, he left behind him his legal heirs, Wife-Tarabai, Son- Mangesh & Nilesh, Daughter-Yogita.

This fact is Evident from M.E.No.34626 dt.25-07-1996

i] On 22-09-2005 the Owner of S.No.256/3,256/4 and 256/6 Shri. Madhukar Ramchandra Magar & his family, Dinkar Bhimaji Magar and his family member and others were executed Development Agreement & General Power of Attorney in favour of M/s.Viraj Estates Pvt. Ltd. through their director, said deed were registered with Sub-Registrar, Nasik-2 at Sr.No.4231 & 4232.

j] On 27-09-2005 Sau.Alka Dinkar Gavali & Shivaji Yashwant Magar executed confirmation deed for Development Agreement dt.22-09-2005. Said confirmation deed & General power of Attorney were executed in favour of M/s.Viraj Estates Pvt. Ltd. before Sub-Registrar, Nashik-5 at Sr.No.4271 & 4272.

k] Remark of Excess land was entered in other rights column of 7/12 extract of S.No.256/1,256/3,256/4 and 256/6. Therefore competent Authority & Additional Collector had revised previous order of his predecessor & delete the remark of Excess area by his order No.ULC/A3/794/3, Nasik dt.24-06-2005.

This fact is Evident from M.E.No.56528 dt.07-11-2006

l] At village level for S.No.256, Hissa form No.12 were prepared & applicable to said S.No.by letter of Taluka Inspector, Land record office vide No.L.R./Pot hissa No.689/09 dt.13-11-2009 with the letter of Tahasildar, Nasik vide No.Adhi/Abhi/Kavi/2036.2009 dt.19-11-2009 as per following way,

Record As per 7/12 extract

S. No.	Hissa No.	Area H/R/SQ.MTR	Owner
256	1/1	7650	Savliaram, Dattu Kisan Magar & other land owners
256	2	1.62	Dhondiram Bhikaji Magar & others
256	3	1.62	Madhukar Ramchandra Magar
256	4	0.90	Dattu Kisan Magar

....Continue



(4)

256	5	0.89	Dhondiram Bhikaji Magar
256	6	0.89	Madhukar Ramchandra Magar
256	B/2	4000	Owner as per 7/12 extract
Plot no.1 to 8			
256	1/3	4550	Owner as per 7/12 extract
Plot no.1 to 10			

Correction in record As per Hissa Form No.12

S. No.	Hissa No.	Area H/R/SQ.MTR	Owner
256	1	0.77	Dattu, Kisan, Dinkar Bhimaji Magar
256	2	1.62	Dhondiram Bhikaji Magar
256	3	1.62	Tarabai Sopan Magar
256	4	0.90	Dattu Kisan Magar
256	5	0.89	Dhondiram Bhikaji Magar
256	6	0.90	Madhukar Ramchandra Magar
256	7	0.40	As per sanctioned layout plot no.1 to 8
256	1/3	0.45	As per sanctioned layout plot no.1 to 10

This fact is Evident from M.E.No.66229 dt.11-01-2010

m] On 05-12-2005 Shri.Karan Rajendra Shah, Sau.Meena Mohanlal Chauhan, & Shri.Chaturbhai Vanadas Patel purchased area admeasuring H 0.81 R from S.No.256/3, 256/4, 256/6 from Shri. Madhukar Ramchandra Magar & others. i.e. respective owners of property through their General power of Attorney holder M/s. Viraj Estates pvt.ltd through their Director and with the consent of M/s. Viraj Estates Pvt. Ltd. said agreement for sale was not duly stamped, hence purchaser produced it before Collector of Stamps, Nasik. Said deed was impound under section 33 of the Bombay Stamp Act & said deed was duly stamped on 05-12-2011.

Subsequently on 21-12-2011 said agreement for sale was confirmed by owner of S.No.256/3,256/4,256/6 and were executed confirmation deed in favour of purchaser. Said deed was registered with Sub-Registrar,Nasik-5 at Sr.No.10066 dt.22-12-2011.

Accordingly the owners of the property were executed sale deed on 21-12-2011 with the consent of M/s.Viraj Estates Pvt. Ltd. Said Sale deed was registered with Sub-Registrar, Nasik-5 at Sr.No.10067. As per said sale deed purchaser's share from respective property is described as follows,

S. No.	Area H R	Owner
256/3	0.81	Meena Mohanlal Chauhan
256/4	0.59	Meena Mohanlal Chauhan
256/3	0.81	Karan Rajendra Shah
256/4	0.31	Karan Rajendra Shah
256/6	0.90	Chaturbhai Vanadas Patel

This fact is Evident from M.E.No.77928 dt.04-04-2012

....Continue



Anuradha Mogal-Patil

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

Off : Chamber No. 224/2, District Court, Nashik-422 002.

