



ROHAN BUILDERS AND DEVELOPERS PRIVATE LIMITED

Office at: 1-Modibaug, Commercial Building, Ganeshkhind Road,
Near Agricultural College, Shivajinagar,
Pune -411016.

SEARCH AND TITLE INVESTIGATION REPORT

All that area admeasuring 6287.44 sq.mtrs. which includes area under internal road and open space out of area admeasuring 00 Hectare 78 Are i.e. 7800 sq.mtrs. out of area admeasuring 01 Hectare 18 Ares out of Gat No.1447 total area admeasuring 01 Hectare 54 Ares situated at Village Wagholi within the Registration District Pune, Sub-Registration District and Taluka Haveli and within the limits of Zilha Parishad Pune, Taluka Panchayat Haveli, Grampanchayat Wagholi and within the limits of Pune Metropolitan Regional Development Authority, Pune.

SUDHAKAR KALE & ASSOCIATES SINCE - 1979 ADVOCATES & SOLICITORS

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"Ahinsa Apartments" 768/18, P.Y.C. Ground, Near Balbhim Market,
Deccan, Gymkhana, Pune - 411 004. ☎ : (020) 23660220/21



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Date: 20/06/2020

SEARCH AND TITLE INVESTIGATION REPORT

1. INTRODUCTION:

ROHAN BUILDERS AND DEVELOPERS PRIVATE LIMITED,

a private limited company incorporated and registered under the Indian Companies Act, 1956, registered with the Assistant Registrar of Companies, Pune having Company Identity No.U45202 PN 2001 PTC 16352 dated 27/07/2001 & which and deemed as registered under Companies Act, 2013 and Rules made there under and further having Permanent Income Tax No.AABCR8171R as per Section 139A of Income Tax Act, 1961 read with rule 114B of Income Tax Rules, 1962 and having its office at having office at 1-Modibaug, Commercial Building, Ganeshkhind Road, Near Agricultural College, Shivajinagar, Pune -411016, is hereinafter referred to as the "**Said Company**". The Said Company through its authorized Director, Mr.Sanjay Khushalchand Lunkad requested us to scrutinize & examine the marketable title of the property described in Para No.5.1 hereunder written, which is hereinafter for the sake of brevity referred to as the "**Said Entire Land**" and in Para No.5.2 hereunder written, which is hereinafter for the sake of brevity referred to as the "**Said Property**" and Said Property excluding additional buildable potential is referred as the "**Said Land**".

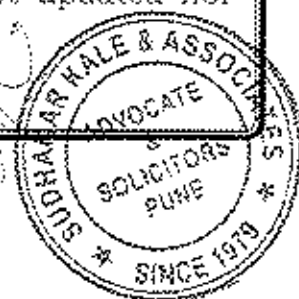


2. **LIMITED SCOPE:** This Search & Title Report is prepared on the basis of photo copies of revenue & land record, documents in respect of the Said Entire Land, Said Property is part thereof, which were made available to the under signed by the Director of Said Company; therefore this report is subject 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 AND DEVELOPERS PVT. LTD.**

3. **MANDATE AND OBJECTIVE OF THIS REPORT:**

The purpose of this report is to -

- a) Conduct a title search of the Said Entire Land, Said Property is part thereof by conducting scrutiny of Revenue Records of the past 30 years or more.
- b) Conduct an encumbrances search with respect to the Said Entire Land, Said Property is part thereof by assistant advocate going through available Index-II registers maintained at the various offices of the Sub-Registrars, in whose jurisdiction the Said Entire Land, Said Property is part thereof is situated.
- c) Conduct a search with respect to whether any condition or restrictions are attached for the land use in respect of the Said Entire Land, Said Property is part thereof.
- d) Though assistant advocate have conducted online search on website *court-maharashtra.gov.in* and submitted his report, it has to stated that, verifying the pending litigation online, is difficult due to various reasons inter alia i) litigation details don't specify proper property description ii) litigations can be filed/instituted in various forum depending upon the relief claimed, iii) record of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor

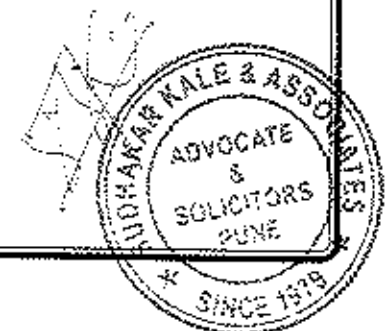


maintained descriptively and are not easily available/accessible; and/or iv) there are no registers maintained in respect of matters referred to arbitration. We have not conducted any physical searches before any court of law or before any other authority (judicial or otherwise) to verify whether the Said Entire Land, Said Property is part thereof is subject matter of any litigation. This aspect needs to be verified independently.

- e) We have not conducted any investigation/enquired into the total holdings of the then respective owners of the Said Entire Land, Said Property is part thereof to ascertain whether they exceed the holding limit specified under The Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961.
- f) We have not conducted any investigation to ascertain whether the Said Entire Land, Said Property is part thereof is affected by the provisions of Urban Land (Ceiling and Regulation) Act, 1976 and Urban Land (Ceiling and Regulation) Repeal Act, 1999 which is adopted by State of Maharashtra on 29 November 2007.
- g) We have not conducted any investigation/enquired into the pending direct/indirect tax liability of the Said Company (or their Partners) and/or in respect of the Said Entire Land, Said Property is part thereof.

4. ASSUMPTIONS & DISCLAIMERS:

- i) **Assumptions:-** All opinions and information in this Report are based on and are subject to certain assumptions, including but not limited to;
 - a. all signatures appearing on the reviewed documents are genuine;
 - b. The photocopies of the documents perused by the undersigned as originals are authentic and complete;



- c. The documents perused by the undersigned as copies are complete and confirm to the original documents (which were itself authentic) and
- d. The documents, on which the Report relies, remain accurate.
- e. The mutation entries provided to us accurately reflect the transactions contained therein and have been presumed to have true contents in accordance with Section 17, of the Maharashtra Land Revenue Record, 1966:
- f. The mutation entries and other revenue records, which are not available, do not have any adverse effect on the title of the said property.
- g. The persons executing the documents had the necessary authority to execute the same.
- h. All documents/records submitted to us as photocopies conform to the originals and all such originals are authentic and complete.
- i. The applicable stamp duty and registration charges in respect of the title deeds and documents, including antecedent document, have been properly paid and there are no arrears and/or demand for payment in respect thereof;
- j. The applicable property tax, levies, charges, cesses etc. have been properly paid and there are no arrears and/or demand for payment in respect thereof;
- k. All signatures and seals on any documents/records submitted to us are genuine;
- l. Wherever any minors' rights are involved the same have been exercised by their respective natural guardian on their behalf for want of legal necessity and the same have not been challenged by such minors upon their attaining majority; and
- m. The legal capacities of all-natural persons are as they purport it to be.



ii) Disclaimers:-

Subject to the aforesaid and based on the search and due-diligence exercise conducted by the undersigned as above, this Search and Title Report is for the sole and exclusive benefit of my client. This Report may not be used for any other purpose other than as stated hereinabove.

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 the present report in any manner or basing any action on it notwithstanding the cautions and limitation stated herein wherever appropriately mentioned 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 PROPERTY:

- 5.1. All that piece and parcel of plot of area admeasuring 00 Hectare 78 Are i.e. 7800 sq.mtrs. out of area admeasuring 01 Hectare 18 Ares out of Gat No.1447 total area admeasuring 01 Hectare 54 Ares situated at Village Wagholi within the Registration District Pune, Sub-Registration District and Taluka Haveli and within the limits of Zilha Parishad Pune, Taluka Panchayat Haveli, Grampanchayat Wagholi and within the limits of Pune Metropolitan Regional Development Authority, Pune and which area admeasuring 00 Hectare 78 Ares i.e. 7800 sq.mtrs. is bounded as follows:-

On or towards East : By Gat No. 1448

On or towards South : By Remaining Part of Gat No.1447

On or towards West : By Gat No. 1446

On or towards North : By 24 mtr. wide DP Road



Hereinafter, for the sake of brevity and convenience the aforesaid plot of land hereinabove described is called as the "**Said Entire Land**".

