

Rameshkumar B. Nage
ADVOCATE

Add:- S. No. 16/11D, Pune-Solapur
Road, Maharashtra, Pune
Reg. No. MAH-67/1986
Mob. No. 9894943730

(Hereinafter referred to as the said "Captioned Property".)

As per the request of my client for their project named as "Majestic City", I have investigated title of the land i.e. Mentioned in the caption property.

B. DOCUMENTS SCRUTINIZED:-

- 1) 7/12 extracts of Cat no. 564 Wagholi, Tal-Haveli, Dist-Pune for last 30 years i.e. 1987 to 2017.
- 2) Mutation extract.
- 3) Zone Certificate.
- 4) Copy of Challan for payment of NAABANA to State Bank of India, Treasury Branch, Pune of Rs. 1,74,12,500/- for conversion of land from Navn Shant (Varg 2) to Junn Shant (Bhogwatedar Varg 1).
- 5) Copy of Gazette of Notification dated 2002/A.K.2002/L Sachivalekar Mumbai dated 17/07/2008.
- 6) Gift Deed by Mr. Manikrao Amrutrao Satav Paili & Mr. Sanjay Amrutrao Satav Paili in favour of Mr. Rajendra Amrutrao Satav Paili registered with Sub Registrar, Haveli No. 20, Pune under Sr. No. 8385/2010 dated 07/10/2010.
- 7) Copy of Demarcation Plan issued by District Land Records Department Pune vide letter no. HVL/rectification/mojani R. No. 653/2011 dated 28/09/2011.
- 8) Release Deed by Smt. Surman Dryumalwar Barhat, Mr. Madan Taralrao Nimbhan in favour of Mr. Manikrao Amrutrao Satav Paili & Mr. Sanjay Amrutrao Satav Paili registered with Sub Registrar, Haveli No. 10, Pune at Sr. No. 13306/2011 dated 16/11/2011.
- 9) General Power of Attorney by Mr. Manikrao Amrutrao Satav Paili & others to Mr. Manish Dwivedadas Maheshwari registered with Sub Registrar, Haveli no. 10 Pune registered under Sr. No. 13308/2011 dated 17/11/2011 along with its Receipt.
- 10) Agreement (Development) by Mr. Manikrao Amrutrao Satav Paili & others to Mr. Manish Dwivedadas Maheshwari registered with Sub

Rameshkumar B. Nage
ADVOCATE

Add:- S. No. 16/11D, Pune-Solapur
Road, Maharashtra, Pune
Reg. No. MAH-67/1986
Mob. No. 9894943730

Registrar, Haveli No. 10 Pune registered under Sr. No. 13307/2011 dated 18/11/2011 along with Index it & Receipt.

- 11) Copy or Order issued by Mamedar, Haveli, Pune for Cat No. 564, Wagholi, Pune covers of land from Navn Shant (Varg 2) to Junn Shant (Bhogwatedar Varg 1) by payment of NAABANA amount of Rs. 1,74,12,500/- vide letter No. vatan/Junn Shant/ SR/11/2011 dated 30/12/2011.
- 12) Shil Pahani on dated 29/03/2012.
- 13) Sale Deed dated 29/03/2012 and its Power of Attorney registered at the Office of the Sub Registrar Haveli No. 12 at Serial No. 2189/2012 and 2189/2012 respectively.
- 14) Power of Attorney registered at Sub registrar Haveli no. 10 at Sr. no. 6928/2013 on dated 12/06/2013.
- 15) Search & Title Report of Adv. R.M. Raut on dated 25/09/2013.
- 16) Mortgage Deed dated 15/10/2013 registered at Sub-registrar Haveli no. 10 at Sr. no. 11714/13.
- 17) Fire NOC dated 21/06/2014.
- 18) Copy of Plan sanctioned by Town Planning Department, Pune vide letter No. NABJP/Moule Wagholi/HVL/ Cat No. 559 & 564/SP/639 dated 26/9/2012 and also revised plan copy bearing no. Cat No. 559 & 564/SP/3943 dated 27/06/2014.
- 19) N. A. order No. PMH/NA/58/175/2012 dated 16/03/2013 issued by Collector Pune and Revised N.A. order bearing no. PMN/ FR/ ADTR/ 37/2014 dated 21/10/2014 issued by Collector, Pune.
- 20) Copy of Notice bearing no. HVL-10/MLEA/32 A/Notice/2014/195 dated 28/10/2014 from the Inspector General of Registration office Haveli no. 10 Pune.
- 21) Release Deed dated 29/ 08/2015 registered at Sub-registrar Haveli no. 11 at Sr. no. 82332/2015.
- 22) Mortgage Deed registered at Sub registrar Haveli no. 10 at Sr. no. 11003/2015 on dated 30/09/2015.
- 23) Environment Clearance certificate dated 10/12/2015.
- 24) Completion Certificate bearing no. 3785/2016 dated 22/03/2016 for building A & B.

