

SUDHAKAR KALE & ASSOCIATES

ADVOCATES, CORPORATE, AND TAX CONSULTANTS

Ahinsa Apartments, 768/18, Deccan Gymkhana, Pune - 411 004.

SUDHAKAR S. KALE B.A. (Hons.), LL.M. Advocate

PRIYANKA KALE-UPPAL, B.S.L LL.B, Tax LL.M (London) Advocate

SANCHIT UPPAL, B.S.L LL.B, C.S. Advocate

Date :- 23/06/2017

CERTIFICATE OF TITLE

This is to certify that, I have investigated the Title of the schedule property since 1988 to 2017. Mr. Dhananjay S. Sihasane has carried out the search in the office of Sub-Registrar Haveli-1 & 2 for 1988 to 1992, Sub-Registrar Haveli-4 for the period 1992 to 2001 and Sub-Registrar Haveli for the period 2002 to 2017 and submitted his report dated 23/01/2017. Mr. Sanjay Khushalchand Lunkad Director of Rohan Builders & Developers Pvt. Ltd. a Private Limited Company incorporate and registered with the Registrar of Company, Pune under Companies Act, 1956 having company identity No.U45202 PN 2001 PTC 16352 dated 27/07/2001 and having Permanent Income Tax Number as per Section 139A of the Income Tax Act, 1961, PAN : AABCR8171R and having Registered office at : 1-Modibaug, Commercial Building, Ganeshkhind Road, Near Agricultural College, Shivejinagar, Pune-411016 hereinafter is referred as "**THE SAID COMPANY**" handed over copies of the revenue record being 7/12 extract, Mutation Entries, Documents, Permissions & Sanctions as referred in my search and title investigation report dated 23/06/2017. I have issued the search and title investigation report dated 23/06/2017 to my client Rohan Builders & Developers Pvt. Ltd. and objects, assumptions, disclaimers, statements stated in aforesaid report shall be read for part and parcel of this certificate and subject to statement as stated aforesaid report. In my opinion, the Schedule Property absolutely owned and possessed by Said Company as its



purchased property & it has absolute authority to commence the construction on the Schedule Property as per sanctioned building layout and building plan, which will be revised from time to time to utilise all buildable potential of Schedule Property, which includes the FSI of the Schedule Property, paid FSI and TDR etc. if permitted. Further, it has authority to deal with the tenements in the project along with appurtenances thereto and convey the land with building in favour of the co-operative housing society of the tenement holders in the project of the Schedule Property.

SCHEDULE

All that property Survey No. 60/1 area admeasuring 00 Hectare 08.45 Ares, Survey No. 60/2 area admeasuring 00 Hectare 28 Ares, Survey No. 60/2/1 area admeasuring 00 Hectare 25 Ares and area admeasuring 00 Hectare 06 Ares being well carved out portion out of Survey No. 60/3 admeasuring 00 Hectare 29 Ares, total area admeasuring 00 Hectare 67.45 Ares situated at Village Baner within the Registration District Pune, Sub-Registration District Haveli, Taluka - Haveli, District Pune and within the limits of Pune Municipal Corporation and which area admeasuring 00 Hectare 67.45 Ares i.e. 6745 sq.mtrs. is bounded as follows :-

On or towards East : By part of Survey No.60
On or towards South : By Nala
On or towards West : By part of Survey No.60
On or towards North : By part of Survey No.60 & Road

Place : Pune
Date : 23/06/2017



SHRI. SUDHAKAR S. KALE
ADVOCATE



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Date: 23/06/2017

SEARCH AND TITLE INVESTIGATION REPORT

1. INTRODUCTION:

ROHAN BUILDERS & DEVELOPERS PRIVATE LIMITED, a private limited company incorporated and registered under Companies Act, 1948 registered with the Registrar of Companies Pune having **Certificate of Incorporation No. U45202PN2001PTC16352** dated **27/07/2001**, having **Permanent Account No. AABCR8171R** as per Section 139A of Income Tax Act, 1961 read with rule 114B of Income Tax Rules, 1962 and having office at: 1 Modibaug, Ganeshkhind Road, Shivajinagar Pune 411016, hereinafter is referred as the "**SAID COMPANY**". The said company through its director **SHRI. SANJAY KHUSHALCHAND LUNKAD** has requested us to scrutinize & examine the marketable title of the property described in Para No.5 hereunder written, which is hereinafter for the sake of brevity referred to as "**THE SAID LAND**".

2. LIMITED SCOPE:

This Search & Title Investigation Report is prepared on the basis of review of records and documents in respect of the said land which were made available to the undersigned; therefore this report is subject to the limitations, restrictions, conditions, cautions & disclaimers stated in this Report. This Report is prepared exclusively for the benefit of the Client being Rohan Builders & Developers Private Limited.



3. MANDATE AND OBJECTIVE OF THIS REPORT:

The purpose of this report is to -

- a) Conduct a title search of the said land by scrutiny of the Revenue Records of the past 30 years or more.
- b) Conduct an encumbrances search with respect to the Said Land by taking search of Index-II registers maintained at the various offices of the Sub-Registrars, in whose jurisdiction the Said Land is situated.
- c) Conduct a search with respect to whether any condition or restrictions are attached for the land used in respect of the Said Land.

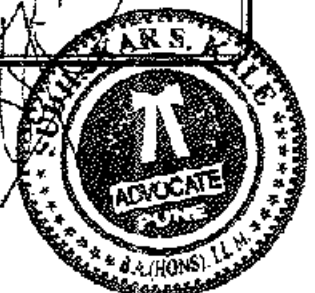
4. ASSUMPTIONS & DISCLAIMERS:**A) Assumptions:-**

All opinions and information in this Report are based on and subject to certain assumptions, including but not limited to the assumptions that;

- i) All signatures as appearing on the reviewed documents are genuine;
- ii) The photocopies of the documents perused by the undersigned as originals are authentic and complete;
- iii) The documents perused by the undersigned as copies are complete and confirm to the original documents (which were itself authentic) and
- iv) The documents on which this Report relies remain accurate.

B) Disclaimers:-

- i) Subject to the aforesaid and based on the search conducted and due diligence exercised by the undersigned as above, this Report is made for the sole and exclusive benefit of the Client Rohan Builders & Developers Private Limited.
- ii) This Report should not be used for any other purpose other than as stated in para 3 hereinabove.
- iii) I/we disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty, damages, etc. resulting from or incurred or suffered by any person



except our client using this Report in any manner or basing any action on it notwithstanding the cautions and limitation stated herein and at the appropriate places in the report. I/we must also make it clear that, I/we will not accept any responsibility or liability to the client for any information obtained under disclaimer of responsibility for which I/we was/were not able to obtain independent verification.

5. DESCRIPTION OF THE PROPERTY WHICH IS SUBJECT MATTER OF TITLE REPORT:-

All that property Survey No. 60/1 area admeasuring 00 Hectare 08.45 Ares, Survey No. 60/2 area admeasuring 00 Hectare 28 Ares, Survey No. 60/2/1 area admeasuring 00 Hectare 25 Ares and area admeasuring 00 Hectare 06 Ares being well carved out portion out of Survey No. 60/3 admeasuring 00 Hectare 29 Ares, total area admeasuring 00 Hectare 67.45 Arcs situated at Village Baner within the Registration District Pune, Sub-Registration District Haveli, Taluka - Haveli, District Pune and within the limits of Pune Municipal Corporation and which area admeasuring 00 Hectare 67.45 Arcs i.e. 6745 sq.mtrs. is bounded as follows :-

On or towards East : By part of Survey No.60

On or towards South : By Nala

On or towards West : By part of Survey No.60

On or towards North : By part of Survey No.60 & Road

The aforesaid plot is delineated in **RED** colour boundary line and marked by letters **A B C D E F A** on the plan annexed hereto as **Annexure-1**.