The aforesaid area admeasuring 7800 sq.mtrs. is delineated in **RED** colour boundary line and marked by letters **A, B, C, D, A** on the plan annexed hereto as Annexure-1.

- 5.2. All that area admeasuring 6287.44 sq.mtrs. which includes area under internal road and open space out of area admeasuring 00 Hectare 78 Are i.e. 7800 sq.mtrs. out of area admeasuring 01 Hectare 18 Ares out of Gat No.1447 total area admeasuring 01 Hectare 54 Ares situated at Village Wagholi within the Registration District Pune, Sub-Registration District and Taluka Haveli and within the limits of Zilha Parishad Pune, Taluka Panchayat Haveli, Grampanchayat Wagholi and within the limits of Pune Metropolitan Regional Development Authority, Pune and which area admeasuring 00 Hectare 62.8744 Ares i.e. 6287.44 sq.mtrs. is bounded as follows:-

On or towards East : By Gat No. 1448

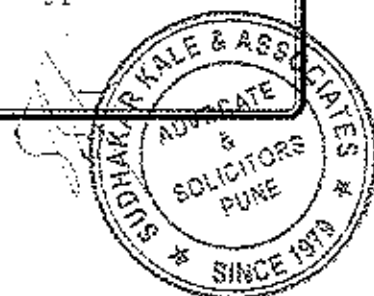
On or towards South : By Remaining Part of Gat No.1447

On or towards West : By Gat No. 1446

On or towards North : By 24 mtr. wide DP Road & area
under amenity space

The aforesaid area admeasuring 6287.44 sq.mtrs. is delineated in **Red** colour boundary line and marked by letters **A, B, C, D, E, F, G, H, A** on the plan annexed hereto as **Annexure-2**.

Hereinafter, for the sake of brevity and convenience the aforesaid plot of land area admeasuring 6287.44 sq.mtrs. herein above described is called as the "**Said Land**" and Said Land alongwith the basic PSI for net plot and all type of buildable

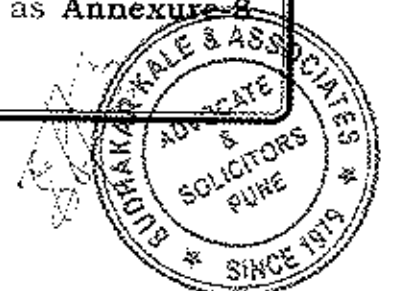


potential including TDR, Additional FSI on payment of premium charges, permissible balcony etc. as per Development Control Rules applicable to the Pune Metropolitan Region Development Authority, Pune, hereinafter referred as the "PMRDA" and further permissible TDR, FSI receivable against the transfer of area under D. P. Road and Amenity Space to the development controlling authority i.e. PMRDA, from till the receipt of full Completion Certificate for the construction on the Said Land hereinafter referred as "Said Property".

6. INVESTIGATION OF THE TITLE OF SAID COMPANY OF THE SAID PROPERTY, RIGHTS AND AUTHORITY OF SAID COMPANY:

- a. **Public Notices:-**I/We have published public notices, for the Said Entire Land in daily newspapers all dated 11/12/2019 in the Prabhat, Maharashtra Times & Loksatta in Marathi language and also in The Economic Times & Financial Express in English Language. Copies of the aforesaid public notices are annexed as **Annexure - 3** to **Annexure - 7** respectively. We have not received any objection to the aforesaid public notices.
- b. **MANUAL SEARCH IN THE OFFICE OF SUB REGISTRAR MULSHI, MAVAL & HAVELI AND ONLINE SEARCH FROM WEBSITE OF DEPARTMENT OF REGISTRATION & STAMPS, GOVERNMENT OF MAHARASHTRA:-**

Advocate Mrs. Sadhana Mhasawade has paid search fee of Rs.750/- on 12/06/2020 has been credited to the Inspector General of Registration Department vide GRN Nos. MH001178034202021P corresponding digital Receipt No.1111770724 dated 12/06/2020 for the period of 1991 to 2020 in respect of the Said Property and he has carried out search for the period of 1991 to 2002 in the office of Sub-Registrar Haveli No.7, thereafter, for the period of 2002 to 2020 online search for the Said Entire Land from website of Department of Registration & Stamps, Government of Maharashtra. The Advocate above named submitted her report dated 16/06/2020 which is annexed hereto as **Annexure-8**.



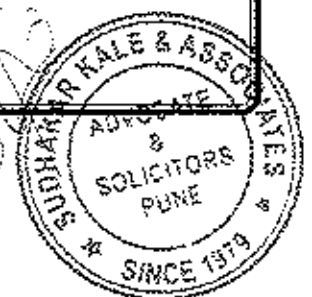
As stated in aforesaid search, she has found total 06 entries, out of that 01 entries are of sale deeds, 02 entries are of mortgage deed, 01 entry Confirmation Deed, 01 entry are for release/re-conveyance deed and 01 entry for Easement right of Way Agreement, details are reflected hereunder in paragraph No.7.

c. SCRUTINY OF PHOTO COPIES OF REVENUE RECORD, COURT ORDERS, DEEDS & DOCUMENTS, ETC.:-

Photocopies of the 7/12 extracts of Survey No.320/1/1A Village Wagholi are available for years 1954-55 to 1973-74, Gat No.2433 Village Wagholi are available for years 1974-75 to 1990-91, Gat No.1447 (old Gat No.2433) Village Wagholi are available for years 1991-92 to 2019-20. Copies of Mutation Entry Nos.4380, 4706, 4786, 5009, 5087, 6450, for Survey No.320/1/1A, Copies of Mutation Entry Nos.1, 778, 787, 983, 1291, 2117, 2309, 2314, 3404, 3888, 4505, 6123, 6790, 6791, 8871, 8872 for old Gat No.2433 and Mutation Entry Nos.1, 4039, 11514, 12893, 12982 for Gat No.1447 and photocopies of deeds & documents and the Revenue orders details are reflected hereunder in paragraph No.7, which are made available for scrutiny by the director of the Said Company and same are in the custody of the Said Company.

7. DEVOLUTION OF TITLE:

- 7.1 Mutation Entry No. 4380 of Village Wagholi certified in the year 1948 shows that, Shri. Rambhau Pilaji Satav declared as 'Protected Tenant' as per Sec. 3 of Tenancy Act for the properties shown in mutation entry including Survey No.320.
- 7.2 Mutation Entry No.4706 of Village Wagholi Certified on 14/03/1952, shows that, as per Darkhast No.518/1948 in Civil Suit No.1149/1945 and as per order passed by collector bearing No.D.R./W/25/43 dated 19/02/1952, properties shown in mutation entry got partitioned between the members thereon and Survey No.320/1 area admeasuring 24 Acre 18



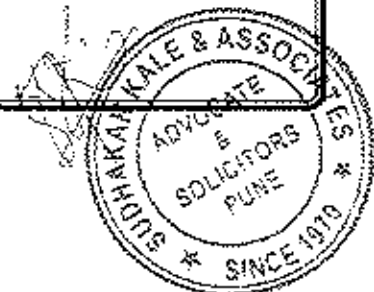
Guntha assessment of 11 Rupees 01 Anna shown in the name of Shri. Bandu Bhanu Darekar (for 08 Anna Share) and Shri. Mahadu Bhanu Darekar (for 08 Anna Share).