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Addr.-5, No.36/1D, Pune-Solapur
Road, Maharashtra, Pune
Reg. No. MAH/637/1986
Mob. No. 9804974370

25) Commencement Certificate bearing no. 888/2016 dated 20/10/2016
for revised sanction.

C. SCRUTINY REPORT OF THE ABOVE MENTIONED DOCUMENTS-

1) On perusal of 7/12 extract from 1943 to 2016 that the land bearing
New Cat no. 564 (Old Cat No. 76) admeasuring 24 Acres 3 Gunthas
(including pot, khairba admeasuring 6 gunthas) was owned by
Vithoba Mahadji Satav-Patil. The said Vithoba Mahadji Satav-Patil
died intestate on 15/08/1968 leaving behind 1 son - Amrutrao Vithoba
Satav-Patil. 5 married daughters - Tarabai Jaywant Khairi, Kamalabai
Vithwanath Khairi, Vimal Vithwanath Kapre, Muktabai Rangnath
Jantihale, Shabai Baburao Bhadale and a widow - Smt. Shevarabai
Vithoba Satav-Patil as his only legal heirs. Accordingly their names are
mutated as owners to the revenue records of the said land vide
mutation entry No. 7155.

2) On an application of Tarabai Jaywant Khairi, Kamalabai Vithwanath
Khairi, Vimal Vithwanath Kapre, Muktabai Rangnath Jantihale, Shabai
Baburao Bhadale and Smt. Shevarabai Vithoba Satav-Patil, their
names are deleted from the 7/12 extract of the said land and the name
of Mr. Amrutrao Vithoba Satav-Patil is mutated as sole owner of the
said land. The said effect is given to the 7/12 extract of the said land
vide mutation entry No. 7156. As per the said mutation entry the
name of Mr. Amrutrao Vithoba Satav-Patil recorded on revenue
record as HUF member.

3) In the year 1968, the Maharashtra State Weights and Measurement
Act 1958 and Indian Coin Act 1955 had been implemented and in
pursuance thereof area of a/s. Nos. 1 to 365 of village Wagholi had

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Reg. No. MAH/637/1986
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Reg. No. MAH/637/1986
Mob. No. 9804974370

been converted into Hectare and Acre and assessment have been
converted into Rupee and Paisa. Accordingly the effect is given to the
7/12 extract of the said land vide mutation entry No. 7200.

4) Further that Mr. Amrutrao Vithoba Satav-Patil paid 6 times
assessment of the said Patil loan and as per the order of Tahsildar the
said land is re-granted on new tenure. This fact is effected to the
revenue records of the said land vide mutation entry No. 7315.

5) Thereafter Mr. Amrutrao Vithoba Satav give application for loan
and accordingly the name of Satav family members i.e. Mr. Amrutrao
Vithoba Satav, Mr. Manikrao Amrutrao Satav, Mr. Rajendra Amrutrao
Satav, Mr. Sanjay Amrutrao Satav have recorded on revenue record.
The said entry reflected on mutation entry No. 1591 dated
04/11/1948.

6) As per Mutation Entry No. 1, the consolidation scheme is
implemented and sanctioned for Village Wagholi by Deputy Director,
Land Record Pune Division on 31.03.1973, and the above said Cat
number No. 76 is renumbered as Cat No. 564 admeasuring 10 H. 23
Acres.

7) Thereafter Mr. Amrutrao Vithoba Satav-Patil has taken a loan from
Maharashtra State Co-operative Land Development Bank on
27/03/1973 against the said land accordingly the name of the Bank is
mutated in the owners column and the name of Amrutrao Vithoba
Satav-Patil is mutated in the other rights column on the 7/12 extract of
the said land vide mutation entry No. 7576. After repayment of the
said loan the name of Mr. Amrutrao Satav-Patil is mutated in the

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Reg. No. MAH/637/1986
Mob. No. 9804974370

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Add- S.No.10/103,Pune-Solapur
Road, Marjapuram, Pune
Reg. No. MAH/671/986
Mob. No. 9604974370

owners column and the name of the bank is deleted from the 7/12 extract of the said land vide mutation entry No. 1215.

8) Thereafter Mr. Amrutrao Vitthoba Satav-Patil made an application for entering the names of his 3 sons – Manikrao, Rajendra and Sanjay as per value as owners of the said land. Accordingly the names of Mr. Amrutrao Vitthoba Satav-Patil, Mr. Manikrao Amrutrao Satav-Patil, Mr. Rajendra Amrutrao Satav-Patil and Mr. Sanjay Amrutrao Satav-Patil are mutated as owners each of them having 4 annas share in the said land vide mutation entry No. 1591.

