

# JEETU L. BHAGTYANI

B.L.S., LL.B.

Advocate High Court

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Date: 28.06.2018

## Title Certificate

At the request of M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani, I have enquired and investigated into the title in respect of the following properties owned by M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani.

### Description of Properties :

- A) All that piece and parcel of immovable property more particularly known as Block No.C-606, Room No.1212, area adm.253 sq. yards, bearing C.T.S. No.23761, Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.
- B) All that piece and parcel of immovable property more particularly known as Block No.C-607, Room No.1213, area adm.253 sq. yards, bearing C.T.S. No.23762, Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.
- C) All that piece and parcel of immovable property more particularly known as  $\frac{2}{3}$ <sup>rd</sup> undivided share in Block No.C-607, Room No.1214, area adm.168.67 sq. yards (out of area adm.253 sq. yards), bearing C.T.S. No.23763 (Part), Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.
- D) All that piece and parcel of immovable property more particularly known as  $\frac{1}{3}$ <sup>rd</sup> undivided share in Block No.C-607, Room No.1214, area adm.84.33 sq. yards (out of area adm.253 sq. yards), bearing C.T.S. No.23763 (Part), Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

I have verified and examined the following documents in respect of the above said properties:

**Property -A**

- 1) Xerox copy of Sale Deed dated 09.04.2018 executed by and between 1) Smt. Priya Kamlesh Jeshnani, 2) Smt. Varsha Deepak Jeshnani and 3) Smt. Lakshma Sonu Jeshnani as the Vendors AND M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani as the Purchasers, registered under Sr. No.803/2018 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 2) Xerox copy of Sale Deed dated 10.06.2002 executed by and between Shri Basarmal Shewaram Ratwani (Punjabi) as the Seller AND 1) Smt. Priya Kamlesh Jeshnani, 2) Smt. Varsha Deepak Jeshnani and 3) Smt. Lakshma Sonu Jeshnani as the Purchasers, registered under Sr. No.936/2002 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 3) Xerox copy of Sale Deed dated 10.11.1981 executed by and between Shri Madangopal Balaram Bhatia as the Seller AND Shri Basarmal Shewaram Ratwani (Punjabi) as the Purchaser, registered under Sr. No.3759/1981 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 4) Xerox copy of Sale Deed dated 07.04.1966 executed by and between Shri Bhawandas Tikamdas as the Seller AND Shri Madangopal Balaram Bhatia as the Purchaser, registered under Sr. No.1014/1966 with Sub-Registrar of Assurance, Kalyan.
- 5) Xerox copy of Certificate of Sale dated 30.11.1965 issued by Govt. of India in the name of Shri Bhawandas Tikamdas.
- 6) Xerox copy of property card.

**Property -B**

- 1) Xerox copy of Sale Deed dated 09.04.2018 executed by and between 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Deepak Mohanlal Jeshnani and 3) Shri Sonu Mohanlal Jeshnani as the Vendors AND M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani as the Purchasers, registered under Sr. No.804/2018 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 2) Xerox copy of Sale Deed dated 26.04.1995 executed by and between Smt. Meerabai Sunderdas Bhatia as the Seller AND 1) Smt. Rukmani Mohanlal Jeshnani, 2) Shri Kamlesh Mohanlal Jeshnani and 3) Shri Deepak Mohanlal Jeshnani as the Purchasers, registered under Sr. No. 1799 with Sub-Registrar of Assurance, Ulhasnagar-1.

- 3) Xerox copy of Sale Deed dated 16.11.1981 executed by and between 1) Smt. Padmabai Vishindas Wadhvani and 2) Smt. Pamibai Uttamchand Bhatia as the Sellers AND Smt. Meerabai Sunderdas Bhatia as the Purchaser, registered under Sr. No.3844/1981 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 4) Xerox copy of Change of Name letter dated 07.11.1981 issued by the Asst. Administrator, Ulhasnagar Township, Ulhasnagar in the name of 1) Smt. Padmabai Vishindas Wadhvani and 2) Smt. Pamibai Uttamchand Bhatia.
- 5) Xerox copy of C.D. dated 24.03.1965 issued by Govt. of India in the name of Smt. Devibai Khialdas.
- 6) Xerox copy of Property card.