- 7.3 Mutation Entry No.4786 of Village Wagholi certified on 23/02/1954, shows that Sale Deed dated 12/01/1953, Shri.Budharam Shivalal Boob purchased from Shri. Bandu Bhanu Darekar area admeasuring 04 Acre 03Guntha out of Survey No. 320/1 area admeasuring 24 Acre 13 Guntha, assessment 11 Rupees 01 Aana and accordingly by opening separate 7/12 extract of sold area admeasuring 04 Acre 03Guntha as Survey No.320/1/2 assessment 01 Rupees 14 Anna shown in the name of aforesaid purchaser and for remaining area 20 Acre 11 Gunthe as Survey No.320/1/1 assessment 09 Rupees 03 Village Wagholi in the name of Bandu Bhanu Darekar for 05 Anne 04 Pai and Mahadu Bhanu Darekar for 10 Anne 08 Pai, but considering Bandu Bhanu Darekar and Mahadu Bhanu Darekar are real brothers inherited the property as per partition suit and Darkhast therein as per Mutation Entry No.4706 Village Wagholi and hence having equal share and Bandu Bhanu Darekar sold area admeasuring 04 Acre 03 Gunthe as aforesaid, out of area admeasuring 12 Acre 06 Gunthe 08 Anne out of Survey No.320/1 admeasuring 24 Acre 13 Gunthe and Mahadu Bhanu Darekar has not sold any portion of his property admeasuring 12 Acre 06 Gunthe 08 Anne and hence Bandu Bhanu Darekar remain owner of area admeasuring 08 Acre 03 Gunthe 08 Anne and Mahadu Bhanu Darekar owner of area admeasuring 12 Acre 06 Gunthe 08 Anne out of Survey No.320/1/1 admeasuring 20 Acre 10 Gunthe assessment 09 Rupees 03 Anne and considering this aspect annewari stated in Mutation Entry is not correct and mere wrong entry in mutation and 7/12 extract as to the annewari does not vanish the ownership of the respective owner for their respective area.
- 7.4 Mutation Entry No.5009 of Village Wagholi certified on 07/10/1955 shows that Shri. Bandu Bhanu Darekar expired on 20/07/1955 leaving behind three sons Shri. Dnyanoba



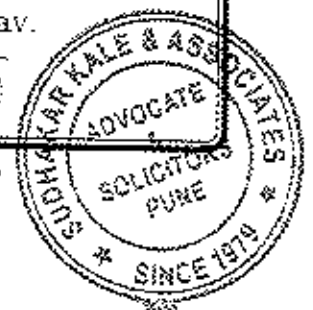
Bandu Darekar, Shri. Baba Bandu Darekar, Shri. Dashrath BanduDarekar, and name of Shri. Dnyanoba Bandu Darekar was mutated as owner and Karta of Hindu Undivided Family (HUF) for the share of deceased on 7/12 extract of the properties shown in the mutation entry including Survey No. 320/1/1 Village Wagholi.

- 7.5 Mutation Entry No.5086 of Village Wagholi certified in the year 1956, shows that, as per application filed on 18/03/1956 by Rakhamabai alias Bhagubai Bala Tupe before Sub-Divisional Officer Haveli in respect of names to be mutated as per Jungle Vahivat, and as per order vide No.RTS/812/76/56 on 21/09/1956 passed thereon, Survey No.320/1/1A and other Hissa of Survey No.320 was again subdivided and open new 7/12 extract as Survey No.320/1/1A admeasuring 04 Acre 21 Gunthe Assessment 01 Rupees 12 Anne in the name of Dnyanu Bandu Darekar and Mahadu Bhanu Darekar.
- 7.6 Mutation Entry No. 6450 of Village Wagholi certified on 20/02/1960 shows that, Shri. Mahadu Bhanu Darekar expired on 02/12/1958 however, he was unmarried till his death, hence two daughter of his first younger brother (Late Ramchandra) 1) Mrs. Rakhamabai Ganpatrao Satav and 2) Mrs. Rahibai Raghunathrao Thorat, sons, daughters and widow of Elder brother (Late Bandu) 3) Shri. Dnyanu Bandu Darekar, 4) Shri. Bhanu Bandu Darekar, 5) Shri. Dashrath Bandu Darekar, daughters 6) Mrs. Mandodari Sadashiv Nikam, 7) Mrs. Kalabai Bhiku Moze, 8) Miss Lilabai Bandu Darekar, and widow Smt. Vithabai Bandu Darekar inherited his share in the properties and accordingly their names were mutated as owner on 7/12 extracts of the properties shown in mutation entry including Survey No. 320/1/1A.
- 7.7 Mutation Entry No.7200 of Village Wagholi certified on 14/03/1969 shows that the Maharashtra Weights and Measurement Act 1958 and Indian Coins Act 1955 and Aakarband alongwith Hissa Form No.12 issued by District Inspector Land Record (Dashman) Pune, implemented for Village Wagholi and accordingly area and Aakar of all lands in

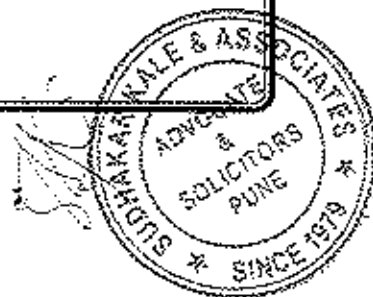


Village was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry area of Survey No. 320/1/1A area admeasuring 04 Acre 21 Gunthe assessment of 01 Rupees 17 Anna is converted into 01 Hectare 83 Ares assessment of Rs. 01.94 in revenue record.

- 7.8 Mutation Entry No. 7546 of Village Wagholi certified in the year 09/02/1973 shows that, upon implementation of Phalani-12 from Assistant Consolidation Officer No.4 Pune, corrections were implemented to the existing Survey No's of Village Wagholi and accordingly old Survey No's were renumbered with revised area. Accordingly Survey No.320 area admeasuring 47 Acre 06 Gunthe assessed at Rs.26.04 Aana corresponding to 19 Hectare 08 Ares assessed at Rs.26.25 was sub-divided to form 9 new Survey No's as Survey No.320/1 area admeasuring 00 Hectare 77 Ares assessed at Rs.00.77 in name of Dnyanu Bandu Darekar, Rakhamabai Ganpat Satav, Rahibai Raghunath Thorat, Survey No.320/2 area admeasuring 00 Hectare 77 ares assessed at Rs.00.77 in name of Dnyanu Bhandu Darekar, Rakhamabai Ganpat Satav, Rahibai Raghunath Thorat, Survey No.320/3 area admeasuring 01 Hectare 40 Ares assessed at Rs.1.37 in name of Vitthal Krushna More, Survey No.320/4 area admeasuring 02 Hectare 03 Ares assessed at Rs. 2.00 in name of Shriram Budharam Boob, Survey No.320/5 area admeasuring 05 Hectare 27 ares assessed at Rs.5.23 in name of Pandurang Baburao Tupe (Manager), Survey No.320/6 area admeasuring 01 Hectare 91 Ares assessed at Rs.3.80 in name of Dnyanu Bandu Darekar, Rakhamabai Ganpat Satav, Rahibai Raghunath Thorat, Survey No.320/7 area admeasuring 01 Hectare 14 Ares assessed at Rs.0.79 in name of Dnyanu Bandu Darekar, Rakhamabai Ganpat Satav, Rahibai Raghunath Thorat, Survey No.320/8 area admeasuring 03 Hectare 22 Ares assessed at Rs.6.41 in name of Vitthal Krushna More and Survey No.320/9 area admeasuring 02 Hectare 57 Ares assessed at Rs.5.11 in name of Dnyanu Bandu Darekar and Vitthal Maruti Satav.