9) Thereafter the said Mr. Amrutrao Vitthoba Satav-Patil made an application for rectification of share holding of the land between himself and his 3 sons for the total area of land i.e. 1023R. Accordingly as per the 7/12 extract the holding was revised amongst owners as Mr. Amrutrao Vitthoba Satav-Patil holding 63R, Manikrao Amrutrao Satav-Patil holding 352R, Rajendra Amrutrao Satav-Patil holding 256R and Sanjay Amrutrao Satav-Patil holding 352R, each of them having 1.5.5.4 & 5.5 annas share in the said land respectively.

10) That the said division was revised between the family members. Amongst Mr. Manikrao Satav-Patil and Mr. Sanjay Satav-Patil and for which they have executed a gift deed which is registered at Haveli no. 20 bearing serial no. 8385/2010 dated 7/10/2010 by which they have gifted their individual share i.e. 32R i.e. 0.5 anna each to their brother Mr. Rajendra Amrutrao Satav-Patil to make him holder of equal portion of the said land i.e. holder of 5 annas i.e. holder of 34.20R out of the total area of the said land.

Rameshkumar B. Nage
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Reg. No. MAH/671/986
Mob. No. 9604974370

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Add- S.No.10/103,Pune-Solapur
Road, Marjapuram, Pune
Reg. No. MAH/671/986
Mob. No. 9604974370

11) That the Mr. Manikrao Satav-Patil, Mr. Sanjay Amrutrao Satav-Patil & Mr. Rajendra Amrutrao Satav-Patil are each entitled to land admeasuring 3 H 20 R and Mr. Amrutrao Vitthoba Satav-Patil is entitled to land admeasuring 00 H 63 R out of the entire land. Thereafter Mrs. Suman D. Bharti & Mrs. Meena T. Nandhan have executed a registered release deed which is duly registered at Haveli no. 10 bearing serial no. 13306/2011 dated 17/11/2011 to their brothers i.e. Mr. Manikrao Satav-Patil, Mr. Sanjay Amrutrao Satav-Patil.

12) Further Mr. Manikrao Satav-Patil & Mr. Nirmala Manikrao Satav-Patil have decided to retain land admeasuring 00 H 60 R each out of their individual share, borders & area. Further Mr. Manikrao Satav-Patil & Mr. Sanjay Amrutrao Satav-Patil and others are the absolute owners of and/or otherwise well and sufficiently entitled to the land admeasuring 03 H 60 R out of the totally admeasuring land 10 H 23 R bearing Car no. 564 Wagholi Tal-Haveli, Dist-Pune.

13) Thereafter the Mr. Manikrao Satav-Patil & others have been used said land as their capital asset for previous several years for agricultural purpose and farming. Further it is possible for them to develop the said land and therefore on 16/12/2011 they have converted their own land into stock-in-trade and the said decision of conversion of capital asset into stock-in-trade is for the welfare of the scheme/business and for their family too. For the said conversion they have paid NALABANA to State Bank of India, Treasury Branch, Pune of Rs. 1,74,12,500/- from Navin Shree (Wag 2) to June Start (Bhogawadekar Varg 1). Thereafter Order issued by Maramdar, Haveli, Pune for Car No. 564, Wagholi, Pune court of land from Navin Shree (Wag 2) to

Rameshkumar B. Nage
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Reg. No. MAH/671/986
Mob. No. 9604974370

Rameshkumar B. Nage
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Add- S.No.16/1D,Pune-Solapur
Road, Marolionem, Pune
Reg. No. MAH/657/1986
Mob. No. 960974379

Jun) Shri (Bhogawadekar Virg. J) by payment of NAJARANNA amount of Rs. 1,74,12,500/- vide letter No. vatan/Juni Shri/ 58/11/2011 dated 30/12/2011.

14) Thereafter Mr. Manirao Satav-Fall & others have decided to develop the area admeasuring 05 H 60 R out of the totally admeasuring land 10 H 23 R bearing Cat no. 564 Wagholi Tal-Haveli, Dist-Pune and subsequently executed the Agreement in form of Development Agreement with Mr. Manish Dwarakadas Maheshwari registered with Sub Registrar Haveli No. 10, Pune along with registered Power of Attorney, registered under Sr. No. 13307/2011 and No. 13308/2011 respectively both dated 28/11/2011.

15) On perusal of the State Papers, it appears that Tahasildar Haveli Pune issued order of Shal Papers on dated 29/02/2012. In the said Shal papers order Tahasildar Haveli mentioned that the said property is not under the any land acquisition. Further Tahasildar, Haveli stated that there was no high pressure electricity line passing through the said property and the said property has not under any Land acquisition Act/Kul karyada/Rehabilitation Act/Dwarkadas Mani/Vasan Shasan Van Zamin Pradan. Further he stated that the said property has not violated any rules & regulation.