Hereinafter, for the sake of brevity and convenience the aforesaid properties hereinabove written are together called as
"THE SAID LAND"



6. INVESTIGATION OF THE TITLE OF OWNERS OF THE SAID LAND RIGHTS AND AUTHORITY OF ROHAN BUILDERS & DEVELOPERS PRIVATE LIMITED:

a) Public Notices:-

I/We have published public notices, for the said land in Marathi Language in daily newspapers namely "Prabhat" "Maharashtra Times" and also in English Language in daily newspaper namely "The Economic Times" on 14/01/2017, all dated 12/01/2017. Copies of the aforesaid public notices are annexed as **Annexure - 2** to **Annexure - 4** respectively. I/We have received no objection to the aforesaid Public Notices till date.

b) Search in office of Sub-Registrar Maval:-

Advocate Mr. Dhananjay S. Sinhasane has paid search fee of Rs.750/- on 13/01/2017 to Inspector General of Registration Department, having GRN No.MH007633886201617E for the period of 1988 to 2017 in respect of the said land and he has carried computerized as well as manual search for the period of 1988 to 2017 in the offices of Sub-Registrar Haveli No.1 to 26, personally from Index-II registers, which were made available to him by concerned Sub-Registrars. The Advocate above named submitted his report dated 23/01/2017, which is annexed hereto as **Annexure- 5**. As stated in aforesaid search, he has found various entries of registered documents relating to the said land, details of which documents are reflected hereunder in paragraph No.7.

c) Scrutiny of photocopies of Revenue Records, Deeds, Documents, etc.:-

I/we have scrutinized the photocopies of the available 7/12 extract in respect of the said land from 1934-35 to 2015-16 along with photocopies of Mutation Entry Nos.897, 917, 969, 1013, 1026, 1042, 1190, 1216, 1291, 1296, 1403, 1429, 1454, 1493, 1576, 1792, 2011, 2030, 2155, 2202, 2261, 2326, 2903, 3965, 4576, 6315, 6316, 13228, 13229, 15616, 16468, 16510, 16528, 16620, 17556, 17557, 17999, 19504



and 19551 which are made available by the client. Further, photocopies of the registered instruments as reflected in paragraph No.7 written hereunder, photo copy of the Non-Agricultural Permission for said land issued by District Collector, photocopy of the Commencement Certificate for the said land issued by the Pune Municipal Corporation, photocopies of the buildings layout and building plans for the said land issued by the Pune Municipal Corporation are made available by the Client for scrutiny.

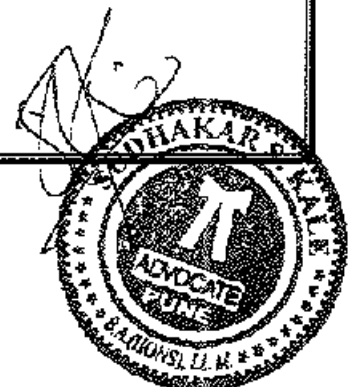
7. DEVOLUTION OF TITLE:-

- 7.1** Mutation Entry No. 897 of Village Baner certified on 24/07/1949 shows that Shri. Tukaram Bahir Tapkir was a Protected Tenant of Shri Devasthan Chinchwad as per the Tenancy Act and accordingly his name was mutated in other rights column of 7/12 extract.
- 7.2** Mutation Entry No. 917 of Village Baner certified in the year 1949 shows that Shri. Babu Genu Wadkar name was recorded as Protected Tenant of Shri. Devasthan Chinchwad as per the Tenancy Act and accordingly his name was mutated in other rights column of 7/12 extract of the properties shown in mutation entry which includes Survey No. 60/2 & 60/3.
- 7.3** Mutation Entry No. 969 of Village Baner certified in the year 1949 shows that Shri. Hari Chimna Wadkar name was recorded as Protected Tenant of Shri. Dev Sansthan Chinchwad as per the Tenancy Act and accordingly his name was mutated in other rights column of 7/12 extract of the properties shown in mutation entry which includes Survey No. 60/1.
- 7.4** Mutation Entry No. 1013 of Village Baner certified on 28/06/1951 shows that names of Shri. Chintaman Dharnidhar Dev, Shri. Ramchandra Gajanan Dev, Shri. Annasaheb Babasaheb Bhapkar and Shri. Pandurang Dnyaneshwar Kulkarni were mutated as trustees & possessor

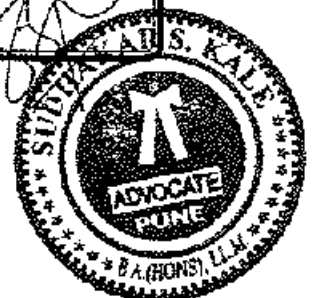


of Shri. DevSansthan Chinchwad as per the order of District Court, Pune bearing case No. 5575 dated 18/12/1950 and as per order of Mamledar in R.T.S.No.138/51 dated 31/03/1951 on relevant 7/12 extract for the properties shown in mutation entry which includes Survey Nos. 60/1, 60/2 & 60/3.

- 7.5** Mutation Entry No.1026 of Village Baner certified in the year 1954 shows that, same is mutated in light of Government Gazette Part No.4B regarding fragmentation in notification bearing No.5869/45/2 dated 17/05/1950, to declare "Fragment" under The Bombay Prevention of Fragmentation and Consolidation of Holdings Act 1947 and accordingly Survey No.60/1 Village Baner has declare as Fragment (Tukda) since same is less than 40 Gunthas.
- 7.6** Mutation Entry No.1042 of Village Baner certified on 29/03/1954 shows that as per order of Hon'ble District Judge and Karbhari Sansthan Chinchwad outward No.478 dated 24/11/1953 following names as Turstee No.1 Shri. Chintaman Dharnidhar Dev, Turstee No.2 Shri. Ramchandra Gajanan Dev, Turstee No.3 Shri. Baburao Bhaurao Kunjir, Turstee No.4 Shri. Pandurang Dnyaneshwar Kulkarni & Turstee No.5 Shri. Sardar Gangadhar Narayan Mujumdar were mutated by deleting the names of Old trustees on relevant 7/12 Extract for the properties shown in mutation entry including Survey Nos. 60/1, 60/2 and 60/3.
- 7.7** Mutation Entry No.1190 of Village Baner certified in the year 1957 shows that as per order of Hon'ble District Judge and Karbhari Sansthan Chinchwad outward No.1248 dated 04/01/1956 following name as Vakratund Chintaman Dev was mutated by deleting the name of Old trustee Shri. Chintaman Dharnidhar Dev on relevant 7/12 Extract for the properties shown in mutation entry including Survey Nos. 60/1, 60/2 and 60/3.



- 7.8** Mutation Entry No. 1216 of Village Baner certified 20/06/1957 shows that Shri. Narayan Hari Wadkar name was recorded as Ordinary Tenant of Shri. Dev Sansthan Chinchwad and accordingly his name was mutated in other rights column of 7/12 Extract for the property bearing Survey No.60/1.
- 7.9** Mutation Entry No. 1291 of Village Baner certified in the year 1957 shows that Shri. Hari Chimna Wadkar was not in possession since last 2 years hence his name was deleted as Ordinary Tenant on relevant 7/12 extract for the properties shown in mutation entry including Survey No. 60/1.
- 7.10** Mutation Entry No. 1296 of Village Baner certified in the year 1957 shows that as per application filed by Shri. Vakratund Chintaman Dev, name of Shri. Gajanan Anant Dev was mutated against Vakratund Chintaman Dev name and due to death of Trustee No. 4 Pandurang Dnyaneshwar Kulkarni, Late Pandurang Dnyaneshwar Kulkarni name got deleted and name of Shri. S. K. Neurgaonkar name was mutated as trustee of Shri. Dev Sansthan Chinchwad on relevant 7/12 Extract for the properties shown in mutation entry including Survey Nos. 60/2 & 60/3.
- 7.11** Mutation Entry No. 1403 of Village Baner certified in the year 1962 shows that, same is mutated in light of Order dated 31/03/1961 issued by Agricultural Lands Tribunal, Haveli in Case No.ALT/Baner/0/59, in which it was held the Survey No.60/3 is owned by Chinchwad Devasthan and who obtain Exemption Certificate and hence for the aforesaid land provision 32G of Bombay Tenancy And Agriculture Lands Act 1948 is not applicable and accordingly the remark in other right column mutated.
- 7.12** Mutation Entry No. 1429 of Village Baner certified in the year 1964 shows that same is mutated in light of Order dated 12/10/1963 issued by Agricultural Lands Tribunal, Haveli in

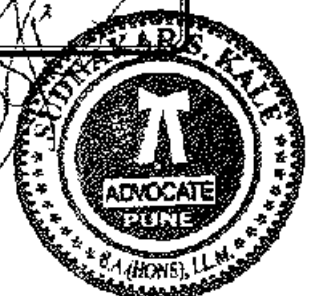


Case No.ALT/III/Baner/32G/63, in which it was held the Survey No.60/1 is owned by Chinchwad Devasthan and who obtain Exemption Certificate and hence for the aforesaid land provision 32G of Bombay Tenancy And Agriculture Lands Act 1948 is not applicable and accordingly the remark in other right column mutated.

7.13 Mutation Entry No. 1454 of Village Baner certified in the year 1965 shows that same is mutated in light of Order dated 15/07/1965 issued by Agricultural Lands Tribunal, Haveli in Case No.ALT/Baner/32G/65, in which it was held the Survey No.60/2 is owned by Chinchwad Devasthan and who obtain Exemption Certificate and hence for the aforesaid land provision 32G of Bombay Tenancy And Agriculture Lands Act 1948 is not applicable and accordingly the remark in other right column mutated.