#### **Property -C**

- 1) Xerox copy of Sale Deed dated 03.08.2016 executed by and between 1) Shri Shivkumar Showkatrai Udhvani and 2) Shri Ashoklal Showkatrai Udhvani as the Sellers AND M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Deepak Mohanlal Jeshnani, 3) Shri Sonu Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Pawan Vasudeo Wadhwa, 7) Shri Jaikumar Chanderkant Mewlani and 8) Shri Amar Radhakishin Jagias as the Purchasers, registered under Sr. No.1672/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 2) Xerox copy of Sale Deed dated 01.09.1960 executed by and between Shri Ramchand Teckchand Tarasinghani as the Seller AND Shri Showkatrai Naraindas as the Purchaser, registered under Sr. No. 6691 with Sub-Registrar of Assurance.
- 3) Xerox copy of Sale deed dated 12.12.1958 executed by and between 1) Shri Assandas Kewalram and 2) Shri Ghanshamdas Kewalram as the Sellers AND Shri Ramchand Teckchand Tarasinghani as the Purchaser registered under SR. No.818 with Sub-Registrar of Assurance, Kalyan.
- 4) Xerox copy of C.D. dated 24.10.1958 issued by Govt. of India in the name of Shri Kewalram Khushaldas.
- 5) Xerox copy of Property Card and mutation entries.
- 6) Xerox copy of Admission Cum Retirement of Partners Deed dated 11.04.2018 executed by partners of M/s. Mahalaxmi Infrastructure.

## Property -D

- 1) Xerox copy of Sale Deed dated 09.04.2018 executed by and between M/s. Sai Mere Construction through its partners 1) Shri Amar Radhakishin Jagiasi, 2) Shri Deepak Mohandas Sachdev, 3) Shri Pawan Vashulal @ Vasudeo Wadhwa and 4) Shri Jaikumar Chanderkant Mewlani as the Sellers AND M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani as the Purchasers, registered under Sr. No.805/2018 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 2) Xerox copy of Sale Deed dated 19.03.2016 executed by and between 1) Shri Dayal T. Menghrajani, 2) Shri Lalit D. Menghrajani and 3) Smt. Divya Suraj Dingreja as the Sellers AND M/s. Sai Mere Construction through its partners 1) Shri Amar Radhakishin Jagiasi, 2) Shri Deepak Mohandas Sachdev, 3) Shri Pawan Vashulal @ Vasudeo Wadhwa and 4) Shri Jaikumar Chanderkant Mewlani as the Purchasers, registered under Sr. No.583/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 3) Xerox copy of Sale Deed dated 01.09.1960 executed by and between Shri Ramchand Teckchand Tarasinghani as the Seller AND Shri Showkatrai Naraindas as the Purchaser, registered under Sr. No. 6691 with Sub-Registrar of Assurance.
- 4) Xerox copy of Sale deed dated 12.12.1958 executed by and between 1) Shri Assandas Kewalram and 2) Shri Ghanshamdas Kewalram as the Sellers AND Shri Ramchand Teckchand Tarasinghani as the Purchaser registered under SR. No.818 with Sub-Registrar of Assurance, Kalyan.
- 5) Xerox copy of C.D. dated 24.10.1958 issued by Govt. of India in the name of Shri Kewalram Khushaldas.
- 6) Xerox copy of Property Card and mutation entries.

## Tracing of title:

### Property -A

Originally one Shri Bhawandas Tikamdas was seized possessed and owner of immovable property known as Block No.C-606, Room No.1212, area adm.253 sq. yards, bearing C.T.S. No.23761, Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane (hereinafter called the said Property-A). That the said Shri Bhawandas Tikamdas has acquired the above said property-A from Government of India vide Certificate of Sale dated 30.11.1965. That thereafter the said Shri Bhawandas Tikamdas had sold the above said property-A to Shri Madangopal Balaram Bhatia vide Sale Deed dated 07.04.1966 registered under Sr. No.1014/1966 with Sub-Registrar of Assurance, Kalyan. That thereafter the said