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



(5)

2) HISTORY OF S. No. 256/4 area admeasuring 8,800.00 Sq. Mtr.

a] Mutation Entry No. 6040 dt.18-10-1951 shows that partition were taken place among Bhika Ganpati Magar & other family members as follows,

Sr.No.	S.No.	Owner
1	256/1	Kisan Ganpati Magar
2	256/2	Bhika Ganpati Magar
3	256/3	Laxman Mahadu Magar
4	256/4	Kisan Ganpati Magar
5	256/5	Bhika Ganpati Magar
6	256/6	Laxman Mahadu Magar

This fact is Evident from M.E.No.6040 dt.18-10-1951

b] On 16-10-1952 Shri. Kisan Ganpati Magar was died, he left behind him his legal heirs 1) Ramchandra ,2) Bhima,3) Savaliram,4) Vaman, 5) Dattu. All legal heirs are minor, hence through their mother Smt. Sitabai Kisan Magar.

This fact is Evident from M.E.No.6339 dt.29-05-1953

c] Indian coinage Act was enacted at village level.

This fact is Evident from M.E.No.12378 dt.19-05-1971

d] Charge of Award of Gopal Anant Shivade & Narayana Govind Shivade were entered in other rights column of Survey No.256/1, 256/2,256/3, 256/4,256/6. The said charge has been entered before 12 years ago hence deleted from other right column.

This fact is Evident from M.E.No.21303 dt.04-01-1985

e] Area of S.No. 256/1,256/3,256/4 and 256/6 was declared as excess area by order of Additional Collector & Competent authority, Nasik. Accordingly said remark was entered in other rights column of 7/12 extract.

This fact is Evident from M.E.No.29154 dt.19-09-1992

f] On 23-02-1991 Shri. Bhima Kisan Magar died at village, he left behind him his legal heirs,Wife- Punjabai Bhimaji Magar, Son's- Dinkar Bhimaji Magar, Balu Bhimaji Magar, Shankar Bhimaji Magar, Tanaji Bhimaji Magar, Bandu Bhimaji Magar, Ganpat Bhimaji Magar, Daughter's- Alka Dinkar Gavali, Manda Bhimaji Magar.

This fact is Evident from M.E.No.30755 dt.17-07-1993

g] On 13-12-1995 Shri.Ramchandra Kisan Magar was died, he left behind him his legal heirs, Son-Madhukar, Sopan and Ramchandra Magar, Daughter-Sau. Bijalabai Ramdas Pingale.

This fact is Evident from M.E.No.33869 dt.10-01-1996

Anuradha Mogal-Patil

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h] On 05-03-1996 Shri.Sopan Ramchandra Magar was died, he left behind him his legal heirs, Wife-Tarabai, Son- Mangesh & Nilesh, and Daughter-Yogita Sopan Magar.

This fact is Evident from M.E.No.34626 dt.25-07-1996

i] On 15-01-1996 Shri. Vaman Kisan Magar was died , he left behind him his legal heirs, Wife- Babubai Vaman Magar, Son's- Ramesh Vaman Magar, Pramod Vaman Magar, Nagnath Vaman Magar, Daughter's- Sugandhabai Barku Gavali, Sugandhabai Shantaram Khamdave, Mangala Dinkar Jadhav, Changuna Raghunath Dhikale.

This fact is Evident from M.E.No.35599 dt.19-09-1996

j] On 22-09-2005 the Owner of S.No.256/3,256/4 and 256/6 Shri. Madhukar Ramchandra Magar & his family, Dinkar Bhimaji Magar and his family member and others were executed Development Agreement & General Power of Attorney in favour of M/s.Viraj Estates Pvt. Ltd. through their director, said deed were registered with Sub-Registrar, Nasik-2 at Sr.No.4231 & 4232.

k] On 27-09-2005 Sau.Alka Dinkar Gavali & Shivaji Yashwant Magar executed confirmation deed for Development Agreement dt.22-09-2005. Said confirmation deed & General power of Attorney were executed in favour of M/s.Viraj Estates Pvt. Ltd. before Sub-Registrar, Nashik-5 at Sr.No.4271 & 4272.

l] Remark of Excess land was entered in other rights column of 7/12 extract of S.No. 256/1,256/3,256/4 and 256/6. Therefore competent Authority & Additional Collector had revised previous order of his predecessor & delete the remark of Excess area by his order No.ULC/ A3/794/3, Nasik dt.24-06-2005.