7.14 Mutation Entry No. 1493 of Village Baner certified in the year 1967 shows that names of old trustees were deleted and names as Trustee No.1 Shri. Dharnidhar Chintaman Dev, Trustee No.2 Shri. Digamber Govind Dev, Trustee No.3 Shri. Vinayak Ganesh Wagh, Trustee No.4 Shri. Gopal Prabhakar Bhavgvat & Trustee No.5 Shri. Malhar Ramchandra Dhekne were mutated as new trustee on relevant 7/12 Extract for the properties shown in the mutation Entry including Survey No. 60/3.

7.15 Mutation Entry No. 1576 of Village Baner certified in the year 1970 shows that the Maharashtra Weights and Measurement Act 1958 and Indian Coins Act 1955 and Aakarband along with Hissa Form No.12 issued by District Inspector Land Record (Dashman) Pune, implemented for Village Baner and accordingly area and Aakar of all lands in Village was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry area of Survey No. 60/1 area admeasuring 00 Acre 30 Gunthas assessment of 1 Rupees 14



Anna is converted to 00 Hector 30 Are assessment of Rs. 01.87, area of Survey No. 60/2 area admeasuring 1 Acre 34 Gunthas assessment of 04 Rupees 06 Anna is converted to 00 Hector 75 Are assessment of Rs. 04.38 and area of Survey No. 60/3 area admeasuring 02 Acre 06 Gunthas assessment of 03 Rupees 02 Anna is converted to 00 Hector 87 Are assessment of Rs. 03.12 in revenue record.

7.16 Mutation Entry No.1792 Village Baner certified in the year 1974 shows that Shri. Narayan Hari Wadkar purchased Survey No.60/1 from Shri. Chinchwad Sansthan through Trustee No.1 Shri. Dharnidhar Chintaman Dev, Trustee No.2 Shri. Gajanan Herambh Dev, Trustee No.3 Shri. Vasant Keshav Naik, Trustee No.4 Shri. Gopal Prabhakar Bhavgyat & Trustee No.5 Shri. Malhar Ramchandra Dhekne by Sale Deed and accordingly the name of the purchaser is recorded on 7/12 Extract for the aforesaid purchased property by deleting the name of seller. The copy of the aforesaid registered Sale Deed is available for scrutiny which shows that the same is dated 25/11/1970, which is executed by the aforesaid owner in favour of the aforesaid purchaser, which is registered in the office of Sub-Registrar Haveli No.2 in Book No.1 at Serial No.112 on 12/01/1971. Further aforesaid Sale Deed shows that for aforesaid sale the Devasthan Trust obtain the permission under Sec.36 of the Bombay Public Trust Act, 1950 and copy of the order dated 26/11/1969 is also available for scrutiny and which shows that same is issued by Charity Commissioner Maharashtra State, Bombay on 26/11/1969 having outword No.J/4/227-69/16409 of 1969 by which the Charity Commissioner granted the permission to the Devasthan Trust to the sale Survey No.60/1 of Village Baner.



7.17 Mutation Entry No.2011 Village Baner certified in the year 1980 shows that Shri. Babu Genu Wadkar purchased property including Survey No.60/2 and Survey No.60/3 from 1.Shri. Dharnidhar Chintaman Dev, 2.Shri. Gajanan Herambh Dev, 3.Shri. Vasant Keshav Naik, 4.Shri. Govind Bhaskar Pansc trustee of Chinchwad Devsthan through its constituted Power of Attorney Shri. Malhar Ramchandra Dekhane by Sale Deed and accordingly the name of the purchaser is recorded in the relevant 7/12 Extract for the aforesaid purchased property by deleting the name of seller. The copy of the aforesaid registered Sale Deed is available for scrutiny which shows that the same is dated 01/12/1973, which is executed by the aforesaid owner in favour of the aforesaid purchaser, which is registered in the office of Sub-Registrar Haveli No.1 in Book No.1 at Serial No.23 on 04/01/1974. Further aforesaid Sale Deed shows that for aforesaid sale the Devasthan Trust obtain the permission under Sec.36 of the Bombay Public Trust Act, 1950 and copy of the order dated 23/08/1972 is also available for scrutiny and which shows that same is issued by Charity Commissioner Maharashtra State, Bombay on 23/08/1972 having outword No.J/4/223-72/21855 of 1972 by which the Charity Commissioner granted the permission to the Devasthan Trust to the sale Survey No.60/2, 60/3 and 92 of Village Baner.

7.18 Mutation Entry No. 2030 Village Baner certified in the year 1981 shows that Smt. Hausabai Babu Wadkar made an application that Late Babu Genu Wadkar expired on 19/01/1981 leaving behind no sons, six daughters namely 1.Sau. Godabai Namdev Chandere, 2.Sau. Radhabai Mukundrao Murkute, 3.Sau. Shantabai Nivrutti Chandere, 4.Sau. Sakhubai Kundalik Chandere, 5.Sau. Sulochana Gopal Yenpure, 6.Sau. Anjanabai Balu Vidhate and wife Smt. Housabai Babu Wadkar and accordingly aforesaid legal



heirs names were recorded on relevant 7/12 extract for properties shown in the mutation entry including Survey No. 60/2 & 60/3 by deleting the name of deceased.

7.19 Mutation Entry No. 2155 of Village Baner certified in the year 1982 shows that as per the written application filed by Shri. Maruti Narayan Wadkar which states that Shri. Narayan Hari Wadkar expired on 05/06/1981 leaving behind three sons 1. Shri. Maruti Narayan Wadkar, 2. Shri. Vitthal Narayan Wadkar and 3. Shri. Dnyaneshwar Narayan Wadkar and daughters 4. Sau. Mamta Pandurang Borate, 5. Sau. Kantabai Dattatray Dange, 6. Sau. Suman Malhari Modak, 7. Sau. Vimal Baban Marne & other 2 and accordingly legal heirs names were recorded on relevant 7/12 Extract for the properties shown in mutation entry including Survey No. 60/1 by deleting name of the deceased.

7.20 Mutation Entry No. 2202 Village Baner certified on 17/03/1983 shows that 1. Shri. Gopal Raghu Yenpure, 2. Shri. Nagesh Raghu Yenpure purchaser through Correction Deed from Smt. Hausabai Baburao Wadkar areas of the properties shown in the Mutation entry including, area admeasuring 00 Hecter 25 Are out of Survey No. 60/2P, area admeasuring 00 Hecter 50 Are out of Survey No. 60/2/1 and area admeasuring 00 Hecter 29 Are out of Survey No. 60/3 were mutated by opening separate relevant 7/12 Extract for aforesaid areas for the properties shown in the mutation entry including Survey Nos. 60/2, 60/2/1 and 60/3. The copy of the aforesaid registered Correction Deed is available for scrutiny which shows that the same is dated 25/01/1983, which is executed by the aforesaid owner in favour of the aforesaid purchaser, which is registered in the office of Sub-Registrar Haveli in Book No.1 at Sr.No.482 on 25/01/1983.



- 7.21** Mutation Entry No. 2261 of Village Baner certified in the year 1983 shows that Shri. Mukundrao Raghu Murkute purchased property bearing Survey No.60/3P area admeasuring 00 Hecter 29 Are from Smt. Housabai Baburao Wadkar along with confirming party Smt. Bababai Mukund Murkute by Sale Deed registered on 24/01/1983 and accordingly name of purchaser was mutated as owner on 7/12 Extract for the properties shown in mutation entry including Survey No. 60/3 (Part) by deleting name of the seller.
- 7.22** Mutation Entry No. 2326 of Village Baner certified on 10/01/1984 shows that Shri. Mukundrao Raghu Murkute purchased property bearing Survey No.60/2 from Smt. Hausabai Baburao Wadkar by Sale Deed registered on 20/09/1983 and accordingly name of purchaser was mutated for the aforesaid purchased property as owner on 7/12 Extract by deleting name of the seller.
- 7.23** Mutation Entry No. 2903 of Village Baner certified on 20/01/1987 shows that Nagesh Raghu Yenpure and Gopal Raghu Yenpure mortgaged properties shown in mutation entry including Survey No.60/2/1 to Maharashtra State Co-operative Land Development Bank Ltd. Mumbai, Pune branch and accordingly the aforesaid Co-operative Bank charge was recorded on relevant 7/12 Extract for the properties shown in mutation entry including Survey No.60/2/1.
- 7.24** Mutation Entry No. 3965 of Village Baner certified on 14/12/1988 shows that properties shown in mutation entry including Survey No.60/2 are mortgaged to Bank Of Baroda, Karve Road, Pune branch as per letter No.Agriculture Loan/BR/ADV/AGR/22 dated 19/10/1988 for Rs.1,12,000/- and accordingly the aforesaid Bank charge was recorded on relevant 7/12 Extract for the properties shown in mutation entry including Survey No.60/2.