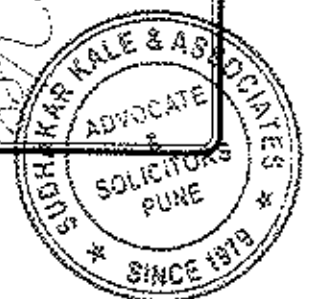


- 7.9 Mutation Entry No. 1 of Village Wagholi certified in the year 1974 shows that scheme sanctioned vide order passed by deputy chairman, Land record, Pune, district Pune bearing No. 266 dated 06/03/1973 and declared on page No. 845, Part 1 of government gazette of State of Maharashtra dated 29/03/1973 regarding merging of all lands at Mauje Wagholi, came into force as per law prevailing on 31/03/1973 and all the land owners merged in this scheme and Mauje Wagholi would be treated as a separate revenue unit and all the existing Survey No. s has been granted as a new Gat No. s and accordingly Survey No.320/1 admeasuring 60 Hectare 77 Arcs and Survey No.320/2 admeasuring 00 Hectare 77 Arcs were consolidated to form New Gat No.2433 admeasuring 01 Hectare 54 Arcs assessment Rs.1.54 Village Wagholi in the name of Dnyanu Bandu Darekar, Rakhamabai Ganpat Satav, Rahibai Raghunath Thorat.
- 7.10 Mutation Entry No.778 of Village Wagholi certified on 21/05/1983 shows that, Mrs. Rakhamabai Ganpat Satav and Mrs. Rahibai Raghunath Thorat filed an application stating that, Shri. Dnyanu Bandu Darekar, Mrs. Rakhamabai Ganpat Satav and Mrs. Rahibai Raghunath Thorat are owners and possessors for equal share i.e. 05 Anne 04 Pai each in the properties mentioned in the mutation entry which includes Gat No.2433and accordingly effect of the share given on 7/12 extracts of the properties shown in mutation entry including Gat No. 2433.
- 7.11 Mutation Entry No.983 of Village Wagholi certified on 26/02/1983 shows that Shri. Dnyanoba Bandu Darekar expired on 27/05/1978 leaving behind Sons Shri. Balu Dnyanoba Darekar, Shri. Sanjay Dnyanoba Darekar (since minor through his legal Guardian Mother Smt. Sulabai Dnyanoba Darekar), Daughters, Mrs. Baby Babanrao Vagaskar, Mrs. Shobha Gulabrao Vagaskar, Miss Surckha Dnyanoba Darekar, wife Smt. Sulabai Dnyanoba Darekar and as daughters released their share in favour of their brother and accordingly names of the wife and sons were mutated



under owner and possessor column, excluding names of the daughters since they have release/extinguish their rights in favour of their brothers for the properties shown in mutation entry which includes Gat No.2433.

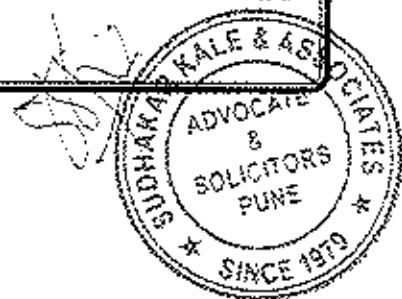
- 7.12 Mutation Entry No.1291 of Village Wagholi certified on 28/02/1987 shows that, as per the application and affidavit submitted by Mrs. Rakhmabai Ganpat Satav and Mrs. Rahibai Raghunath Thorat, remark of Co-operative Credit Society regarding remark of ikrar of Rs. 100/- dated 07/09/1955 deleted from other rights column of 7/12 extract of Gat No.2433, which was shown on 7/12 extract of Survey No.320/1/1A Village Wagholi on 07/09/1955 and carried out for Gat No.2433 as per Gatwari scheme.
- 7.13 Mutation Entry No.3404 of Village Wagholi certified on 26/03/1993 shows that Mrs. Rakhmabai Ganpat Satav and Mrs. Rahibai Raghunath Thorat availed a loan of Rs. 62,300/- on 02/03/1993 from Maharashtra State Agricultural and Rural Development Bank by mortgaging properties with delivery of possession shown in mutation entry including Gat No. 2433 and accordingly name of the bank mutated under possessor column and names of the Mortgagor mutated in other right column on 7/12 extract of the properties shown in mutation entry including Gat No. 2433.
- 7.14 Mutation Entry No.3888 of Village Wagholi certified on 16/06/1995 shows that Mrs. Rakhmabai Ganpat Satav and Mrs. Rahibai Raghunath Thorat on 18/04/1995 repaid loan amount of Rs.62,300/- with interest thereon to Maharashtra State Agricultural and Rural Development Bank and accordingly bank issued letter outward No.42/95 dated 18/04/1995 to delete the name of bank and accordingly for the properties shown in mutation entry which includes Gat No.2433 Village Wagholi by deleting name of the bank under possessor column names of the Mrs. Rakhmabai Ganpat Satav and Mrs. Rahibai Raghunath Thorat mutated as the owner and possessor by deleting their names from other right column.



7.15 Mutation Entry No. 4505 of Village Wagholi certified on 26/09/1996 shows that, Shri. Vinay Shantilal Jain purchased Gat No.2433 area admeasuring 01 Hectar 54 Ares of assessment of Rs. 01.54 vide Sale Deed dated 16/03/1996 registered in the office of Sub-Registrar Haveli No.7 at serial No.823/1996, from 1) Mrs. Rakhmabai Ganpat Satav, 2) Mrs. Rahibai Raghunata Thorat, 3) Shri. Balu Dnyanoba Darekar (For himself and Karta and Manager of HUF), 4) Mrs. Laxmibai, 5) Shri. Ramdas Balu Darekar (Through his legal Guardian Shri. Balu Dnyanoba Darekar), 6) Shri. Manoj Balu Barekar (Through his legal Guardian Shri. Balu Dnyanoba Darekar), 7) Shri. Sanjay Dnyanoba Darekar, 8) Mrs. Mohini Sanjay Darekar, 9) Smt. Sulabai Dnyanoba Darekar, 10) Mrs. Sushila Baban Wagskar, 11) Mrs. Shobha Gulab Wagskar, 12) Mrs. Surekha Sunil Nakhate with the consent of Shri. Balasaheb Ganpat Satav, Shri. Manikrao Amrutrao Satav, Shri. Sangram Harsinghrao Jadhavrao, Shri. Uttamrao Dinkarrao Deshmukh, and according as per A form issued, name of the Purchaser mutated as owner on 7/12 extract of Gat No. 2433.

7.16 Mutation Entry No.6123 of Village Wagholi certified on 12/09/1998 shows that vide a Sale Deed dated 08/10/1997 bearing registration No. 2988/1997, Shri. Sanjay Nanasaheb Barate, Mrs. Sangeeta Sanjay Barate, purchased from Shri. Vinay Shantilal Jain area admeasuring 00 Hectar 40 Ares out of Gat No.2433 area admeasuring 01 Hectar 54 Ares and accordingly evidence of agriculturist was not produced by the purchaser accordingly by cancelling the mutation entry, Circle Officer stated remark names of the purchaser be mutated in other right column for transaction on 7/12 extract of Gat No.2433 Village Wagholi.

Subsequent Mutation Entry No.8871 of Village Wagholi certified on 12/10/2001 shows that, order passed by sub-divisional officer in RTS/A/1198/2000, and purchaser produced evidence on record as they are agriculturist at Village Maharshi Karvenagar and Takli Bhima and accordingly



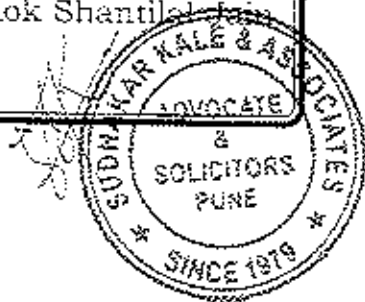
names of Shri. Sanjay Nanasaheb Barate and Mrs. Sangeeta Sanjay Barate were mutated under owner and possessor column for the purchased area out of Gat No.2433 Village Wagholi by deleting their names in other right column.

Copy of the aforesaid Sale Deed dated 03/10/1997 is available for scrutiny and which shows that same is dated 03/10/1997 registered in the office of Sub-Registrar Haveli No.7 at serial No.2988 on 08/10/1997 executed by Shri. Vinay Shantital Jain in favour of Shri. Sanjay Nanasaheb Barate, Mrs. Sangeeta Sanjay Barate and against the receipt of full consideration conveyed the property with possession area admeasuring 00 Hectar 40 Ares out of Gat No.2433 area admeasuring 01 Hectar 54 Ares.

- 7.17 Mutation Entry No.6790 of Village Wagholi certified on 15/11/1998 shows that by Sale Deed dated 01/08/1998 bearing registration No.784/98, Mrs. Meghatai Kashinath Satav, purchased from Shri. Vijay Shantital Jain through his Power of Attorney Shri. Ashok Shantital Jain area admeasuring 00 Hectar 09 Are out of Gat No. 2433 and name of the Purchaser mutated as owner on 7/12 extract of Gat No. 2433 for aforesaid purchase area.

