



Date : 04/06/2012

SEARCH AND TITLE REPORT

To,
M/s. Pharande Promoters and Builders
Tarangan, 98/2, Guruvihar,
Bhosari, Pune - 411 039.

Subject:- Legal opinion in respect of property situate within the Registration Sub-District of Haveli, District Pune and within the jurisdiction of Sub-Registrar, Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and Pimpri Chinchwad New Town Development Authority of village Moshi, bearing Plot No.12, Sector No.6 admeasuring 41425 Sq. Mtrs.,

Lessor of the Property : Pimpri Chinchwad New Town Development Authority.

Lessee : Pune Panjarpol Trust, Through its authorized Managing Trustee –
1) Shri Omprakash Nagraj Ranka
2) Shri Kantilal Surajmal Sanghavi

Promoters and Builders : M/s. Pharande Promoters and Builders
Through its Partner -
Shri Anil Jayram Pharande.

Sir,

You have requested me to take a search and submit my report regarding the marketability of the title of the subject mentioned property, regarding the same I state as follows:

1) That I have taken a search of the Index II Records and Registers of Subject mentioned property at the Offices of Sub-Register Haveli Nos.5, 14, 17, 18 and Joint District Registrar for all the Offices of the Sub Registrar, Haveli, for the years 2006 to 2012 (both years inclusive) for the period of 7 years, by paying requisite fee vide their receipt No.1672106 dated 31/05/2012.

A) I have perused the documents submitted to me by you, list of which is given below

(All the copies are Xerox only)

a) Lease Deed dtd. 31/12/2005 between PCNTDA and Pune Panjarpol Sanstha.

f) Application U/s.36(1)(a) and (c) of the Bombay Public Trusts Act, 1950.

g) Commencement Certificate.

h) No Objection Certificate.

2) The Title history in respect of the property bearing Plot No.12, Sector No.6 area admeasuring 41425 Sq. Mtrs. based on the documents submitted to me reveals as follows-

A. All that, Agricultural lands and properties bearing Survey No.883, Survey No.879 and Survey No.884 total area admeasuring 33 Hectar 14 R of village Moshi was originally owned by Pune Panjarpol Trust, Pune Nasik Road, Bhosari, Pune, A Public Charitable Trust, registered under The Bombay Public Trust Act, 1950, having its Registration No.E-29 (hereinafter referred to as 'Pune Panjarpol Tust' for sake of brevity).

B. By a Notification issued under section 4 of the Land Acquisition Act, 1894 on 02/03/1970, the Commissioner of Pune Division of the Government of Maharashtra, notified several lands in village Moshi including the above mentioned lands owned by Pune Panjarpol Trust for acquisition for a public purpose namely for the planned development and utilization of the lands by



Pimpri Chinchwad New Town Development Authority for industrial, commercial and residential purpose.

- C. The Commissioner of Pune Division, thereafter issued a notice u/s 6 of the said Act on 19th February, 1972 and appointed Special Land Acquisition Officer under clause (c) of the Section 3 of the Act to perform the functions of the Collector for the purpose of making an Award.
- D. The Special Land Acquisition Officer made and published his Award on or about 23/09/1986 and awarded Rs.16,75,158.85 (Rupees Sixteen Lac Seventyfive Thousand One Hundred Fiftyeight and Paise Eightyfive only) towards compensation for the acquisition of the above mentioned land belongs to Pune Panjarpol Trust.
- E. The possession of the said land bearing Survey No.883, Survey No.879 and Survey No.884 total area admeasuring 33 Hector 14 R of village Moshi was taken by the Government and handed over to Pimpri Chinchwad New Town Development Authority, as per the provisions of Sec.16 of the Land Acquisition Act read with Section 128 of the Maharashtra Regional and Town Planning, 1966.
- F. On or about 3rd March 1990 the Government of Maharashtra issued a General Circular of directions, directing the Pimpri Chinchwad New Town Development Authority to transfer back to the persons whose lands were so acquired a portion of the land so acquired or any other land in the same village or at any other place which would be equivalent to 12.50 percent of the total area acquired of each such owner, that is five gunthas per 40 gunthas .
- G. The said circular or direction was modified by another circular/direction dtd. 15/09/1993, by which it was provided that the persons whose lands were acquired after 1st January 1984 should be given back five gunthas out of 40 gunthas acquired or 12.50 percent of the area acquired of each owner by the Pimpri

Chinchwad New Town Development Authority and it was further directed by the said circular that the land to be returned to the owner would be preferably from the same village from which the land was acquired and those owners who had received the compensation from the Pimpri Chinchwad New Town Development Authority Land Acquisition Officer should be liable to return the proportionate compensation amount in respect of the land to be transferred back to them alongwith interest on such amount received at the rate of 13.5% from the receipt of the compensation, till the transfer of the land equal to 12.50 percent of the total land acquired of each owner.