7.25 Mutation Entry No. 4576 of Village Baner certified on 08/11/1989 shows that as per the application given by Shri. Gulab Tukaram Tapkir and others, Bank of Baroda, Karve Road branch issued Outward bearing No. 3R/ADU/AGR/23 dated 03/10/1989 stating that they have repaid entire loan amount of Rs. 1,12,000/- along with interest availed from aforesaid dated 19/10/1988 and accordingly charge of the aforesaid bank from relevant 7/12 Extract for the properties shown in mutation entry including Survey No. 60/2 was deleted.

7.26 Mutation Entry No. 6315 of village Baner, certified on 06/06/1994 shows that Shri. Dnyaneshwar Mukundrao Murkute gave an application stating that his father Late Mukundrao Raghoba Murkute expired on 22/08/1992 leaving behind his wife Smt. Radhabai Mukundrao Murkute, three sons 1) Shri. Dnyaneshwar Mukundrao Murkute, 2) Shri. Ganpat Mukundrao Murkute and 3) Shri. Rajendra Mukundrao Murkute and three married daughters 1) Sau. Arti Rajendra Satkar, 2) Sau. Rekha Pandurang Vidhate and 3) Sau. Aruna Hanumant Hemgude and accordingly aforesaid legal heirs names were recorded on relevant 7/12 Extract for the properties shown in mutation entry which includes Survey No. 60/2 and 60/3 (Part) by deleting the name of deceased.

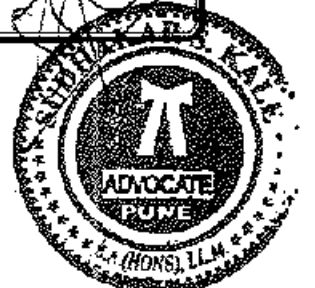
7.27 Mutation Entry No.6316 of Village Baner certified on 06/09/1994 shows that 1.Sau. Rekha Pandurang Vidhate, 2.Sau. Aruna Hanumant Hemgude, 3.Sau. Arti Rajendra Satkar, released their rights in the properties shown in the mutation entry including Survey No. 60/2 & 60/3 Village Baner in favour of 1.Shri. Dnyaneshwar Mukundrao Murkute, 2.Shri. Ganpat Mukundrao Murkute and 3.Shri.Rajendra Mukundrao Murkute by Release Deed bearing Sr. No. 2525/1993 on 28/05/1993 and accordingly aforesaid Relcasor names were deleted from relevant 7/12 Extract for properties shown in mutation entry including Survey No.60/2 & 60/3.



7.28 Mutation Entry No. 13228 of Village Baner certified on 13/01/2004 shows that Shri. Nagesh Raghu Yenpure and Shri. Gopal Raghu Yenpure had repaid the entire loan amount along with interest to Maharashtra State Co-operative Agriculture and Rural Bank Ltd. Mumbai, Pune Branch and aforesaid Bank in correspondence of same has issued letter Outward bearing No. DN/Haveli/598/2000 dated 05/12/2000 and Outward bearing no. DN/Haveli/799/2003 dated 05/02/2003 and accordingly charge of the aforesaid Co-operative Bank from relevant 7/12 Extract for the properties shown in mutation entry including Survey No. 60/2/1 was deleted.

7.29 Mutation Entry No. 13229 of Village Baner, certified on 13/01/2004 shows that 1) Sau. Nanda Dnyaneshwar Murkute and 2) Sau. Surekha Ganpat Murkute purchased area shown in the mutation entry including area admeasuring 00 Hector 13 Arc out of Survey No. 60/2/1P from 1) Shri. Gopal Raghu Yenpure and 2) Shri. Nagesh Raghu Yenpure through its Power Of Attorney Holder Shri. Akshay Gopal Yenpure by Sale Deed registered in Sub-Registrar Haveli No.4 at Serial No.295/4 on 12/01/1996 and accordingly the aforesaid purchasers names are mutated on relevant 7/12 Extract for the purchased areas on the properties shown in mutation entry including Survey No.60/2/1 by deleting the name of the seller for respective sold area.

7.30 Mutation Entry No. 15616 of Village Baner certified on 17/09/2008 shows that name of Shri. Tukaram Bahiru Tapkir was mutated as Protected Tenant in other rights column of 7/12 extract of Survey No. 60/2, therefore Smt. Hausabai Wadkar filed an appeal before Tehsildar, Haveli bearing Case No.4107/1981 on which order had been passed on 31/07/1982 that the name of aforesaid tenant from other rights column be deleted. Thereafter Shri. Gulab Tapkir/Elcd



appeal against the aforesaid order bearing R.T.S. Appeal No. 111/1982 in which order of the Tehsildar was upheld. Thereafter Shri. Gulab Tapkir filed Civil Appeal before Pune District Court bearing Civil Appeal No. 43/1983, which Civil Appeal was dismissed on 21/03/1984 and therefore order of Tehsildar was upheld and accordingly the name of Shri. Tukaram Bahiru Tapkir was deleted from other rights column of 7/12 Extract for property shown in mutation entry Survey No. 60/2.

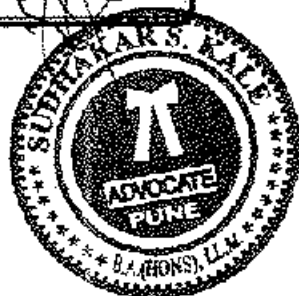
7.31 Mutation Entry No. 16468 of Village Baner, certified on 21/11/2009 shows that Rohan Builders & Developers Pvt. Ltd. through its Director Shri. Sanjay Khushalchand Lunkad purchased properties bearing Survey No.60/2(Part) area admeasuring 00 Hectare 28 Are and area admeasuring 00 Hectare 06 Are out of Survey No.60/3(Part) from 1.Smt. Radhabai Mukundrao Murkute, 2.Smt. Nanda Dnyaneshwar Murkute, 3.Bharati Dnyaneshwar Murkute, 4.Pramod Dnyaneshwar Murkute 5.Vinod Dnyaneshwar Murkute 6.Akshay Ganpat Murkute & Ajit Ganpat Murkute both legal guardian and for self Shri. Ganpat Mukundrao Murkute 7.Sau. Surekha Ganpat Murkute 8.Sangram Rajendra Murkute & Dnyanal Rajendra Murkute both legal guardian and for self Shri. Rajendra Mukundrao Murkute 9.Sau. Suvarna Rajendra Murkute by Sale Deed registered at Serial No.4462/09 on 30/06/2009 and accordingly name of the aforesaid purchaser was mutated as owner on 7/12 Extract for aforesaid purchased areas by deleting the name of seller. Copy of the aforesaid registered Sale Deed is available for scrutiny which shows that same is dated 30/06/2009 which is registered in the office of Sub-Registrar Haveli No.4 at Sr.No.4462 on 30/06/2009. Further to complete the aforesaid transaction in all respect the aforesaid owners have also executed Power of Attorney in favour of the purchaser. Copy of/



the aforesaid registered Power of Attorney is available for scrutiny which shows that same is dated 30/06/2009 which is registered in the office of Sub - Registrar Haveli No.4 in Book No.1 at Sr.No.4463 on 30/06/2009.

7.32 Mutation Entry No. 16510 of Village Baner certified on 26/09/2009 shows that Rohan Builders & Developers Pvt. Ltd. through its Director Shri. Sanjay Khushaichand Lunkad purchased area admeasuring 1000 Sq.mtrs. out of Survey No.60/1 from 1.Vitthal Narayan Wadkar 2.Prabhavati Vitthal Wadkar 3.Priyanka Vitthal Wadkar 4.Pratik Vitthal Wadkar 5.Mamta Pandurang Borate 6.Kantabai Dattatray Dange 7.Suman Malhari Modak 8.Vimal Babanrao Marne 9.Kamal Popatrao Vccr 10.Mangal Murlidhar Chondhe by Sale Deed registered at Serial No.6523/09 on 28/07/2009 and accordingly name of the aforesaid purchaser was mutated as owner on 7/12 Extract for aforesaid purchased area by deleting the name of seller. Copy of the aforesaid registered Sale Deed is available for scrutiny which shows that same is dated 28/07/2009 which is registered in the office of Sub-Registrar Haveli No.11 at Sr.No.6523 on 28/07/2009. Further to complete the aforesaid transaction in all respect the aforesaid owners have also executed Power of Attorney in favour of the purchaser. Copy of the aforesaid registered Power of Attorney is available for scrutiny which shows that same is dated 28/07/2009 which is registered in the office of Sub - Registrar Haveli No.11 in Book No.1 at Sr.No.6524 on 28/07/2009.