Copy of the aforesaid Sale Deed is available for scrutiny and which shows that same is dated 23/03/1998 registered in the office of Sub-Registrar Haveli No.7 at serial No.784 on 01/08/1998 executed by Shri. Vinay Shantital Jain in favour of Mrs. Meghatai Kashinath Satav and against the receipt of full consideration conveyed the property with possession area admeasuring 00 Hectar 09 Ares out of Gat No.2433 area admeasuring 01 Hectar 54 Ares.

- 7.18 Mutation Entry No.6791 of Village Wagholi certified on 15/11/1998 shows that by Sale Deed dated 01/08/1998 bearing registration No.786/1998, Mrs.Sharmila Harishchandra Mazire, purchased from Shri. Vijay Shantital Jain through his Power of Attorney Shri. Ashok Shantital Jain



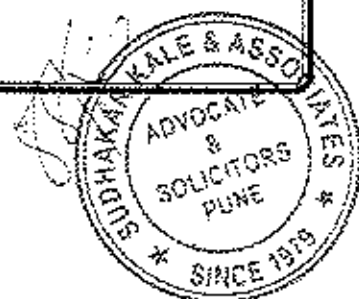
area admeasuring 00 Hectar 09 Arc out of Gat No. 2433 and name of the Purchaser mutated as owner on 7/12 extract of Gat No. 2433 for aforesaid purchase area.

Copy of the aforesaid Sale Deed is available for scrutiny and which shows that same is dated 23/03/1998 registered in the office of Sub-Registrar Haveli No.7 at serial No.786 on 01/08/1998 executed by Shri. Vinay Shantilal Jain in favour of Mrs.Sharmila Harishchandra Mazire and against the receipt of full consideration conveyed the property with possession area admeasuring 00 Hectar 09 Arcs out of Gat No.2433 area admeasuring 01 Hectar 54 Arcs.

- 7.19 Mutation Entry No.8872 of Village Wagholi certified on 12/10/2001 shows that, in light of order dated 01/03/2001 passed by Divisional Officer Pune, Pune division in RTS Appeal No. RTS/A/1197/2000 and Sale Deed dated 08/10/1997 registered at serial No.2989/1997 executed by Mr.Vinay Shantilal Jain in favour of Shri. Satish Nanasaheb Barate, Mrs. Vandana Satish Barate and Smt. Radhabai Nanaso Barate for area admeasuring 00 Hectar 40 Arc out of area totally admeasuring 01 Hectar 54 Arc assessment of Rs. 01.54, of Gat No.2433 and purchaser producing evidence as to they are agriculturist in village Mahashri Karvenagar and Takli Bhima the names of purchaser mutated for purchased area under owner and possessor column.

Copy of the aforesaid Sale Deed dated 03/10/1997 is available for scrutiny and which shows that same is dated 03/10/1997 registered in the office of Sub-Registrar Haveli No.7 at serial No.2989 on 08/10/1997 executed by Mr.Vinay Shantilal Jain in favour of Shri. Satish Nanasaheb Barate, Mrs. Vandana Satish Barate and Smt. Radhabai Nanaso Barate and against the receipt of full consideration conveyed the property with possession area admeasuring 00 Hectar 40 Arcs out of Gat No.2433 area admeasuring 01 Hectar 54 Arcs.

- 7.20 Mutation Entry No. 1 of Village Wagholi certified on 07/02/2002 shows that as per letter by Taluka Superintendent Land Records bearing No. Bhumapan/

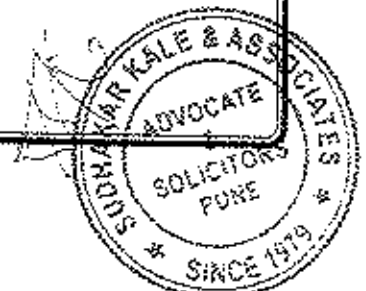


Wadiwibhajan/Aakarband/97 dated 29.11.1997 and as per order passed by Tehsildar, Haveli bearing No. THJ/863/97 dated 12/11/1997, village Avhalwadi, which was getting administered under village Wagholi, declared as a separate revenue village and according existing Gat Numbers had been given New Gat Numbers and accordingly Gat No.2433 converted into new Gat No.1447.

- 7.21 Mutation Entry No.787 of Village Wagholi certified on 02/08/2003 shows that, by sale deed dated 27/10/1997 bearing registration No. 3212/1997 shows that Shri. Avinash Anantrao Karape (10 Are), Mr. Jayant T. Alexzander (10 Are), Mrs. Leeji Jayant Alexzander (10 Are) and Mr. M.T. Alexzander (10 Are) purchased from Shri. Vinay Shantilal Jain out of Gat No. 2433. Accordingly names of the Purchasers mutated as owner on 7/12 extract of Old Gat No.2433 New Gat No.1447 for aforesaid purchased area.

Copy of the aforesaid Sale Deed dated 28/10/1997 is available for scrutiny and which shows that same is dated 28/10/1997 registered in the office of Sub-Registrar Haveli No.7 at serial No.3212 on 28/10/1997 executed by Mr.Vinay Shantilal Jain in favour of Shri. Avinash Anantrao Karape (10 Are), Mr. Jayant T. Alexzander (10 Are), Mrs. Leeji Jayant Alexzander (10 Are) and Mr. M.T. Alexzander (10 Are) and against the receipt of full consideration conveyed the property with possession total area admeasuring 00 Hector 40 Ares out of Gat No.2433 area admeasuring 01 Hector 54 Ares.

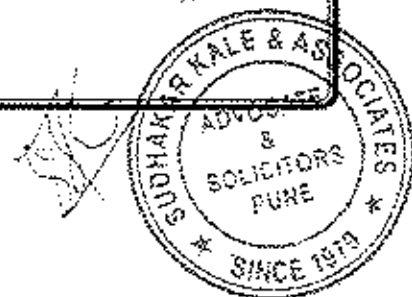
- 7.22 Mutation Entry No.2117 of Village Wagholi certified on 17/02/2006 shows that by sale deed dated 01/08/1998 bearing registration No.785/1998 Mrs. Sulakshana Sopan Wanjale purchased from Shri. Vinay Shantilal Jain through his Power of Attorney Shri. Ashok Shantilal Jain area admeasuring 00 Hector 10 Are out of area totally admeasuring 01 Hector 54 Are assessment of Rs. 01.54, of Gat No.1447 and accordingly name of Purchaser mutated as owner on 7/12 extract of Old Gat No.2433 subsequent New Gat No.1447 for aforesaid purchase area.



Copy of the aforesaid Sale Deed is available for scrutiny and which shows that same is dated 23/03/1998 presented for registration, in the office of Sub-Registrar Haveli No.7 at serial No.785 on 23/03/1998 and same is after producing copy of the 7/12 extract and zone certificate same is registered on 01/08/1998 which is executed by Mr.Vinay Shantilal Jain in favour of Mrs. Sulakshana Sopan Wanjale and against the receipt of full consideration conveyed the property with possession area admeasuring 00 Hector 10 Ares out of Gat No.2433 area admeasuring 01 Hector 54 Ares.

- 7.23 Mutation Entry No.2309 of Village Wagholi certified on 19/05/2006 shows that by sale deed dated 14/03/2006, bearing Registration No. 2130/2006 M/s. Rohan Associates through its Partner Shri.Deepak Kachardas Bhatewara, purchased from Mrs. Meghna Kashinath Satav, Shri. Sanjay Nanasaheb Barate, Mrs. Sangeeta Sanjay Barate, Shri. Satish Nanasaheb Barate, Mrs. Vandana Satish Barate, Mrs. Radhabai Nanasaheb Barate, Shri. Harishchandra Anantrao Mazire, Shri. Prasad Harishchandra Mazire (Through Legal Guardian Shri. Harishchandra Anantrao Mazire), Miss Priyanka Harishchandra Mazire (Through Legal Guardian Shri. Harishchandra Anantrao Mazire), Mrs. Sulakshana Sopan Wanjale, Shri. Avinash Anant Karpe, area admeasuring 01 Hector 18 Ares out of Gat No. 1447 area admeasuring 01 Hectare 54 Ares and accordingly name of the purchaser mutated as owner on 7/12 extract of Gat No.1447 for aforesaid purchased area by deleting name of the seller.