This fact is Evident from M.E.No.56528 dt.07-11-2006

m] At village level for S.No.256, Hissa form No.12 were prepared & applicable to said S.No.by letter of Taluka Inspector, Land record office vide No.L.R./Pot hissa No.689/09 dt.13-11-2009 with the letter of Tahasildar, Nasik vide No.Adhi/ Abhi/Kavi/2036.2009 dt.19-11-2009 as per following way,

Record As per 7/12 extract

S. No.	Hissa No.	Area H R/ SQ.MTR	Owner
256	1/1	7650	Savliram, Dattu Kisan Magar & other land owners
256	2	1.62	Dhondiram Bhikaji Magar & others
256	3	1.62	Madhukar Ramchandra Magar
256	4	0.90	Dattu Kisan Magar
256	5	0.89	Dhondiram Bhikaji Magar
256	6	0.89	Madhukar Ramchandra Magar
256	B/2	4000	Owner as per 7/12 extract
Plot no.1 to 8			
256	1/3	4550	Owner as per 7/12 extract
Plot no.1 to 10			



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Nashik-422013. Cell-98222 15150



(7)

Correction in record As per Hissa Form No.12

S. No.	Hissa No.	Area H R/ SQ.MTR	Owner
256	1	0.77	Dattu, Kisan, Dinkar Bhimaji Magar
256	2	1.62	Dhondiram Bhikaji Magar
256	3	1.62	Tarabai Sopan Magar
256	4	0.90	Dattu Kisan Magar
256	5	0.89	Dhondiram Bhikaji Magar
256	6	0.90	Madhukar Ramchandra Magar
256	7	0.40	As per sanctioned layout p. no.1to 8
256	1/3	0.45	As per sanctioned layout p. no.1to 10

This fact is Evident from M.E.No.66229 dt.01-01-2010

n] On 05-12-2005 Shri.Karan Rajendra Shah, Sau.Meena Mohanlal Chauhan, & Shri.Chaturbhai Vanadas Patel purchased area admeasuring H 0.81 R from S.No.256/3, 256/4, 256/6 from Shri. Madhukar Ramchandra Magar & others. i.e. respective owners of property through their General power of Attorney holder M/s. Viraj Estates pvt.ltd through their Director and with the consent of M/s. Viraj Estates Pvt. Ltd. said agreement for sale was not duly stamped, hence purchaser produced it before Collector of Stamps, Nasik. Said deed was impound under section 33 of the Bombay Stamp Act & said deed was duly stamped on 11-11-2011.

Subsequently on 21-12-2011 said agreement for sale was confirmed by owner of S.No.256/3,256/4,256/6 and were executed confirmation deed in favour of purchaser. Said deed was registered with Sub-Registrar,Nasik-5 at Sr.No.10066 dt.21-12-2011.

Accordingly the owners of the property and land developer were executed sale deed on 21-12-2011 with the consent of M/s.Viraj Estates Pvt. Ltd. Said Sale deed was registered with Sub-Registrar, Nasik-5 at Sr.No.10067. As per said sale deed purchaser's share from respective property is described as follows,

S. No.	Area H R	Owner
256/3	0.81	Meena Mohanlal Chauhan
256/4	0.59	Meena Mohanlal Chauhan
256/3	0.81	Karan Rajendra Shah
256/4	0.31	Karan Rajendra Shah
256/6	0.90	Chaturbhai Vanadas Patel

This fact is Evident from M.E.No.77928 dt.04-04-2012

....Continue



As per letter dt. 06/06/2009 given by Director Town Planning, Maharashtra State Pune, vide No. Special Scheme - Nashik / Survey No. 256 Part/ T.P.V.-4 / 3573 dt. 06/06/2009 by referring notification of Maharashtra State Government, 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.