7.33 Mutation Entry No. 16528 of Village Baner certified on 04/11/2009 shows that B. U. Bhandari Real Estates through its partner 1.Shri. Rajnish Maniklal Bhandari 2.Shri. Anuj Maniklal Bhandari purchased area admeasuring 2000 Sq.mtrs. out of Survey No. 60/1 from 1.Shri. Maruti Narayan Wadkar 2.Alka Maruti Wadkar 3.Sandeep Maruti Wadkar 4.Priyanka Sandeep Wadkar 5.Vedant Sandeep Wadkar



6.Shri. Ganesh Maruti Wadkar 7.Dipala Kailas Khandve
8.Dnyaneshwar Narayan Wadkar 9.Anita Dnyaneshwar
Wadkar 10.Nikhil Dnyaneshwar Wadkar 11.Akshay
Dnyaneshwar Wadkar alongwith confirming parties 1.Mamta
Pandurang Barate 2.Sau. Kantabai Dattatray Dange
3.Sau.Suman Malhari Modak 4.Vimal Baban Marne 5.Kamal
Popat Veer 6.Sau. Mangal Murlidhar Chondhe by Sale Deed
registered at Serial No.3034/09 on 23/07/2009 and
accordingly name of the aforesaid purchaser was mutated as
owner on 7/12 Extract for aforesaid purchased area by
deleting the name of seller.

7.34 Mutation Entry No. 16620 of Village Baner certified on
23/11/2009 shows that Rohan Builders & Developers Pvt.
Ltd. through its Director Shri. Sanjay Khushalchand Lunkad
purchased area admeasuring 2500 Sq.mtrs. out of Survey No.
60/2/1 from 1.Shri. Gopal Raghu Yenpure 2.Sau. Sulochana
Gopal Yenpure 3.Shri. Ajay Gopal Yenpure 4.Sau. Nita Ajay
Yenpure 5.Shri. Sanjay Gopal Yenpure 6.Sau. Sarika Sanjay
Yenpure 7.Shri. Sunil Gopal Yenpure 8.Sau. Priya Sunil
Yenpure 9.Sau. Jayshree Rajendra Shinde 10.Nagesh Raghu
Yenpure 11.Sau. Vinita Nagesh Yenpure 12.Ninad Nagesh
Yenpure 13.Sau. Suvarna Ninad Yenpure 14.Shri. Mandar
Nagesh Yenpure 15.Shri. Anil Nagesh Yenpure 16.Sau. Dipali
Anil Yenpure 17.Sau. Rajshree Gajanan Kulkarni by Sale
Deed registered at Serial No.3754/09 on 07/07/2009 and
accordingly name of the aforesaid purchaser was mutated as
owner on 7/12 Extract for aforesaid purchased area by
deleting the name of seller. Copy of the aforesaid registered
Sale Deed is available for scrutiny which shows that same is
dated 06/07/2009 which is registered in the office of Sub-
Registrar Haveli No.20 at Sr.No.3754 on 07/07/2009.



7.35 Mutation Entry No. 17556 of Village Baner certified on 21/02/2012 shows that B. U. Bhandari Real Estates through its partner 1.Shri. Rajnish Maniklal Bhandari 2.Shri. Anuj Maniklal Bhandari purchased properties an area admeasuring 00 Hectare 12 Are out of Survey No. 60/2/1 and area admeasuring 00 Hectare 21 Are out of Survey No. 60/3/1 from 1.Shri. Gopal Raghu Yenpure 2.Sau. Sulochana Gopal Yenpure 3.Shri. Ajay Gopal Yenpure 4.Shri. Sanjay Gopal Yenpure 5.Shri. Sunil Gopal Yenpure 6.Sau. Jayshree Rajendra Shinde 7.Nagesh Raghu Yenpure 8.Sau. Vinita Nagesh Yenpure 9.Ninad Nagesh Yenpure 10.Shri. Mandar Nagesh Yenpure 11.Shri. Anil Nagesh Yenpure 12.Sau. Rajshree Nagesh Yenpure through their's Power of Attorney holder and Confirming Party M/s. B. U. Bhandari Real Estates through its partner 1.Shri. Rajnish Maniklal Bhandari 2.Shri. Anuj Maniklal Bhandari by Sale Deed registered at Serial No.7918/2010 on 06/10/2010 and accordingly name of the aforesaid purchaser was mutated as owner on 7/12 Extract for aforesaid purchased areas by deleting the name of seller.

7.36 Mutation Entry No. 17557 of Village Baner certified on 01/03/2011 shows that B. U. Bhandari Real Estates through its partner 1.Shri. Rajnish Maniklal Bhandari 2.Shri. Anuj Maniklal Bhandari purchased properties an area admeasuring 00 Hectare 13 Are out of Survey No. 60/2/1 and area admeasuring 00 Hectare 12 Are out of Survey No. 60/3/1 from 1.Nanda Dnyaneshwar Murkute 2.Pramod Dnyaneshwar Murkute 3.Vinod Dnyaneshwar Murkute 4.Surekha Ganpat Murkute 5.Ganpat Mukundrao Murkute through Power of Attorney holder 1.Shri. Rajnish Maniklal Bhandari 2.Shri. Anuj Maniklal Bhandari by Sale Deed registered at Serial No.7917/2010 on 06/10/2010 and accordingly name of the aforesaid purchaser was mutated as owner on 7/12 Extract for aforesaid purchased areas by deleting the name of seller.



7.37 Mutation Entry No.17999 of Village Baner certified on 21/06/2011 shows that as per order of Tehshildar, Haveli in TNC/SR/11/2010, Pune passed on 28/02/2011 reveal that name of Narayan Hari Wadkar as protected tenant was deleted from other rights column of 7/12 Extract for property bearing Survey No.60/1 area admeasuring 00 Hectare 30 Are and accordingly the effect in respect of aforesaid property was mutated on 7/12 Extract by deleting the name of Narayan Hari Wadkar.

7.38 Mutation Entry No. 19504 of Village Baner certified on 27/08/2013 shows that M/s. B. U. Bhandari Real Estates through its partner Shri. Anuj Maniklal Bhandari purchased area admeasuring 155 Sq.mtrs. out of Survey No. 60/1 from Rohan Builders & Developers Pvt. Ltd. through its directors Shri. Sanjay Khushalchand Lunkad by Sale Deed registered in the office of Sub Registrar Haveli No.23 bearing Serial No. 4460/201 on 05/07/2013 and accordingly name of the aforesaid purchaser was mutated as owner on 7/12 Extract for aforesaid purchased areas by deleting the name of seller. Copy of the aforesaid registered Sale Deed is available for scrutiny which shows that same is dated 02/07/2013 which is registered in the office of Sub-Registrar Haveli No.23 at Sr.No.4460 on 05/07/2013. The contents of the aforesaid Sale Deed shows that prior to the aforesaid sale deed the purchaser had entered into Power of Attorney dated 30/08/2011. Copy of the aforesaid registered Power of Attorney is available for scrutiny which shows that same is dated 30/08/2011 which is registered in the office of Sub - Registrar Haveli No.19 at Sr.No.8477 on 03/09/2011.

7.39 Mutation Entry No.19551 of Village Baner certified on 27/08/2013 shows that as per Pune Municipal Corporation sanctioned layout No. 2864/2010 dated 24/11/2010 M/s. B. U. Bhandari Real Estate through its partner 1.Rajnish Maniklal Bhandari 2.Anuj Maniklal Bhandari amalgamated



properties shown in mutation entry area admeasuring 2155 sq.mtrs. out of Survey No. 60/1, area admeasuring 2500 sq.mtrs. out of Survey No. 60/2/1 and area admeasuring 3300 sq.mtrs. out of Survey No. 60/3/1 and which were converted into 1) Survey No. 60/1+60/2/1+60/3/1 Plot No.1 area admeasuring 1113 sq.mtrs. possessor Amenity Space, B. U. Bhandari Real Estate through its partner 1.Rajnish Maniklal Bhandari 2.Anuj Maniklal Bhandari, 2) Survey No. 60/1+60/2/1+60/3/1 Plot No.2 area admeasuring 535 sq.mtrs. possessor D. P. Road, B. U. Bhandari Real Estate through its partner 1.Rajnish Maniklal Bhandari 2.Anuj Maniklal Bhandari and 3) Survey No. 60/1+60/2/1+60/3/1 Plot No.3 area admeasuring 6307 sq.mtrs. possessor B. U. Bhandari Real Estate through its partner 1.Rajnish Maniklal Bhandari 2.Anuj Maniklal Bhandari and accordingly the name of aforesaid possessor were recorded by creating separate relevant 7/12 Extract for aforesaid plots, by deleting the aforesaid specific area from the properties shown in mutation entry including Survey No. 60/1, 60/2/1 and 60/3/1 of relevant 7/12 Extract.