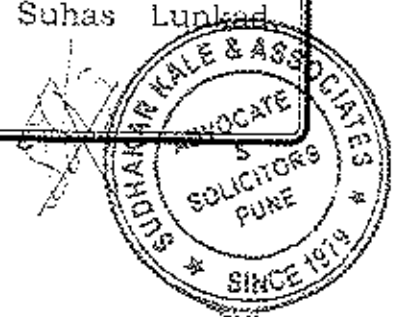
Copy of the aforesaid Sale Deed is available for scrutiny and which shows that same is dated 09/03/2006 registered in the office of Sub-Registrar Haveli No.3 at serial No.2130 on 14/03/2006 executed by Mrs. Meghna Kashinath Satav, Shri. Sanjay Nanasaheb Barate, Mrs. Sangeeta Sanjay Barate, Shri. Satish Nanasaheb Barate, Mrs. Vandana Satish Barate, Mrs. Radhabai Nanasaheb Barate, Shri. Harishchandra Anantrao Mazire, Shri. Prasad Harishchandra Mazire (Through Legal Guardian Shri. Harishchandra Anantrao Mazire), Miss



Priyanka Harishchandra Mazire (Through Legal Guardian Shri. Harishchandra Anantrao Mazire), Mrs. Sulakshana Sopan Wanjale, Shri. Avinash Anant Karpe in favour of M/s. Rohan Associates through its Partner Shri. Deepak Kachardas Bhatewara and against the receipt of full consideration conveyed the property with possession total area admeasuring 01 Hectar 18 Ares out of Gat No.1447 area admeasuring 01 Hectar 54 Ares.

- 7.24 Mutation Entry No.4039 of Village Wagholi certified on 25/11/2008 shows that, by sale deed dated 28/04/2008 bearing registration No.3723/2008 read with Deed of Confirmation with Correction dated 23/12/2010 registered in the office of Sub-Registrar Haveli No.1 at serial No.11686/2010 shows that Shri. Ashwin Suhas Lunkad, Shri. Rohan Suhas Lunkad (For himself and as a power of Attorney of Shri. Ashwin Suhas Lunkad), Shri. Swapnil Suhas Lunkad, Shri. Pratik Deepak Bhatewara purchased from M/s. Rohan Associates (Rohan Housing) through Power of Attorney Shri. Pratik Deepak Bhatewara, various properties owned by the Partnership firm as shown in mutation entry including area admeasuring 01 Hectar 18 Ares out of Gat No.1447 admeasuring 01 Hectare 54 Ares and accordingly names of the Purchaser mutated on 7/12 extract of the properties shown in mutation entry including Survey No. 1447 for aforesaid purchased area by deleting name of the M/s. Rohan Associates through partner Mr. Deepak Kachardas Bhatewara.

Copy of the aforesaid Sale Deed is available for scrutiny and which shows that same is dated 10/04/2008 registered in the office of Sub-Registrar Haveli No.10 at serial No.3723 on 28/04/2008 executed by M/s.Rohan Associates a partnership firm incorporated and registered under Indian Partnership Act, having registration No.MPA25757 on 21/03/1994 whose name is subsequently change U/s.59 of aforesaid Act as M/s. Rohan Housing through partner Mr.Deepak Kachardas Bhatewara through constituted attorney Mr.Pratik Deepak Bhatewara in favour of Shri. Ashwin Suhas Lunkad.

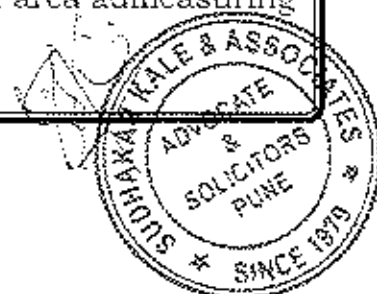


Shri.Rohan Suhas Lunkad (For himself and as a power of Attorney of Shri. Ashwin Suhas Lunkad), Shri. Swapnil Suhas Lunkad, Shri. Pratik Deepak Bhatewara and against the receipt of full consideration conveyed the property with possession total area admeasuring 01 Hector 18 Ares out of Gat No.1447 area admeasuring 01 Hector 54 Ares.

7.25 Mutation Entry No.11514 of Village Wagholi certified on 07/08/2015 shows that, by Deed of Mortgage dated 21/12/2013 registered in office of Sub-Registrar Haveli No.4 at serial No.10994/2013 and Supplementary Mortgage Deed dated 14/08/2014 registered in office of Sub-Registrar Haveli No.4 at serial No.7526/2014, Mr.Suhas Khushalchand Lunkad, Mr.Ashwin Suhas Lunkad, Mr. Rohan Suhas Lunkad, Mr.Swapnil Sanjay Lunkad, Mr. Pratik Deepak Bhatewara mortgaged Gat No.1447 alongwith other properties to Panjab National Bank, Ludhiyana Branch and availed loan of Rs.2,31,27,00,000/-(Rupees Two Hundred Thirty One Crores Twenty Seven Lakh Only) accordingly charge of the same is mutated in the other right column of 7/12 extract of Gat No.1447 Village Wagholi.

7.26 Mutation Entry No.12982 of Village Wagholi dated 05/06/2018 shows that, by Deed of Reconveyance dated 20/11/2017 registered in office of Sub-Registrar Haveli No.15 at serial No.11345/2017 Mr.Suhas Khushalchand Lunkad, Mr.Ashwin Suhas Lunkad, Mr. Rohan Suhas Lunkad, Mr.Swapnil Sanjay Lunkad, Mr. Pratik Deepak Bhatewara repaid the entire loan amount alongwith the interest to Panjab National Bank, Ludhiyana Branch. Accordingly the charge of the aforesaid bank was deleted from other right column of 7/12 extract of Gat No.1447 Village Wagholi.

7.27 Mutation Entry No.13953 Village Wagholi mutated on 24/12/2019 subsequently certified shows that, by Conveyance Deed dated 30/11/2019 Rohan Builders & Developers Pvt. Ltd. through its Director Mr.Sanjay Khushalchand Lunkad has purchased with possession the area admeasuring 00 Hectare 78 Ares out of area admeasuring

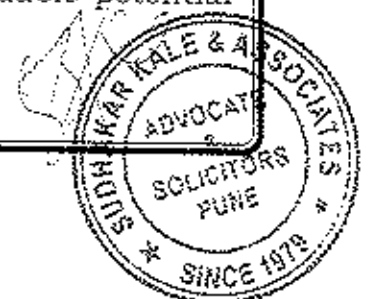


01 Hectare 18 Ares out of Gat No.1447 area admeasuring 01 Hectare 54 Ares from Mr.Ashwin Suhas Lunkad, Mr.Rohan Suhas Lunkad, Mr.Swapnil Sanjay Lunkad and Mr.Pratik Deepak Bhatewara Accordingly name of the aforesaid purchaser company recorded under owners and possessors column in Revenue Record for the aforesaid purchased area i.e. Said Entire Land.

Copy of the aforesaid Sale Deed is available for scrutiny and which shows that same is dated 30/11/2019 registered in the office of Sub-Registrar Haveli No.4 at serial No.9773 on 30/11/2019 executed by Mr.Ashwin Suhas Lunkad, Mr.Rohan Suhas Lunkad, Mr.Swapnil Sanjay Lunkad and Mr.Pratik Deepak Bhatewara in favour of Rohan Builders & Developers Pvt. Ltd. through its Director Mr.Sanjay Khushalchand Lunkad and against the receipt of full consideration conveyed the property with possession area admeasuring 00 Hectare 78 Ares out of area admeasuring 01 Hectare 18 Ares out of Gat No.1447 area admeasuring 01 Hectare 54 Ares.