16) That as per the Agreement dated 17/11/2011 and its Power of Attorney registered at the Office of the Sub Registrar Haveli No. 10 at Serial Nos. 13307/2011 and 13308/2011 respectively to carry out development of the said captioned property Mr. Manish D. Maheshwari has acquired development rights for the land bearing Cat. No. 564 for area admeasuring about 05H 60Ares out of the said

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Reg. No. MAH/657/1986
Mob. No. 960974379

2014 Pune Reg. No. 2014/4379

Rameshkumar B. Nage
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Add- S.No.16/1D,Pune-Solapur
Road, Marolionem, Pune
Reg. No. MAH/657/1986
Mob. No. 960974379

Captioned Property and Manish D. Maheshwari as a authorized Partner of M/s. Majestic Realtors has amalgamated the land bearing Cat no. 559/1 having area admeasuring about 00H 05Ares which it has purchased vide Sale Deed dated 29/03/2012 and its Power of Attorney registered at the Office of the Sub Registrar Haveli No. 12 at Serial Nos. 2188/2012 and 2189/2012 respectively with Cat no. 564 to carry out development of the said property by amalgamating the same with larger portion of land bearing Cat no. 564, Wagholi of area 05H 60Ares.

17) Thereafter one Mr. Bhaskar Kisan Mhaske has granted the right of way to M/s. Majestic Realtors for road admeasuring 40m in width and which is totally admeasuring around 14 R approximately out of the land bearing Cat No. 559/1, Wagholi Pune by way registered Agreement which is registered at Sr. No.11164/2012 dated 25/9/2012 at Haveli no. 10.

18) Further that M/s. Majestic Realtors through its authorized partner Mr. Manish Dwarakadas Maheshwari who is the holder/owner of land bearing Cat no. 559/1 given Power of Attorney for admeasuring of documents which are executed by M/s. Majestic Realtors in favour of Mr. Manish Dwarakadas Maheshwari who is the Developer of land bearing Cat no. 564 which is registered at Sub registrar Haveli no. 10 at Sr. no. 6928/2013 on dated 12/06/2013.

19) On perusal of Mortgage Deed dated 15/10/2013 registered at Sub-registrar Haveli no. 10 at Sr. no.11714/13 that Mr. Manish Dwarakadas Maheshwari has obtained term loan from Bank of Maharashtra.

Rameshkumar B. Nage
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Reg. No. MAH/657/1986
Mob. No. 960974379

2014 Pune Reg. No. 2014/4379

Rameshkumar B. Nage
ADVOCATE

Addr:- S. No. 36/1D, Pune-Solapur
Road, Maharashtra, Pune
Reg. No. MA160571189
Mob. No. 9604974370

Bajirao Road Branch, Pune for Rs. 7,75,00,000/- and offered the said
captioned property as a security as and by way of mortgage.

20) Thereafter the above mentioned Agreement along with Sale Deed
and the Power of Attorney and Developer obtained the building
construction plan sanctioned from Town Planning Department Pune
under their letter No. 559 and 564/Wajholi/SSNR/6639 dated 26/09/
2012 with endorsement of N.A. Order No. PMH/NA/58/175/2012
dated 16/03/2013 & thereafter Developer got revised sanction from
ADTP, bearing Cat No. 559 & 564/SP/3943 dated 27/06/2014 and
N.A. order no. PMH/SP/ADTP/37/2014 dated 21/10/2014 issued by
Collector, Pune.

21) On perusal of FIRE NOC it appears that Chief Fire Officer Pune
Municipal Corporation has given No Objection to construct the
building as proposed, subject to the compliance of some fire
prevention & fire protection system. Thereafter Chief Fire Officer
Pune Municipal Corporation gives Revised Fire NOC dated
21/06/2014 vide no. Out W/ No. FB 1102 in favour of Developer.

22) On perusal of Notice bearing no. HWL-10/MLEA/32
A/Notice/2014/195 dated 28/10/2014 from the Inspector General of
Registration office Haveli no. 10 Pune for defect payment of Stamp
Duty on Agreement no. 13307/2011 and I have given my reply and
no such adverse order has been passed by the Inspector General of
Registration till date.

23) On perusal of Release Deed executed by Bank of Maharashtra in
favour of dated 29/09/2015 registered at Sub-registrar Haveli no. 11
at Sr. no.8232/2015, it appears that M/s. Majestic Realtors have

Rameshkumar B. Nage
ADVOCATE

Addr:- S. No.36/1D,Pune-Solapur
Road, Maharashtra, Pune
Reg. No. MA160571189
Mob. No. 9604974370

repaid the Bank of Maharashtra Bajirao Road Branch Pune the entire
principal amount along with interest and cost thereof utilized by
them under the Term Loan Facility from Bank of Maharashtra until
now. The said Bank has executed release deed in favour of M/s.
Majestic Realtors. Further, the said loans has being closed in the
books of said bank and the said bank has released their charge on the
said land.