8. SANCTIONED BUILDING LAYOUT, BUILDING PLAN, NON AGRICULTURAL PERMISSION AND ENVIROMENTAL CLEARANCE FOR THE SAID PROJECT LAND:

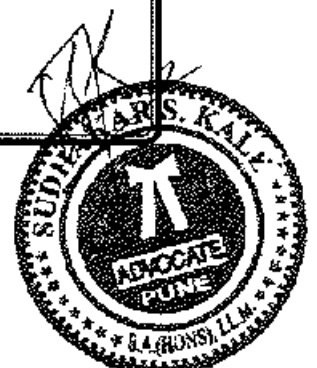
8.1 Pune Municipal Corporation, Pune issued Commencement Certificate No. CC/3146/16 Dated 04/01/2017 for the said land along with sanction to the building layout and building plan. At present as per aforesaid sanction plan Building A consisting of Stilt Floor parking + Upper Floor parking + Lower Floor parking + Basement Floor parking and 16 upper floors residential tenements.

8.2 In light of amendment in S.42A (1) of Maharashtra Land Revenue Code 1966 and Government Notification No. NAP/2016/PK7/P1 dated 22/01/2016, after sanction of the



Building Plan by the concern Development Controlling Authority, Concern Tahsildar has authority to grant Non-Agriculture Permission and accordingly since Building Plan is sanction for the Said Land as stated in sub-clause No. 8.1 herein above written, the Tahsildar Haveli granted the Sanad and allowing the Non-Agriculture residential use for the area admeasuring 6445.25 sq.mtrs. after deducting area admeasuring 195.09 sq.mtrs. being area under Nala Garden + area admeasuring 104.65 sq.mtrs. being area under road widening vide Sanad No. Haveli/Sanad/SR/08/2017 dated 19/06/2017. The Said Land is under Non-Agriculture residential use.

- 8.3** In my opinion, Environmental Clearance Certificate is not required for the said land since in light of Commencement Certificate No.CC/3146/16 Dated 04/01/2017 issued by Pune Municipal Corporation for sanction of building plan shows as defined under Environmental Notification issued from time to time built-up area of project is less than 20000 Sq.mtrs. The Architect of the project Mr. Sunil Hingmare for Salvi Architects issued Certificate dated 10/03/2017 stating that the built up area of the project is less than 20000 Sq.mtrs. The Certificate dated 10/03/2017 is annexed hereto as **Annexure-6**. In light of Notification dated 14/09/2006 issued by Ministry of Environment and Forest, Central Government, published in the Gazzet of India, Extraordinary part-II and Sec.3 Sub. Sec.(ii), at serial No.8(a) of Schedule thereto since the area of the Said Land is 6745 sq.mtrs. and in light of Development Control Rules applicable to the Pune Municipal Corporation Area by using all buildable potential, the built-up area of construction on the Said Land will not be more than 20,000 sq.mtrs. as certified by the Project Architect as per his certificate dated 10/03/2017 and hence for the project on Said Land Environmental Clearance is not require, but as per Development Control Rules the Developer of the Said Land has to comply all compliances of Environment.



9. DECLARATION OF ROHAN BUILDERS & DEVELOPERS PVT. LTD. :-

The Said Company through its director Shri. Sanjay Khushalchand Lunkad swear the affidavit in form of Affidavit on 16/06/2017 declared that, said land is purchased property of the said company and same is free from all encumbrances, charges or claims and the said company has not obtained any loan or project finance against the security of the said Land. Further stated that, there is no any pending litigation against the Said Company for the said land or any part thereof before any Civil or Criminal Court, revenue authority, tribunal or any judicial authority appointed under any law.

10. CONCLUSION AND CERTIFICATE OF TITLE:-

Subject to the statements as stated hereto before, in my opinion, the said land absolutely owned and possessed by Rohan Builders & Developers Pvt. Ltd as its purchased property & it has absolute authority to commence the construction on the said land as per sanctioned building layout and building plan, which will be revised from time to time to utilise all buildable potential of the said land, which includes the FSI of the said land, paid FSI and TDR etc. if permitted. Further, it has authority to deal with the tenements in the project along with appurtenances thereto and convey the land with building in favour of the co-operative housing society of the tenement holders in the project of the said land.

Place : Pune

Date : 23/06/2017

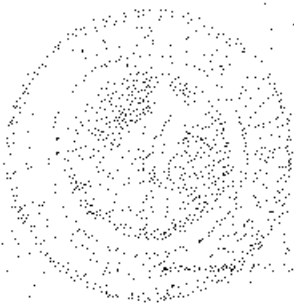
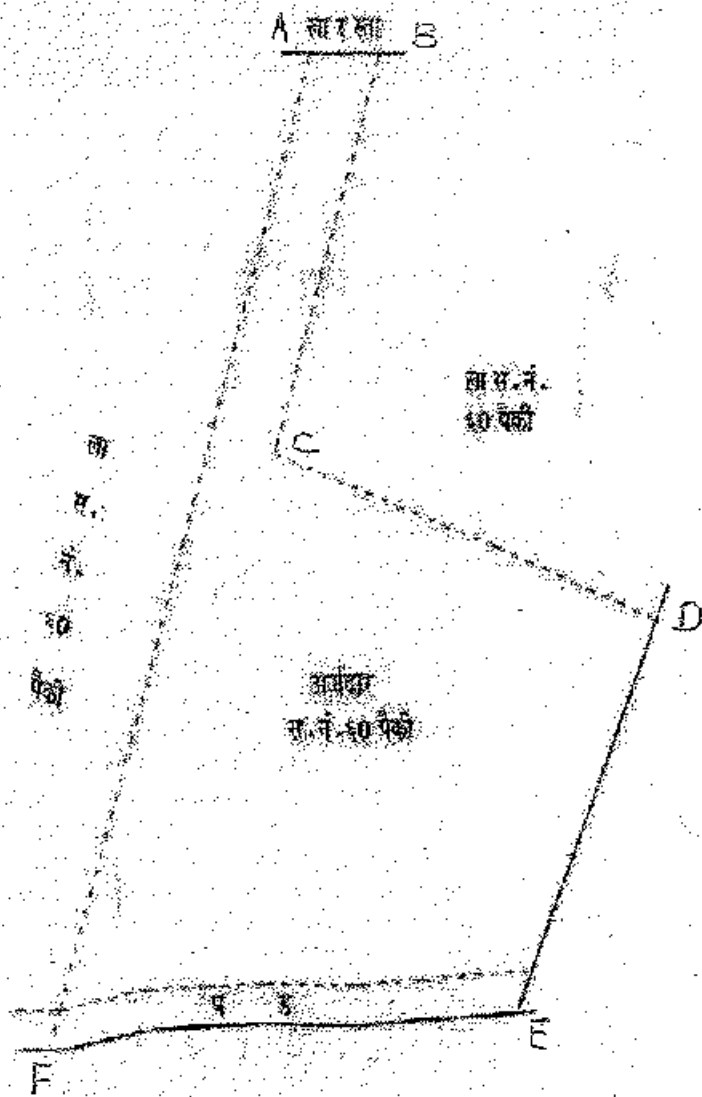