- H. Further, the State Government has issued G.R. No.PCN/1699/73/CR/122/99 UD-22 dtd. 04/08/2000 and directed to Pimpri Chinchwad New Town Development Authority, that the persons to whom the 12.50 % of the acquired land is allotted will be entitled to transfer the same to any other person subject to payment of Transfer Fee as directed in the said G.R. for the 1st transfer, and in case of any subsequent transfer, transfer fee will be charged as per provisions of Disposal of Land Regulation Act, 1973.
- I. The Pimpri Chinchwad New Town Development Authority proposed to transfer by way of lease to Pune Panjarpol Trust of another piece of land belonging to Pimpri Chinchwad New Town Development Authority and Pimpri Chinchwad New Town Development Authority allotted plot of land bearing Plot No.12 area admeasuring 41425 Sq. Mtrs. from Sector No.6 of village Moshi to Pune Panjarpol Trust, vide Allotment Certificate and for 99 years on Lease hold basis. The Lease Deed for the said plot is executed by Pimpri Chinchwad New Town Development Authority in favour of Pune Panjarpol Trust on 31/12/2005 and registered at the Office of Sub Registrar Haveli No.14 at Serial No.20/2006. The possession of the said plot has also been handed over to the Lessee, Pune Panjarpol Trust on 02/01/2006.



- J. By virtue of aforesaid Lease Deed Pune Panjarpol Trust is acquired the subject land from Pimpri Chinchwad New Town Development Authority, pursuant to the directions of the Government as contained in two circulars mentioned above and subsequently modified.
- 3) Pune Panjarpol Trust obtained the sanction for building plan from Pimpri Chinchwad New Town Development Authority, vide its Sanction No. विप्रा./२६/०६/१२/२१६४ दि. २९/०३/२००७, for construction of Building/s, to exploit the potential of the subject property.
- 4) Pune Panjarpol Trust filed an application before the Hon'ble Joint Charity Commissioner, Maharashtra State, Mumbai to sell or transfer and assign the leasehold rights in the said land bearing Plot No.12, Sector No.6 of village Moshi, Tal. Haveli, Dist. Pune area admeasuring 41425 Sq. Mtrs. in favour of M/s. Pharande Promoters and Builders and the Hon'ble Joint Charity Commissioner, Maharashtra State, Mumbai is granted permission on 19/05/2012.
- 5) By virtue of the aforesaid Lease Deed, Pune Panjarpol Trust is very much entitle to assign all rights, title and interest to and in favour of Pharande Promoters and Builders by executing and registering appropriate documents to that effect.

All the Documents are returned herewith

Advocate

(Mr. S. N. Gaikwad)

२१/१६

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/जर्जाचा अनुक्रमांक १०३०/१२

दिनांक ३१/५/१२ खन २०१२

दस्तावेजाचा प्रकार- ओरिजिनल २००६ ते २०१२ (७ वर्षा)

सादर करणाराचे नाव- डी. अर्जुनराव ना. गायकवाड

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोटो)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा सापणे (कलम ६४ ते ६७)

शोध वि. निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

असाधित नकला (कलम ५७) (फोटो)

इतर फी (मागील पानावरील) बाब क्र.

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ओरिजिनल २००६ ते २०१२

१ पि. सि. वी. नगर प्रा. वि.

करातीम शेवरे ने. ६

जोर ने १२

६ एकरेपेच्या हल्लार फका

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दस्तावेज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

सह-मुख्य निबंधक वर्ग-२

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

हवेली क्र. ५, पिंपरी-चिंचवड

सादरकर्ता



Date:27/04/2013

SEARCH AND TITLE REPORT

To,

M/s. Pharande Promoters and Builders

'Tarangan', 98/2, Guruvihar,

Pune Nasik Highway, Bhosari, Pune - 411 039.

Subject:- Legal opinion in respect of property situated within the Registration Sub-District of Haveli, District Pune and within the jurisdiction of Sub-Registrar, Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation and Pimpri Chinchwad New Town Development Authority of village Moshi, bearing Plot No.12, Sector No.6 admeasuring 41425 Sq. Mtrs.,

Owner/Lessor of the Property : Pimpri Chinchwad New Town Development Authority.

Lessee : Pune Panjarpol Trust, Through its authorized Managing Trustee –
1) Shri Omprakash Nagraj Ranka
2) Shri Kantilal Surajmal Sanghavi

Promoters and Builders : M/s. Pharande Promoters and Builders.
Through its Partner -
Shri Anil Jayram Pharande.