24) On perusal of Mortgage Deed registered at Sub registrar Haveli no.
10 at Sr. no. 11003/2015 on dated 30/09/2015, it appears that Mr.
Manish Dwarakdas Maheshwar has obtained construction finance on
the captioned property by mortgaging the said captioned property to
DCB Bank Ltd. and as per the terms of the loan agreement DCB Bank
had has to provide the No Objection Certificate to every transaction
of the Mr. Manish Dwarakdas Maheshwar.

25) On perusal of Environment Clearance Certificate dated 10/12/2015 it
appears that Maharashtra Pollution Control Board, Mumbai has
granted Environment Clearance Certificate bearing no. 10/ BO /
ROHQ /PN-26613-15/CECC/15513 under section 25 of the Water
(Prevention & Control of Pollution) Act, 1974 & Under Section 21 of
the Air (Prevention & Control of Pollution) Act, 1981 and Municipal
Solid Waste (Management & Handling) Rule 2000 and E-waste
(Management & Handling) Rule 2011) to Mr. Manish Dwarakdas
Maheshwar proprietor of "Majestic City".

26) On perusal of part Completion Certificate bearing no. 3785/2016
dated 22/03/2016 for building A & B, it appears that PMRDA Pune
has given part completion certificate for Building no. A & B having

Rameshkumar B. Nage
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Bajirao Road
Pune
29/10/2015

Rameshkumar B. Nage
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Pune
29/10/2015

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Adv.- S No. 56-1D, Pune-Solapur
Road, Maharashtra, Pune
Reg. No. MAH-571396
Mob. No. 9824974370

13th floor which consist of 102 flats in each building with parking and the said construction has been completed as per laws and regulations of the PMRDA and the construction made on the said land is regular and proper.

27) On perusal of Commencement Certificate bearing no. 888/2016 dated 30/10/2016 it appears that it appears that the said Developer had prepared and submitted the building plan of the proposed building, constructed /to be constructed on the said land to PMRDA for sanction. The PMRDA have sanctioned the building plan vide the said Commencement Certificate and the said Developer accordingly commenced construction of the said building in accordance with the said plan.

28) Adv. Sandeep dayama have paid Search Fee in office of H. Sub-Registrar Haveli No. 10 in Bank of Maharashtra for Search of 30 years. On behalf of me vide CRN No. MH001901847201718E, I have not published public notice in respect of the said property. I caused to inspect the index register available in the registration office, however, and also taken online search. As per the available record and at the time of carrying out search in the Sub-Registrar Office no adverse entries were found in respect of the said property in the records made available to me.

29) Apart from manual search have also taken e-search on official web site of Department of Registration & Stamp, Government of Maharashtra & it was also noted and found in e-search that Mr. Manish Dwarakdas Maheshwari proprietor of "Majestic City" has

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Adv.- S No. 36-7D, Pune-Solapur
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Reg. No. MAH-571396
Mob. No. 9824974370

executed various agreements for sale of Flats/Units with various purchasers, which is duly constructed upon the captioned property.

30) After verification of Registered Document I am of the opinion that Mr. Manish Dwarakdas Maheshwari is having absolute authority to develop the property bearing Cat. no. 564 situated at Village Wagholi, Tal-Haveli, Dist-Pune and having marketable title and is free from encumbrances, lien, lease, charges, subject to loan charges of DCB Bank and Notice bearing no. HVL-10/ML.EA/32 A/Notice/2014/795 dated 28/10/2014 from the Inspector General of Registration office Haveli no. 10 Pune in respect of captioned property.

Date- 02/06/2017
Pune

Advocate

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SEARCH AND TITLE OPINION

Date: - 02/06/2017

My client Mr. **Majestic Realtors** through its authorized partner Mr. **Munish Dwarakdas Matheshwar** have instructed me to give the search & title opinion in respect of the property bearing Car no. 559/1 lying and situate at Wagholi Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Wagholi, Taluka Panchayat Haveli, Zilla Parishad Pune. Search is taken in the Sub-Registrar Office Haveli no. 1 to 23 in general and Haveli no. 1, 2, 10, 20 in particular for search of 30 year. I am giving this search and Title opinion in respect of the above said property. In the present search I have commented on the papers, documents, relevant Government orders, irrespective of having any responsibility about the authenticity of the same.

A. DESCRIPTION OF PROPERTY:-

All that piece and parcel of land bearing situated at Wagholi within the limits of Grampanchayat Wagholi, Haveli Taluka Panchayat Sanlihe & Zilla Parishad, Pune and within jurisdiction of Sub Registrar, Haveli, Dist. Pune area admeasuring 5 R. 3y. 14a. 10. 20 in particular for search of 30 year. I am giving this search and Title opinion in respect of the above said property. In the present search I have commented on the papers, documents, relevant Government orders, irrespective of having any responsibility about the authenticity of the same.