SHRI. SUDHAKAR S. KALE

ADVOCATE



ANNEXURE - 1



Signature



प्रभात

पुणे, दि. १४ जानेवारी २०१५

८७

जाहीर नोटीस

तमाम लोकांस कळविण्यात येते की, रोडन रिलिफर अँड डेव्हलपर्स प्रा. लि., कार्यालय ६-मोदीबाग, मधेमाडिह रोड, पुणे-४११०१२ ताफे संचालक श्री. संजय खुर्नातकर तुकडी यांच्या म्हणण्याप्रमाणे तुकडी पुणे, फोर्ट तुकडी व तांतुका हवेली, ये. दुय्यम निबंधक हवेली व पुणे महानगरपालिकेच्या हद्दीतील गाव मोजे बागेर येथील मिळकती सव्हे नं.६०/१ क्षेत्र ८४५ चौ.मी., सव्हे नं.६०/२ क्षेत्र २८०० चौ.मी., सव्हे नं.६०/२/१ क्षेत्र २५०० चौ.मी. आणि सव्हे नं.६०/२ क्षेत्र २९०० चौ.मी. पैकी ६०० चौ. मी. असे एकूण क्षेत्र ६७४५ चौ.मी. ही मिळकत सदर कंपनीची, खरेदी मालकीची निबंध, निचोखमी व नोकारहित ताबे व हिलवाटीतील मिळकत असल्याचा व कंपनीचे तार मुलकी दफ्तरी मालक व कब्जेदार सदरी दाखल असल्याचे नमूद करून वरील मिळकतीसंबंधी कंपनीच्या मालकी व ताबेवहिलवाटी संबंधी पणनबोय हक्काच्या दाखल्याची मागणी आमच्याकडे केली असल्याने पणनबोय हक्काच्या तपासणीचा श्रम म्हणून प्रस्तुतची जाहीर नोटीस प्रसिद्ध करण्यात येत आहे. तरी वरील मिळकतीवर कोणाचाही, कसल्याही प्रकारचा हक्क, हितसंबंध वा बोजा असल्यास, कोणाचीही कसल्याही प्रकारची हक्कत असल्यास, ही नोटीस प्रसिद्ध झाल्यापासून त्यांनी १० दिवसांचे आत कागदपत्रानिशी खालील पत्त्यावर लेखी हक्कत देऊन, सोडली पोहोच घ्यावी, अन्यथा वरील मिळकतीवर कोणाचाही, कोणत्याही प्रकारचा हक्क, हितसंबंध नाही आणि बदायदास्त असल्यास तो त्यांनी कसोचपूर्वक सोडून दिला आहे, असे समजण्यात येईल. मागाहून कोणाचीही कोणत्याही प्रकारची तक्रार, हक्कत विचारणा येतली जाणत नाही तसेच सदरची हक्कत वा तक्रार वरील मिळकतीवर वा मिळकतीच्या कोणत्याही हिश्यांवर वा मिळकत मालक व त्यांचे नामनिर्देश व्यक्ती, अभिहस्तांकित इत्यादींवर बंधनकारक राहणार नाहीत, याची नोंद घ्यावी.

पुणे, दिनांक : १२/०१/२०१५.

सुधाकर काळे अँड असोसिएट्स

ऑक्टोबरेटल, कंपनी अँड ट्रेडिंग कम्प्लेक्ट

अँड सुधाकर काळे, ४१ (अ) एल एन.एम.

अँड.प्रियांका काळे-उमल, श्री.एल.एल.एल.एल.एल. श्री. एल.एल.एल.एल.एल. (तंडन)

अँड.सचिव उमल, श्री.एल.एल.एल.एल.एल. श्री. एल.

७९८/१८, अहिंसा अचार्टमेंट, टेक्नो सिमाकाना, पुणे-४११००४.



ANNEXURE - 3

पुणे-४११०१६

महाराष्ट्र कायदा

जाहीर नोटीस

तमाम लोकांस कळविण्यात येते की, रोहन विल्डर्स अँड डेव्हलपर्स प्रा. लि., कार्यालय १-मोदीबाग, गणेशखिड रोड, पुणे-४११०१६ तर्फे संचालक श्री. संजय खुशालानंद लुंकड यांच्या अधिपत्याप्रमाणे तुकडी पुणे, फ्लॅट नुमाही व तालुक्या हवेली, मे. दुय्यम विबंधका हवेली व पुणे महानगरपालिकेच्या हद्दीतील माव मोठे बागेचे येथील मिळकती सर्व्हे नं.६०/१ क्षेत्र ८४५ चौ.मी., सर्व्हे नं.६०/२ क्षेत्र २८०० चौ.मी., सर्व्हे नं.६०/२/१ क्षेत्र २५०० चौ.मी. आणि सर्व्हे नं.६०/३ क्षेत्र २९०० चौ.मी. पैकी ६०० चौ. मी. असे एकूण क्षेत्र ६७४५ चौ.मी. ही मिळकत सदर कंपनीचे, खरेदी मालकीची निबंध, निजोडमी व बाजारात ताजे वडिवाटीतील मिळकत असल्याचा व कंपनीचे नाव मुलाकी दफ्तरी मालक व कब्जेदार सदरी दाखल असल्याचे नमूद करून वरील मिळकतीतून कंपनीच्या मालकी व ताजेवडिवाटी संबंधी पणनयोग्य हक्काच्या दाखल्याची मागणी आपल्याकडे केली असल्याने पणनयोग्य हक्काच्या तपासणीचा भाग म्हणून प्रस्तुतची जाहीर नोटीस प्रसिद्ध करण्यात येत आहे.

तरी वरील मिळकतीवर कोणाचाही, कसल्याही प्रकारचा हक्क, हितसंबंध वा बोजा असल्यास, कोणाचीही कसल्याही प्रकारची हरकत असल्यास, ही नोटीस प्रसिध्द झाल्यापासून त्यांनी १० दिवसांचे आत बागदपत्रमिती खालील पत्त्यावर लेखी हरकत देऊन, लेखी जेहोच पत्राचे, अन्यथा वरील मिळकतीवर कोणाचाही, कोणत्याही प्रकारचा हक्क, हितसंबंध नाही आणि यदाकदाचित असल्यात तो त्यांनी जाणीवपूर्वक सोडून दिला आहे, असे समजण्यात येईल. मागहून कोणाचीही कोणत्याही प्रकारची तक्रार, हरकत दिवायत येतली जाणार नाही तसेच गदरची हरकत वा तक्रार वरील मिळकतीवर वा मिळकतीच्या कोणत्याही हिश्यावर वा मिळकत मालक व त्यांचे नामनिर्देश व्यक्ती, अतिहस्ताकिती इत्यादीवर बंधनकारक राहणार नाहीत, याची दखल घ्यावी.

पुणे, दिनांक : १२/०२/२०१७.

सुधाकर काळे अँड असोसिएट्स

अॅडव्होकेट, कंपनी अँड टॅक्स कान्सल्टंट

अॅड.सुधाकर काळे, भो. २ (अवधी) एल २४, १५.

अॅड.प्रभाकर काळे-उपपल, भो.२, एल.एल.एल.बी, देवत मल्ल, २५ (मंडा)

अॅड.सचिन उषल, भो.२, एल.एल.एल.बी, श्री.एल.

७९८/१८, अहिंसा अपार्टमेंट, डेव्हलपर्स सिटी, पुणे-४११००४.



ET WISHES ITS READERS A HAPPY MAKAR SANKRANTI

THE ECONOMIC TIMES

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SATURDAY, 14 JANUARY 2017

ON Saturday

Economy: Macro, Micro & More

The Economic Times, Pune, Saturday, 14 January 2017

PUBLIC NOTICE

Take Note that, Rohan Builders & Developers Pvt. Ltd. Office at 1-Modibaug, Ganeskhind Road, Pune-411016 through director Mr. Sanjay Khushalchand Lunkad is claiming that the property bearing Survey No.60/1 area admeasuring 845 sq.mtrs., Survey No.60/2 area admeasuring 2800 sq.mtrs., Survey No.60/2/1 area admeasuring 2500 sq.mtrs., and area admeasuring 600 sq.mtrs. out of Survey No.60/3 area admeasuring 2900 sq.mtrs., total area admeasuring 6745 sq.mtrs. situated at Revenue Village Baner, within the Registration District Pune, Sub-Registration District Haveli and Taluka Haveli and within the limits of Pune Municipal Corporation Puna, is purchased property of the Company and same is free from all encumbrance, charges or claims and name of the Company is shown in the revenue record as the owner and possessor and the Company has absolute authority and right to develop and deal with the same and has demanded title certificate for the ownership with possession and marketable title of the Company and being part of the investigation of title the present public notice is published.

If any person has any right, title, interest or encumbrances or having any objections as to the rights and authorities of the owners towards their respective properties, then within 10 days from the date of publication of this notice submit objection alongwith supported documents to the claims, otherwise it will presumed that, if any person has any right, title, interest in or towards the aforesaid property or any part thereof, he/she/they knowingly and intentionally waived. After expiry of notice period no claim/s of any nature will be entertained or remain binding on the aforesaid property or any part thereof & its aforesaid owner and its nominee, assignees, etc. Take note of this.

Pune, Date : 12/01/2017

SUDHAKAR KALE & ASSOCIATES

Advocates, Corporate and Tax Consultants

Ahtree Apartments, 768/18,

Deccan Gymkhana, Pune - 411 004.

Adv. Sudhakar Kale, B.A., B.L., LL.M.

Adv. Priyanka Kale-Uppal, B.A., LL.B., TAX LL.M. (Canada)

Adv. Sanchit Uppal, B.S.L.L.B. CA.



Dhananjay S. Sinhasane

Advocate
M.L.S., LL.B.,

Address :

1. Wodibaug, Ganeshkhind Road,
Shivajinagar, Pune-411016

To,

Adv. Sudhakar S. Kale,
768/18, Ahinsa Apartment,
P.Y.C. Ground, Near Balbhim Mandir,
Deccan Gymkhana, Pune.