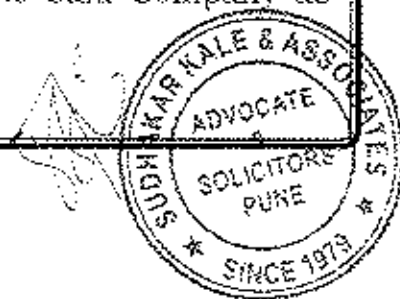
8. SANCTIONED PLOT LAYOUT PLAN, BUILDING PLAN, NON AGRICULTURAL PERMISSION AND ENVIRONMENTAL CLEARANCE FOR THE SAID PROPERTY:

- 8.1 Mr. Sanjay Khushalchand Lunkad Director of the Said Company informed that, the Said Company decided to develop the Said Property by using permissible buildable potential on the Said Entire Land in light of development control rules applicable to the Pune Metropolitan Regional Development Authority, Pune i.e. PMRDA and accordingly submitted the layout plan for the Said Entire Land and in light of Development Control Rules applicable to the PMRDA certain area is under D.P. Road and Amenity Space which are to be handed over to the PMRDA to avail FSI against that, permissible to use the same on remaining portion of the Said Entire Land i.e. on Said Land. In light of buildable potential



which will be available for the Said Entire Land to construct the multi storied buildings on the Said Property, the Said Company propose to construct building /wing A consisting of Lower Parking, Ground/Stilt Parking and above 9 floors, on 1st floor to 7th floor and 9th floor at each floor 12 residential tenements and on 8th floor 11 residential tenements and building/ wing B consisting of Lower Parking, Ground/Stilt Parking and above 9 floors, on 1st floor to 7th floor and 9th floor at each floor 11 residential tenements and on 8th floor 10 residential tenements and further common amenities for tenement holders in the project on the Said Property in Open space No.1 and Open Space No.2 to be provided, having project name "**Rohan Abhilasha 2**".

- 8.2 The Said Company has obtained revised sanction to the building layout and building plan from PMRDA vide Commencement Certificate No.DP/BHA/ Mouje Wagholi/Gat No.1447/case No.1156/19-20 dated 26/05/2020 and as per present sanction building /wing A consisting of Lower Parking, Ground/Stilt Parking and above 9 floors, on 1st floor to 7th floor and 9th floor at each floor 12 residential tenements and on 8th floor 11 residential tenements and building/ wing B consisting of Lower Parking, Ground/Stilt Parking and above 1st floor consisting of 11 residential tenements and 2nd floor consisting of 8 residential tenements and sanction for building plan for remaining 3 residential tenements on 2nd floor, 3rd floor to 7th floor & at 9th floor at each floor 11 residential tenements and at 8th floor 10 residential tenements is yet to be received and which will be obtained by the Said Company in due course after handing over the possession of area under D.P. Road and amenity space to the PMRDA and paying premium amount if any and receive balance buildable potential being FSI against such transfer and payment and consume the same for construction of aforesaid remaining part of the building /wing B. Further the Said Company as



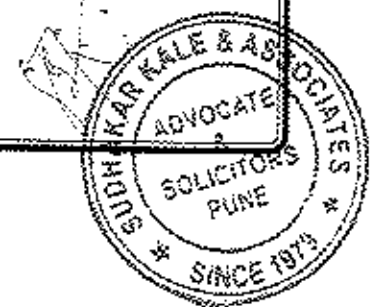
per aforesaid commencement certificate has also obtained sanction to the club house and swimming pool which to be constructed /develop in Open space No.1.

8.3 Mr. Sanjay Khushalchand Lunkad, Director of the Said Company informed to the undersigned that, Said Company developing the Said Property described in Clause No. 5.2 hereinabove written by using all permissible buildable potential, the total built up area as per norms for Environmental Clearance is less than 20,000 sq.mtrs. and hence the Environmental Clearance is not required as per Central Government Ministry of Environment, Forest and Climate Change, EIA Notification 2006 dated 14/11/2006 published in the Gazette of India, Extraordinary Part-II Section-3-Sub-Section-(ii).

8.4 Mr.Sanjay Khushalchand Lunkad director of the Said Company has handed over copy of the Non Agricultural Permission dated 22/12/2014 issued by The Collector (Revenue Branch) Pune and which shows that the same is having of permission No. PRA/NA/SR/514/2014 for area admeasuring 7396.98 sq.mtrs. for residential purpose out of Said Entire Land, after deducting area under Road. It shows that the Said Land is under non-agricultural residential use. The Said Land is Class-I Occupancy as per revenue record.

9. DECLARATION OF ROHAN BUILDERS AND DEVELOPERS PRIVATE LIMITED:

The Said Company through Director Mr. Sanjay Khushalchand Lunkad swear in form of affidavit on 19/06/2020 declaring that, Said Entire Land is purchased property of the Said Company. The Said Property is free from all encumbrances, charges or claims and the said Company yet has not obtained any loan or project finance against the security of the Said Property. In affidavit it is also stated there is no pending litigation in respect of any part of the Said Property, 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 Property is absolutely owned and possessed by Rohan Builders and Developers Private Limited, as its purchased property and in light of the Said Company has obtained from Pune Metropolitan Regional Development Authority, Pune sanction to the building layout & building plan and the Said Property is under Non-Agricultura use for residential purpose. Since total built-up construction as per Environment Rules is less than 20,000 sq.mtrs. and hence Environmental Clearance is not required. Considering receipt of permissions and sanction, the Said Company has absolute authority to commence the construction on the Said Property as per sanctioned building layout and building plans, which will be revised from time to time to utilise all buildable potential of the Said Entire Land, which includes the basic FSI for net plot, additional FSI on payment of premium charges, permissible balcony etc. as per Development Control Rules applicable to the Pune Metropolitan Regional Development Authority, Pune from till the receipt of full Completion Certificate for the construction on the Said Land. Further, the Said Company 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 Property.

Place: Pune

Date: 20/06/2020



ADV. SUDHAKAR KALE

B.A.(Hons), LL.M.,

for **SUDHAKAR KALE & ASSOCIATES**

Since - 1979

ADVOCATES & SOLICITORS

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

ANNEXURE-2

Page 25 out of 35

॥ बुधवार : दि. ११ डिसेंबर २०११

2. PRABHAAT : मैत्र रजिस्ट्रेशन नं. १६३९/१९५७, वर्ष ८८, अंक : ३३८

પ્રાના

प्रतीक
बदलत्या
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६ प्रस्ताव पुणे, बुधवार, दि. ११ डिसेंबर २०१९

अहिर नौदीन

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दिनांक : ६.२.१९७०

સુધાનિલ કાઠી એન્ડ અસોસિએટ્સ
(ભવ - ૧૪૦૬, વાલુચ)

અનુસંધાન અને સંશોધન

1976/77, 1980/81, 1981/82, 1982/83

अहिलिका आरसेवेड, ७८८/१८, देवकन विद्याभाना, पुणे - ४११००४.

Wierzbny, Andrzej

पुणे, बुधवार, ११ डिसेंबर २०१९

આહિંસા નેટીલ

[illegible]

सिद्धांत : प्रमाण

Σαράντα : 80 / 20 / 20 / 20 %

સુધાકર વાઘે ઝાંઝડ ઝાંઝોતરુન

(सूत्र - १५५, पृष्ठ १०)

અંકલેખક અને પત્રલિખક

આવક: અર્પણ, ૭૬૮/૧૮, યુવાન સિન્ડિકેટ, પૃષ્ઠ - ૪૪૮૪૬

PUBLIC NOTICE

Take note that, all that area admeasuring 00 Hectare 78 Area i.e. 7800.00 sq.mtrs. out of Gat No.1447 area admeasuring 01 Hectare 54 Area, situated at Village Wagholi within the Registration District Pune, Sub-Registration District Haveli and within the limit of Pune Metropolitan Region Development Authority, Pune, is owned and possessed by Rohan Builders & Developers Pvt. Ltd. Office at 1-Medilbang, Ganeshkhind Road, Shivajinagar, Pune-411016 being its purchased property with possession of the aforesaid Company and the aforesaid company through Director Mr. Sanjay Khushalnand Jankar is claiming that, the aforesaid property is free from all encumbrances, charges and claims and requested to the undersigned to investigate its marketable title towards the aforesaid property and issue search and title investigation report alongwith certificate of title to that effect and as the part of investigation of marketable title this notice is published.