- 4) The respective owners of Survey No. 256/1 to Survey No. 256/8 made an application for the admeasurements of total area of Survey No. 256 and accordingly Tahsildar Nashik gave his order vide no Adhi/Kavi/3243/2014 Dated 20/12/2014 and Deputy Superintendant of Land Record Office gave his order vide no/Nashik/Du.Ra.No. 807/14 Dated 24/11/2014. Hence at village Nashik record of right has been corrected after obtaining permission from Collector Nashik vide no Masha/Kaksha-3/4/NA Letter No./442/2012, Nashik Dated 29/10/2012. Hence Kami Jasta Patrak is applicable and old survey no's had changed and it has renumbered as follows,

Record As per 7/12 extract

S. No.	Hissa No.	Area H R
256	1	0.77
256	2	1.62
256	3	1.62
256	4	0.90
256	5	0.89
256	6	0.90
256	7	0.40
256	8	0.45

Correction in record of 7/12 extract

S. No.	Hissa No.	Area SQ.MTR	Owner
256	2 to 6/1	10755.00	M/s. Jaikumar Constructions LLP
256	2 to 6/2	8271.00	Meena M. Chauhan
256	2 to 6/3	7892.00	1) Meena Chauhan 4962 Sq.Mtr. 2) Karan R. Shaha 2930 Sq.Mtr.
256	2 to 6/4	5574.19	Karan R. Shaha
256	2 to 6/5	11380.00	Chaturbhai Patel
256	2 to 6/6	12225.00	M/s. Jaikumar Constructions LLP
256	2 to 6/7	200.00	Dhondiram Bhimaji Magar & other
256	2 to 6/8	3002.81	1)M/s. Jaikumar Constructions LLP 1120.00 Sq.Mtr. 2) Meena Chauhan 767 Sq.Mtr. 3) Karan Shaha 170 Sq.Mtr. 4) Chaturbhai Patel 620 Sq.Mtr. 5) Karan Shaha 325 Sq.Mtr.
	D.P.Road		

This fact is Evident from M.E.No.96263 dt.26-02-2015

- 5] As per Letter dt.17-07-2015 given by Nashik Municipal Corporation Nashik and as per sanctioned layout, dt.16-01-2015 area for 24 Mtr. wide road was handover to Nashik Municipal Corporation by Karan Rajendra Shah.

This fact is Evident from M.E.No.98163 dt.21-07-2015



Anuradha Mogal-Patil

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

Off : Chamber No. 224/2, District Court, Nashik-422 002.

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



(9)

6] On 29-12-2015 M/s. Viraj Reality Pvt.Ltd through Director 1) Shri. Rajendra Rasiklal Shah, 2) Vilas Rasiklal Shah had obtained loan facility from State Bank of India, Br- Nashik. Therefore had executed Mortgage deed registered at Sr. No. 8382/15.

This fact is Evident from M.E.No.A-239, dt.29-01-2016

7] On 03-02-2016 Mrs. Meena Mohanlal Chauhan had gifted an 1) area admeasuring 4962 Sq.Mtr.out of total area 7892 Sq.Mtr. from S.No.256/2 to 6/3, 2) area admeasuring 8271 Sq.Mtr.out of S.No.256/2 to 6/2, 3) area admeasuring 767 Sq.Mtr.out of S.No.256/2 to 6/8 lying and situated at Nashik to her Son Shri. Abhishek Mohanlal Chauhan. Said Gift deed was registered with Sub-Registrar, Nashik-3 at Sr.No.1132.

This fact is Evident from Old M.E. No.A-304, Newly numbered as 100304, dt. 04-02-2016

8] 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

9] 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

10] 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

11] As per order of Tahasildar, dt.25-07-2018 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.200677 dt.25-07-2018

12] As per order of Tahasildar, dt.21-08-2018 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.200771 dt.21-08-2018

Anuradha Mogal-Patil

....Continue

13] On 04-12-2017 Shri. Abhishek Mohanlal Chauhan purchased area admeasuring 2930 Sq.Mtr. out of total area admeasuring 7892 Sq.Mtr. from S.No.256/2 to 6/3 and area admeasuring 170 Sq.Mtr. out of total area admeasuring 3002.81 Sq.Mtr. from S.No. 256/2 to 6/8 lying and situated at Nashik by sale deed from Shri. Karan Rajendra Shah. Said Sale deed was registered with Sub-Registrar, Nashik-3 at Sr. No.8001/ 2017.

This fact is Evident from M.E.No.200694 dt.27-07-2018

OBSERVATION

On perusal of above documents & during study of all records given by applicant, I have not found any charge or encumbrances on the properties in question.

TITLE CERTIFICATE

In view of & subject to the above observation & From all the above papers & documents shown to me, I certified that the said properties in question is clear, Marketable & free from all encumbrances.

Thanking You,

dt. 18/06/2020



Your's faithfully

Anuradha Mogal Patil

18/6/2020

(Anuradha Mogal Patil)
Advocate & Notary

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