Subject : - Search in respect of the land bearing Survey No.60/1 area admeasuring 00 Hectare 08.45 Are, Survey No.60/2 area admeasuring 00 Hectare 28 Are, Survey No.60/2/1 area admeasuring 00 Hectare 25 Are and area admeasuring 00 Hectare 06 Are out of Survey No.60/3 area admeasuring 00 Hectare 29 Are, total area admeasuring 00 Hectare 67.45 Are situated at Village Baner, Taluka Haveli, District Pune. (Hereinafter this land referred to as the said property).

Respected Sir,

As per instruction given by you, I have carried out search of Index I Registers kept at the Sub-Registrar Haveli Office-1 & 2 from the year 1988 to 1991, Sub - Registrar Haveli Office-1 to 9 from the year 1991 to 2005 & the Sub - Registrar Haveli Office-1 to 25 from the year 2005 to 2017 and e-search online on grm.maharashtra.gov.in site in respect of the said property under reference for the last 30 years.

I have inspected index II registers in respect of the said property maintained in the abovementioned registration offices. However from the record which was made available for my inspection, most of them were in tore condition, some of them were for binding and the entries available on online e-search, I have come across the following transaction/s mentioned herein below for the aforesaid period;

Sr. No.	Document Type	Reg. No.	Sub. Registrar Haveli	Doc. Date	Property Description	Name of Seller	Name of Purchaser
1.	Agreement	1/25	15	08/09/2008	Area admeasuring 00 Hectare 12 Ares out of Survey No.60/2/1 admeasuring 00 Hectare 37 Ares	M. Gopal Raghunath Yengure and others	B. U. Bhandari Real Estate
2.	Sale Deed	3034	19	23/07/2009	Area admeasuring 00 Hectare 20 Ares out of Survey No.60/1 admeasuring 00 Hectare 30 Ares	Ajika Maruti Wadkar and others	B. U. Bhandari Real Estate
3.	Sale Deed	7917	15	05/10/2010	Area admeasuring 00 Hectare 13 Ares out of Survey No.60/2/1 admeasuring 00 Hectare 50 Ares	Nanda Dnyaneshwar Murkute	B. U. Bhandari Real Estate
4.	Sale Deed	7918	15	05/10/2010	Area admeasuring 00 Hectare 12 Ares out of Survey No.60/2/1 admeasuring 00 Hectare 50 Ares	Gopal Raghunath Yengure and others	B. U. Bhandari Real Estate
5.	Sale Deed	4410	23	02/07/2013	Area admeasuring 00 Hectare 01.55 Ares out of 00 Hectare 10 Ares out of Survey No.60/1 admeasuring 00 Hectare 30 Ares	Rohan Builders & Developers Pvt. Ltd.	B. U. Bhandari Real Estate

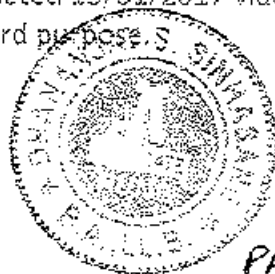
1.	Sale Deed	3521	Haveli No.11	28/07/2009	Area admeasuring 00 Hectare 10 Ares out of Survey No.60/1 area admeasuring 00 Hectare 30 Ares	Smt. Kamol Popatrao Vh and other	Rohan Builders & Developers Pvt. Ltd. through its Director Mr.Sanjay Khushalchand Lunwad.
7.	Sale Deed	3754	Haveli No.29	06/07/2009	Area admeasuring 00 Hectare 25 Ares out of Survey No.60/2/1 area admeasuring 00 Hectare 50 Ares	Smt. Gopal Raghu Yempuri and other	Rohan Builders & Developers Pvt. Ltd. through its Director Mr.Sanjay Khushalchand Lunwad.
8.	Sale Deed	4462	Haveli No.4	30/06/2009	Area admeasuring 00 Hectare 28 Ares out of Survey No.60/2 and area admeasuring 00 Hectare 06 Ares out of Survey No.60/3 total area admeasuring 00 Hectare 34 Ares.	Pramod Dnyaneshwar Markure	Rohan Builders & Developers Pvt. Ltd. through its Director Mr.Sanjay Khushalchand Lunwad.
9	Mortgage Deed	3003	Haveli No.15	20/04/2011	Area admeasuring 00 Hectare 10 Ares out of S.No.60/1, area admeasuring 00 Hectare 28 Ares out of S.No.60/2 and area admeasuring 00 Hectare 06 Ares out of S. No. 60/3.	Rohan Builders & Developers Pvt. Ltd. through its Director Mr.Sanjay Khushalchand Lunwad	The Ratnakar Bank Ltd. Nana Peth, Pune Branch.
10.	Re-conveyance Deed	40374	Haveli No.4	05/11/2012	Area admeasuring 00 Hectare 00 Hectare 10 Ares out of Survey No.60/1 area admeasuring 00 Hectare 30 Ares, Survey No.60/2 area admeasuring 00 Hectare 28 Ares and area admeasuring 00 Hectare 06 Ares out of Survey No.60/3 out of 00 Hectare 28 Ares.	Rohan Builders & Developers Pvt. Ltd. through its Director Mr.Sanjay Khushalchand Lunwad.	The Ratnakar Bank Ltd. through its authorized representative Rohit Zundhewala.
11	Agreement	4756	Haveli No.19	21/04/2011	Area admeasuring 00 Hectare 6.94 Ares out of Sr. No. 60/2, Admeasuring area 00 hectare 06 Ares out of Sr. No. 60/3 total area 00 Hectare 30 Ares and admeasuring area 00 Hectare 16.22 Ares out of Survey No 60/1, total area 00 Hectare 30 Ares.	Rohan Builders & Developers Pvt. Ltd. through its Director Mr.Sanjay Khushalchand Lunwad	Rya P. V. Shandari was Estate through its partner Anuj M. Shandari.

This search report is therefore subject to the above facts.

The Photocopy of receipt dated 13/01/2017 vide GRN No. MH007633886201517E is enclosed herewith for record purpose.

Pune

Date - 23/01/2017



[Signature]

(Adv. Chananjay S. Sinhasane)



CHALLAN
MTR Form Number-6

GRN		MH0076338862016175		Barcode		REMARK		USER		(IGR)	
Department		Director General of Registration		AMOUNT		Date		13/01/2017-17:04:03		Form ID	
Type of Payment		Sr. No. 0004224720201617 Deface Number Search Fee (Amt. in words: Four Hundred Rupees Only) Other Items		400.00		Payer Details					
Office Name		PND1 JT DIST REG:STRAR PUNE URBAN		TAX ID (If Any)		255508343					
Location		PUNE		PAN No. (If Applicable)							
Year		2016-2017 One Time		Flat/Block No.							
Account Head Details		Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE		750.00		Road/Street							
				Area/Locality							
				Town/City/District							
				PIN							
				Remarks (If Any)							
Total		750.00		Amount In		Seven Hundred Fifty Rupees Only					
				Words							
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank Ckh		REF No.		00C40572017011330115		CKB376413	
Cheque/DD No				Date				13/01/2017-17:07:31			
Name of Bank				Bank-Branch				STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date				Not Verified with Scroll			

Mobile No. : Not Available

MH007633886201617E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
13 Jan 2017	Receipt	Receipt no.: 1111147818
Name of the Applicant : dhananjay shamsunder sinhasane		
Details of property of which document has to be searched :		Dist :Pune Village :Baner S.No/CTS No/G.No. : 60
Period of search :		From :2002 To :2017
Received Fee :		400
The above mentioned Search fee has been credited to government vide GRN no :MH007633886201617E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on gras.mahakosh.gov.in/challan/views/frnSearchChallan/WithOutReg.php .		

ANNEXURE - 6



SAVLI

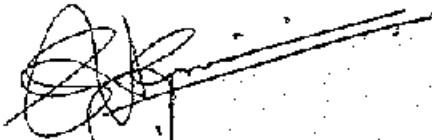
HINGMIRE & ASSOCIATES
ARCHITECTS LANDSCAPE & INTERIOR DESIGNERS

TO WHOM SO EVER IT MAY CONCERN

This is to inform you that Residential Project "Rohan Leher-lit" situated at S.no. 60/1, 60/2(P), 60/2/1, 60/3(P) village Baner, Pune having plot area admeasuring 6,745 sq. mtrs., is developed by Rohan Builders and Developers Pvt. Ltd.

The Pune Municipal Corporation, Pune has sanctioned building plan on the said plot vide Commencement No. CC/3146/16 dated 04/01/2017. As per the existing sanction plan built-up area of project is less than 20000 sq. mtrs.

This certificate is issued on the specific request of the management of the company.


(sunil hingmire)

For **SAVLI** Architects, Pune.

Date: 10th March, 2017.

"SMRUTI", VRINDAVAN SOCIETY, NEAR MHATRE BRIDGE, NAVI PETH, PUNE 411030.

TELEFAX: +9120 24536964 / 24531908

E_mail: sayliarchitects@gmail.com