East -> By 40' Road
South -> By Haveli No. 15 out of the property of Mrs. Sita Vilas Donge.
West -> By Car no.564
North -> By Haveli No. 14 of Car No. 559

(Hereinafter referred to as the said "Captioned Property")

At per the request of my client for his project named as "Majestic City", I have investigated title of the land i.e. Mentioned in the caption property.

B. DOCUMENTS SCRUTINIZED:-

- 1) 7/12 extract of Car No. 559, village Wagholi, Tal. Haveli, Dist. Pune.
- 2) Mutation entries.

Rameshkumar B. Nage
ADVOCATE
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Wagholi, Pune, Tal. Haveli,
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9869743770

3) 30th Tahan on dated 29/03/2012.

4) Sale Deed of 5 R bearing Car No. 559/1 executed between Mr. **Ernath Noruthi Decker** and Mr. **Majestic Realtors** through its authorized partner Mr. **Munish Dwarakdas Matheshwar** registered under Sr. No. 2188/2012 dated 29/3/2012 registered with Sub registrar, Haveli No. 12, Pune along with Index II & Registration Receipt No. 2192/2012.

5) Mr. **Ernath Noruthi Decker** gave Power of Attorney in favour Mr. **Majestic Realtors** through its authorized partner Mr. **Munish Dwarakdas Matheshwar** by registered sale deed with Sub Registrar Haveli No. 12, Pune at Sr. No. 2189/2012 dated 29/3/2012.

6) Agreement of Right of Way executed between Mr. B. K. **Ashok** and Mr. **March D. Matheshwar** for 14 R. for Road bearing Car No. 559/1, Wagholi Pune registered under Sr. No. 1164/2012 dated 25/9/2012.

7) Sale Deed executed between Mr. **Tegaj Laxmanji Kulkarni** and Mr. **Ernath Noruthi Decker** registered with Sub Registrar Haveli No. 7, Pune at Sr. No. 6786/2009 dated 23/11/2009 along with Index II & Registration Receipt No. 6974/2009.

8) Search & Title Report of Adv. B.M. **Ravi** on dated 25/09/2013.

9) Copy of Notice bearing no. HV/L10/MLE.A/32 A/N/Office/2014/795 dated 28/10/2014 from the Inspector General of Registration Office Haveli no. 10 Pune.

10) Mortgage Deed dated 15/10/2013 registered at Sub-registrar Haveli no. 10 at Sr. no.11714/13.

11) First NDC dated 21/08/2014.

12) N. A. order No. PH/4/NA/58/75/2012 dated 16/03/2013 issued by Collector Pune and Revised N.A. order bearing no. PH/NA/ADTP/37/2014 dated 21/10/2014 issued by Collector, Pune.

13) Release Deed dated 29/09/2015 registered at Sub-registrar Haveli no. 11 at Sr. no.8232/2015.

14) Mortgage Deed registered at Sub registrar Haveli no. 10 at Sr. no. 11003/2015 on dated 30/09/2015.

Rameshkumar B. Nage
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B.A.(Hons), LL.B.
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9869743770

15) Environment Clearance certificate dated 10/2/2015.
16) Completion Certificate bearing no. 3785/2016 dated 22/03/2016 for building A & B.

17) Commencement Certificate bearing no. 885/2016 dated 20/10/2016 for revised sanction.

C. SCRUTINY REPORT OF THE ABOVE MENTIONED DOCUMENTS.

1. On perusal of 7/12 extracts that the land bearing New Cat no. 559/1 (Old Cat No. 71) was previously been owned by Mr. Pandharinath Tukaram Bhande & others. Accordingly his name mutated in owner to the revenue records.

2. Mr. Pandharinath Tukaram Bhande & others sold the land out of bearing Cat no. 559/1 to Mr. Bhanekar Kisan Mhaleke by way of Sale Deed on dated 30/12/1972.

3. Thereafter Mr. Bhanekar Kisan Mhaleke sold the land out of bearing Cat no. 559/1 to Mr. Tejas Laxmanant Kulkarni through Mrs. Chanchilla Laxmanant Kulkarni by way of Sale Deed which is registered at Sub-registrar Haweli no. 7 at Sr. no. 1475/2001. The said entry reflected on Mutation entry no. 421.

4. Thereafter Mr. Tejas Laxmanant Kulkarni through Mrs. Chanchilla Laxmanant Kulkarni sold the land out of bearing Cat no. 559/1 to Mr. Eknath Nivrutti Decker by way of Sale Deed which is registered at Sub-registrar Haweli no. 7 at Sr. no. 6786/2009. The said entry reflected on Mutation entry no. 7321.

