

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.50/2** admeasuring **24500.00 Sq. Mtrs.**, having **CTS no. 2383/1** admeasuring **24849.00 Sq. Mtrs** within the limits of Nashik Municipal Corporation. Hereinafter referred to as the "**said property**" which is bounded as follows.

On or towards

East	:-	Survey No. 49 part
West	:-	Survey No. 50 part
South	:-	Road
North	:-	Survey No. 48 part

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. Copy of Sale Deed dated 24/02/2006.
5. Copy of Development Agreement dated 24/02/2006.
6. N.A. Order dated 17/08/2006.



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7. Copy of Sale Deed dated 07/09/2006.
8. Copy of Sale Deed dated 19/04/2018.
9. Copy of Registered Mortgage Deed date 19/04/2018.
10. Search Report of Adv. Sarika More.

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.50/2 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
24500	50/2	M/s. Shweta Infrastructure & Housing (India) Pvt. Ltd.,

2. It appears from the record that since 1965 the said property bearing Survey no. 50 is owned and possessed by the Bapu Sakharam Bhawar.
3. Further it appears from the records that the said Owner Bapu Sakharam Bhawar was expired on 02/05/1977 leaving behind him the following legal heirs :-

- | | |
|---------------------------------|----------|
| 1. Rajaram Bapu Bhawar | Son |
| 2. Shankar Bapu Bhawar | Son |
| 3. Dattatray Bapu Bhawar | Son |
| 4. Panduranga Bapu Bhawar | Son |
| 5. Mrs. Shilabai Shivaji Shinde | Daughter |
| 6. Mrs. Vithabai Balu Chavhan | Daughter |



7. Mrs. Shantabai Vasantrao Nagpure Daughter

Accordingly, name of the deceased is deleted and name of his Legal heir is recorded in ownership column vide mutation entry No.2317 which is certified by the Revenue Officer.

4. Further it appears from the records that (1) Dattatray Bapu Bhawar (2) Panduranga Bapu Bhawar (3) Mrs Shilabai Shivaji Shinde (4) Mrs. Vithabai balu Chavhan (5) Mrs. Shantabai Vasantrao Nagpure had released their rights in the said property. Therefore their names were deleted from Revenue Record of the said property. Mutation entry no. 3390 is made and certified by the Revenue Officer.
5. Further it appears from the records that the owner of Survey no. 50 Rajaram Bapu Bhawar & Shankar Bapu Bhawar had partitioned the said property and The said Survey no. is divided as follows:-

Sr. No.	Area	Name of the Owner
50/1	2 H 88 R	Mr. Bhaskar Rajaram Bhawar Mr. Ratnakar Rajaram Bhawar Mr. Dashrath Rajaram Bhawar Mr. Balu Rajaram Bhawar
50/2	2 H 88 R	Mr. Prakash Shankar Bhawar Mr. Gulab Shankar Bhawar

Accordingly 7/12 Extracts was Separated and the name of said owners were recorded in ownership column of the said properties. Mutation entry no. 4401 is made and certified by the Revenue Officer on 31/12/1992.

6. Further it appears from the record that Mr. Anil Ramdas Pai Had purchased Land Area admeasuring 01 H 22.5R Out of Survey no. 50/1 From (1) Mr. Ratnakar Rajaram Bhawar (2) Mr. Darshan Rajaram Bhawar (3) Mr. Balu Rajaram



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Bhawar (4)Smt. Vatsalabai Bhaskar Bhawar (5)Mr. Pramod Bhaskar Bhawar (6)Mr. Gautam Bhaskar Bhawar (7) Mr. Nilesh Bhaskar Bhawar by Registered Sale Deed which is registered before the Sub-Registrar Nashik at Sr. No.950 on 23/02/2006. Accordingly the name of said purchaser is recorded in ownership column to the extent of area admeasuring 01 H 22.5 R. Mutation entry no. 9467 is made and certified by the Revenue Officer.

7. Further it appears from the record that Mr. Anil Ramdas Pai Had purchased Land Area admeasuring 01 H 22.5R Out of Survey no. 50/2 From (1)Mr. Prakash Shankar Bhawar (2)Mr. Gulab Shankar Bhawar by Registered Sale Deed which is registered before the Sub-Registrar Nashik at Sr. No.955 on 24/02/2006. Accordingly the name of said purchaser is recorded in ownership column to the extent of area admeasuring 01 H 22.5 R. Mutation entry no. 9468 is made and certified by the Revenue Officer.
8. 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. 50/1 area admeasuring 01 H 22.5 R and Survey No. 50/2 Area admeasuring 01 H 2205 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. 9480 is made and certified by the Revenue Officer on 13/04/2006.
9. 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
50	1	1H 65.5 R	Mr. Prakash S. Bhawar & Others
50	2	2 H 45 R	Mr. Anil Ramdas Pai
50	3	1 H 65.5R	Mr. Ratnakar R. Bhawar & Others

Accordingly 7/12 extracts were separated and for the Survey no. 50/2 area admeasuring 02 H 45 R the name of Mr. Anil Ramdas Pai is recorded as a owner. Mutation entry no. 9544 is made and certified by the Revenue officer on 23/06/2006.

10. 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.
11. 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.
12. 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.

13. 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.

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

Survey No.50/2 is converted into Non Agricultural land by Collector of nashik vide its order no. Maha/Kaksha - 3/4/NASR/124/06. As per this order an area admeasuring 22064.41 Sq. Mtrs is for Residential Purpose and area admeasuring 1162.00 is for commercial purpose. Also the necessary NA tax in respect of the subject property is paid in the Government Treasury Office.

15 **PERMISSION OF CONSTRUCTION**

The present owner M/s. Shweta Infrastructue & Housing (India) Pvt. Ltd., have prepared building plan which is approved by the Nashik Municipal Corporation bearing its Letter No.**LND/BP/GANGAPUR/DCR/0598/2018** dated **04/11/2018**.



16 OPINION OF THE TITLE

- 16.1 The said property is having Non-Agricultural land tenure and is fit for causing a residential and commercial construction thereon.
- 16.2 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
- 16.3 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.

This Title Certificate.

Place : Nashik
Date : 27/02/2019



A handwritten signature in blue ink, appearing to read "Dattaprasad V. Nikam".

Dattaprasad V. Nikam
Advocate.