Any person/s, organization/s, Firm(s), Institution (Corporate or otherwise), having any claim against or in respect of the aforesaid Property or any part thereof by way of Sale, mortgage, exchange, tenancy, family arrangement, charge, lease, lien, inheritance, bequest, encumbrance, gift, grant, trust succession, maintenance, development rights, agreement / settlement, assignment, possession, easement, order / decree / judgment of any Court / statutory authority, memorandum of understanding or otherwise, however are hereby required to make known the same in writing to the undersigned together with all original and/or certified documentary proof in support thereof at the address mentioned below 15 days (Fifteen Days) from the date of publishing herent. (objection published in newspaper will be not considered) failing which, any such claim/claims in the aforesaid Property, if any, shall be considered as knowingly waived and/or abandoned. After expiry of aforesaid stipulated notice period, no claim/s of any nature will be entertained or considered to be remain binding on the aforesaid property or any part thereof or aforesaid Owner firm its nominees/ assignee/transferee. After expiry of aforesaid stipulated period the undersigned will issue the Title Certificate to aforesaid owner. Take note of this.

Place - Pune

Date: 10/12/2019

SUDHAKAR KALE & ASSOCIATES

(Since 1979)

ADVOCATES & SOLICITORS

Abinav Apartments, 705/18, Dordon Gymkhana, Pune - 4.

2000年12月31日，本公司净资产为1,000,000,000.00元，其中：股本100,000,000.00元，资本公积1,000,000,000.00元，盈余公积0.00元，未分配利润0.00元。

Journal of Management Education 30(6)p. 789-805
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[illegible]

Any person, or persons, named, herein, instrumented (Corporate or otherwise), having any claim against or in respect of the addressd Property or any part thereof by way of Sale, mortgage, exchange, lending, family arrangement, or in any other manner, whatsoever, required, endorsement of the said instrument, and/or endorsement, development rights, agreement, assignment, assignment, purchase, assignment, order, decree, judgment or any Court, statutory authority, memorandum of understanding or otherwise, however, are hereby required to make known the same in writing to the undersigned together with all copies and/or certified documentary proof in support thereof at the address mentioned below (5 days (fifteen days) from the date of publishing hereof, notices published in any newspaper will be not considered) failing which, any such claim/claims in the addressd Property, if any, shall be considered as knowingly waived and/or abandoned. After expiry of aforesaid stipulated notice period, no claims of any nature will be entertained or considered to be remain pending on the addressd property or any part thereof or addressd Owner Firm or companies/ assignee/transferred. After expiry of addressd stipulated period the undersigned will issue the Title Certificate to addressd owner. Take note of this.

THEY ARE
ALSO FREE

2012.10.12.2013

SUDHAKAR KALE & ASSOCIATES

(Stem: 2579)

ADOLPHUS E. SIMONSON

ADVOCATES & SOLICITORS

CHALLAN
MTR Form Number-6



GRN	YH001176024200021P	SARCODE	THE STATE OF KERALA PUBLIC UTILITIES REGULATORY COMMISSION		Date	10/08/2023-14:10:35		Form ID
Department - Inspector General Of Registration				Payer Details				
Search Fee				TAX ID / PAN (If Any)				
Type of Payment - Other Items				PAN No.(If Applicable)				
Office Name - PNDI_UT DISTT REGISTRAR PUNE URBAN				Full Name	sachana sachin dhaswadra			
Location - PUNE								
Year - 2022-2023 One time				Flat/Block No.				
Amount Head Details			Amount In Rs	Premises/Building				
000001270* SEARCH FEE			750.00	Road/Street				
				Area/Locality				
				Town/City/District				
				p.g				
			Remarks (If Any)					
			Amount In	Seven Hundred Fifty Rupees Only				
Total			750.00	Words				
Payment Details SEISPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No	10000500120951200603		5681295901125
Cheque/DD No.				Bank Date	REF Date	10/08/2023-14:11:50		Not Verified with RBI
Name of Bank				Bank Branch	SEISPAY PAYMENT GATEWAY			
Name of Branch				Serial No	Date	Not Verified with Serial		

Department ID: 707745620
NOTE: This channel is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
Not Available

MH001178034202021P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 Jun 2020	Receipt	Receipt no.: 111:770724
	Name of the Applicant :	sadhana sashin mhasawade
	Details of property of which document has to be searched	Dist: Pune Village: Wagholi (avhalwadi) S.No/CTS No/G.No. : 1447
	Period of search	From :2002 To :2020
	Received Fee :	475
The above mentioned Search fee has been credited to government vide GRN no MH001178034202021P		
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 Grss Chalan.		
Payment of search fee through GRAS challan can be verified on gras.mahakosh.gov.in/chalan/Views/firmSearchChallanWithOutReg.php .		



Date - 16/06/2020

To,
Adv. Sudhakar S. Kale
708/18, Doodar Gymkhana,
Pune - 411004.

Subject : - Search in respect of the area admeasuring 01 Hectar 18 R out of Gat No. 1447, total area admeasuring 01 Hectar 54 R situated at Village Waghodi, within the Registration District Pune, Sub-Registration Haveli, Sub-Registrar Haveli, Taluka Haveli and within the limits of Jilha Parishad, Pune, Taluka Panchayat Samiti, Haveli, Pune, Grampanchayat Waghodi, Pune.

Respected Sir,

As per instruction given by you I have carried out online search of Index II entries in respect of subject property from 1991 to till date. I have paid minimum requisite search fee of Rs. 750/- for the said Search.

I have inspected Index II registers in respect of the said property maintained with the website of IGR. Hence as per the records updated and available online, there is no any other adverse entry except the following, regarding aforesaid property being Sale Deed, Agreement, Mortgage Deed etc. which may affect title of subject land.

Sr. No	Document Type	Reg. No.	SRO	Date	Particulars	Seller	Buyer
1	Agreement	10315	HVL-4	08/11/13	area admeasuring about 15.84 R underneath road from Lonson - Alandi Road to approach Gat No. 1443/1, 1446, 1447 and 1450	Rohan Deoram Tambe and others	Ashwin Suhas Lunkad and others
2	Deed of Confirmation	5514	HVL-4	25/06/13	Deed of Confirmation to previous Sale Deed bearing Reg. Doc No. 3723/2008 regarding Gat No. 1447 and others	Ashwin Suhas Lunkad and others	Rohan Housing Pvt. Ltd.
3	Mortgage Deed	10994	HVL-4	20/12/13	area admeasuring 01 Hectar 18 R out of Gat No. 1447, total area	Ashwin Suhas Lunkad and others	Panjab National Bank, Branch Ludhiyana

					admeasuring 01 Hecter 54 R situated at Village Waghoh and other properties		
4	Mortgage Deed	7526	HVL 4	14/08/14	area admeasuring 01 Hecter 18 R out of Gat No. 1447, total area admeasuring 01 Hecter 54 R situated at Village Waghoh and other properties	Ashwin Subas Lunkad and others	Panjab National Bank Branch Ludhiana
5	Deed Conveyance	9773	HVL 4	30/11/19	area admeasuring 00 Hecter 78 R out of Gat No. 1447, total area admeasuring 01 Hecter 54 R situated at Village Waghoh.	Ashwin Subas Lunkad and others	Rohan Buildere and Developers Pvt. Ltd.
6	Deed Conveyance	3691	HVL 21	08/03/20 20	area admeasuring 00 Hecter 40 R out of Gat No. 1447, total area admeasuring 01 Hecter 54 R situated at Village Waghoh.	Ashwin Subas Lunkad and others	Mohar Creations LLP

Encl:

Search Receipt bearing Nos. 1111770724. GRN No. MH001178034202021P. Search fees of Rs.750/-, dated - 12/06/2020.

Sadhana Mhasawade

SADHANA MHASAWADE
ADVOCATE