5. Thereafter Mr. Eknath Nivrutti Decker sold the land bearing Cat no. 559/1 area admeasuring 00 H 05 R. out of the total area admeasuring 13 H 58 R. to Mr. Majestic Realtors through its authorized partner Mr. Manish Dwarakadas Maheshwari by registered sale deed with Sub Registrar Haweli No. 12, Pune at Sr. No. 2188/2012 dated 29/3/2012. The said entry reflected on Mutation entry no. 8858.

6. Thereafter Mr. Eknath Nivrutti Decker gave Power of Attorney in favour of the land bearing Cat no. 559/1 area admeasuring 00 H 05 R. out of the total

area admeasuring 13 H 58 R. to Mr. Majestic Realtors through its authorized partner Mr. Manish Dwarakadas Maheshwari by registered sale deed with Sub Registrar Haweli No. 12, Pune at Sr. No. 2188/2012 dated 29/3/2012.

7. Further that Mr. Majestic Realtors who is the owner of land bearing Cat no. 559 gave Power of Attorney in favour of Mr. Manish Dwarakadas Maheshwari who is the Promoter/Developer of land bearing Cat no. 564 which is registered at Sub registrar Haweli no. 10 at Sr. no. 6928/2013 on dated 12/06/2013.

8. Thereafter Mr. Bhanekar Kisan Mhaleke has granted the right of way to Mr. Majestic Realtors for road admeasuring 40ft in width and which is totally admeasuring around 14 R. approximately out of the land bearing Cat No. 559/1. Written Power by way registered Agreement which is registered at Sr. No. 1164/2012 dated 25/9/2012 at Haweli no. 10.

9. On perusal of the Shal Pahane, it appears that Tehsildar Haweli Pune issued order of Shal Pahane on dated 29/02/2012. In the said Shal pahani order Tehsildar Haweli mentioned that the said property is not under the any land acquisition. Further Tehsildar, Haweli stated that there was no high pressure electricity line passing through the said property and the said property has not under any land acquisition Act/Local bye-laws/Rehabilitation Act/Deurban laws/Vision Sharan Van Zamen Pradhan. Further he stated that the said property has not violated any rules & regulations.

10. Further that Mr. Majestic Realtors has acquired ownership right by purchased vide Sale Deed dated 29/03/2012 and its Power of Attorney registered at the Office of the Sub Registrar Haweli No. 12 at Serial Nos. 2188/2012 and 2189/2012 respectively for the land bearing Cat. No. 559/1 and Manish Dwarakadas Maheshwari has amalgamated the land bearing Cat no. 559/1 having area admeasuring about 00H 05Ares with Cat no. 564 to carry out development of the said property by amalgamating the same with larger portion of land bearing Cat no. 564, Wagon of area 05H 50Ares and

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by Developer obtained the building construction plan sanctioned from Town Planning Department Pune vide their letter No. 559 and 564/ Wapco/33N/6039 dated 26/9/2012 with endorsement of NA Order No. PMH/NA/58/75/2012 dated 16/3/2013 & thereafter Developer got revised sanction from ADTP, bearing Cat No. 559 & 564/58/3943 dated 27/06/2014 and N.A. order no. PMN/51/ADTP/37/2014 dated 21/10/2014 issued by Collector, Pune.

11. On perusal of Mortgage Deed dated 15/10/2013 registered at Sub-Registrar Haveli no. 10 at Sr. no.1714/13 that M/s. Malenque Realtors has obtained term loan from Bank of Maharashtra, Bajirao Road Branch, Pune for Rs.75,00,000/- and offered the said captioned property as a security as and by way of mortgage.

12. On perusal of FIRE NOC it appears that Chief Fire Officer Pune Municipal Corporation has given No Objection to construct the building as proposed, subject to the compliance of some fire prevention & fire protection system. Thereafter Chief Fire Officer Pune Municipal Corporation given Revised Fire NOC dated 21/06/2014 vide no. CM/V. No. 18/1102.

13. On perusal of Notice bearing no. HVL/10/M.L.A/32 A/Notice/2014/195 dated 28/10/2014 from the Inspector General of Registration office Haveli no. 10 Pune for deficit payment of Stamp Duty on Agreement no. 13307/2013 and I have given my reply and no such adverse order has been passed by the Inspector General of Registration till date.

14. On perusal of Release Deed executed by Bank of Maharashtra in favour of dated 29/ 09/2015 registered at Sub-Registrar Haveli no. 11 at Sr. no.8232/2015, it appears that M/s. Malenque Realtors have repaid the Bank of Maharashtra Bajirao Road Branch Pune the entire principal amount along with interest and cost thereof utilized by them under the Term Loan Facility from Bank of Maharashtra until now. The said Bank has executed release deed in favour of M/s. Malenque Realtors. Further, the said loan has been

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closed in the books of said bank and the said bank has released their charge on the said land.

15. On perusal of Mortgage Deed registered at Sub Registrar Haveli no. 10 at Sr. no. 11003/2015 on dated 30/09/2015 that M/s. Malenque Realtors have obtained construction finance on the captioned property by mortgaging the said captioned property to DCB Bank Ltd. and as per the terms of the loan agreement DCB Bank Ltd has to provide the No Objection Certificate to every transaction of the M/s. Malenque Realtors.

16. On perusal of Environment Clearance Certificate dated 10/12/2015 that Maharashtra Pollution Control Board, Mumbai has granted Environment Clearance Certificate bearing no. 1.0/BO/AO/HQ/Ph-26613-15/CL/CC-15513 under section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & Under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Municipal Solid Waste (Management & Handling) Rule 2000 and E waste (Management & Handling) Rule 2011 to M/s. Malenque Realtors.

17. On perusal of part Completion Certificate bearing no. 3785/2016 dated 22/03/2016 for building A & B, it appears that PMRDA Pune has given part completion certificate for building no. A & B having 13th floor which consist of 102 flats in each building with parking and the said construction has been completed as per laws and regulations of the PMRDA and the construction made on the said land is regular and proper.

18. On perusal of Commencement Certificate bearing no. 888/2016 dated 20/10/2016 it appears that it appears that the said Developer had prepared and submitted the building plan of the proposed building, constructed /to be constructed on the said land to PMRDA for sanction. The PMRDA have sanctioned the building plan vide the said Commencement Certificate and the said Developer accordingly commenced construction of the said building in accordance with the said plan.

19. Adv Sandeep Dayma have paid Search Fee in office of Sr. Sub-Registrar Haveli No. 10 in Bank of Maharashtra for Search in respect of the said property on

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Debut Of the Vide GEN No. MAH0190205232017BE I have not published public notice in respect of the said property. I caused to inspect the Index registers available in the registration office, however, and also taken online search. As per the available record and at the time of carrying out search in the Sub-Registrar Office no adverse entries were found in respect of the said property in the records made available to me.

20. Apart from manual search I have also taken e-search on official web site of Department of Registration & Stamp, Government of Maharashtra & it was also noted and found in e-search that M/s. Mayetique Realtors has executed various agreements for sale of Flats/Units with various purchasers, which is duly corroborated upon the captioned property.

After verification of Registered Documents of the option that M/s. Mayetique Realtors is having absolute right and authority to develop the property bearing Cat no. 559/1 situated at Village Wagholi, Tal.Haveli, Dist. Pune and having marketable title and is free from encumbrances, liens, lease, charges subject to loan/charge of DCB Bank and Notice bearing no. HWL/0/M/L/EA/32 A/Nctee/2014/195 dated 28/10/2014 from the Inspector General of Registration office Haveli no. 10 Pune in respect of captioned property.

Date- 02/06/2017

Pune

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Marolthum, Tal. Haveli,
Dist. Pune Mob. 9604974370
Advocate

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TITLE CERTIFICATE

All that piece and parcel of land bearing situated at Wagholi within the limits of Champachayat Wagholi, Haveli Taluka Panchayat Samiti & Zila Parishad, Pune and within jurisdiction of Sub Registrar, Haveli, Dist. Pune area admeasuring 5 R by Sale Deed and area admeasuring 14 R along with only right to use 40' Common road out of the total area admeasuring 13 R 14 only bearing Cat No. 559/1 M/s. Mayetique Realtors is having absolute right to develop the property bearing Cat No. 559/1 Wagholi, Pune and having marketable title and is free from all encumbrances, liens, lease, charges subject to loan/charge of DCB Bank on dated 30/09/2015 in respect of captioned property. M/s. Mayetique Realtors have obtained construction loan on the captioned property by mortgaging the said captioned property by way of Mortgage Deed registered at Sub registrar Haveli no. 10 at S. no. 11003/2015 on dated 30/09/2015 that to DCB Bank Ltd. and as per the terms of the loan agreement DCB Bank Ltd has to provide the No Objection Certificate to every transaction of the M/s. Mayetique Realtors.

SCHEDULE

All that piece and parcel of lands bearing situated at Wagholi within the limits of Champachayat Wagholi, Haveli Taluka Panchayat Samiti & Zila Parishad, Pune and within jurisdiction of Sub Registrar, Haveli, Dist. Pune area admeasuring 5 R by Sale Deed and area admeasuring 14 R along with only right to use 40' Common road out of the total area admeasuring 13 R 14 only bearing Cat No. 559/1 Collectively bounded as follows:-

East -By 40' Road
South -By Hissa No. 15 out of the property of Mrs. Shri Vilas Dongre
West -By Cat no.584
North -By Hissa No. 14 of Cat No. 559

Together with appurtenances thereon.

Date- 02/06/2017

Pune

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