Sir,

You have requested me to take a search and submit my report regarding the marketability of the title of the subject mentioned property, regarding the same I state as follows:

I) That I have taken a search of the Index II Records and Registers of the Subject mentioned property at the Offices of Sub-Register Haveli Nos.5, 14, 17, 18 and Joint District Registrar for all the Offices of the Sub-Registrar, Haveli, for the years 2006 to 2013 (both years inclusive) for the period of 8 years, by paying requisite fee vide their receipt No.1672106 dtd.31/05/2012 and receipt No.0747265 dtd.21/03/2013.

A) I have perused the documents submitted to me by you, list of which is given below (All the copies are Xerox only)

- a) Lease Deed dtd. 31/12/2005 between PCNTDA and Pune Panjarpol Sanstha.
- f) Application U/s.36(1)(a) and (c) of the Bombay Public Trusts Act, 1950.
- g) Deed of Assignment / Development Agreement Registration No.6813/2012 along with Index II and Receipt.
- h) General Power of Attorney Registration No.6814/2012.
- i) General Power of Attorney Registration No.6815/2012 along with Receipt.
- j) General Power of Attorney Registration No.6817/2012 along with Receipt.
- k) Commencement Certificate.
- l) No Objection Certificate.
- m) Revised Commencement Certificate.



2) The Title history in respect of the property bearing Plot No.12, Sector No.6 area admeasuring 41425 Sq. Mtrs. based on the documents submitted to me reveals as follows-

- A. All that, Agricultural lands and properties bearing Survey No.883, Survey No.879 and Survey No.884 total area admeasuring 33 Hectar 14 R of village Moshi was originally owned by Pune Panjarpol Trust, Pune Nasik Road, Bhosari, Pune, A Public Charitable Trust, registered under The Bombay Public Trust Act, 1950, having its Registration No.E-29 (hereinafter referred to as 'Pune Panjarpol Tust' for sake of brevity).
- B. By a Notification issued under section 4 of the Land Acquisition Act, 1894 on 02/03/1970, the Commissioner of Pune Division of the Government of Maharashtra, notified several lands in village Moshi including the above mentioned lands owned by Pune Panjarpol Trust for acquisition for a public purpose namely for the planned development and utilization of the lands by Pimpri Chinchwad New Town Development Authority for industrial, commercial and residential purpose.
- C. The Commissioner of Pune Division, thereafter issued a notice u/s 6 of the said Act on 19th February, 1972 and appointed Special Land Acquisition Officer under clause (c) of the Section 3 of the Act to perform the functions of the Collector for the purpose of making an Award.
- D. The Special Land Acquisition Officer made and published his Award on or about 23/09/1986 and awarded Rs.16,75,158.85 (Rupees Sixteen Lac Seventyfive Thousand One Hundred Fiftyeight and Paise Eightyfive only) towards compensation for the acquisition of the above mentioned land belongs to Pune Panjarpol Trust.

- E. The possession of the said land bearing Survey No.883, Survey No.879 and Survey No.884 total area admeasuring 33 Hecter 14 R of village Moshi was taken by the Government and handed over to Pimpri Chinchwad New Town Development Authority, as per the provisions of Sec.16 of the Land Acquisition Act read with Section 128 of the Maharashtra Regional and Town Planning, 1966.
- F. On or about 3rd March 1990 the Government of Maharashtra issued a General Circular of directions, directing the Pimpri Chinchwad New Town Development Authority to transfer back to the persons whose lands were so acquired a portion of the land so acquired or any other land in the same village or at any other place which would be equivalent to 12.50 percent of the total area acquired of each such owner, that is five gunthas per 40 gunthas .
- G. The said circular or direction was modified by another circular/direction did. 15/09/1993, by which it was provided that the persons whose lands were acquired after 1st January 1984 should be given back five gunthas out of 40 gunthas acquired or 12.50 percent of the area acquired of each owner by the Pimpri Chinchwad New Town Development Authority and it was further directed by the said circular that the land to be returned to the owner would be preferably from the same village from which the land was acquired and those owners who had received the compensation from the Pimpri Chinchwad New Town Development Authority Land Acquisition Officer should be liable to return the proportionate compensation amount in respect of the land to be transferred back to them alongwith interest on such amount received at the rate of 13.5% from the receipt of the



compensation, till the transfer of the land equal to 12.50 percent of the total land acquired of each owner.

- H. Further, the State Government has issued G.R. No.PCN/1699/73/CR/122/99 UD-22 dtd. 04/08/2000 and directed to Pimpri Chinchwad New Town Development Authority, that the persons to whom the 12.50 % of the acquired land is allotted will be entitled to transfer the same to any other person within a period of 5 years from the date of execution of Lease Deed and subject to payment of Transfer Fee as directed in the said G.R. for the 1st transfer, and in case of any subsequent transfer, transfer fee will be charged as per provisions of Disposal of Land Regulation Act, 1973.
- I. The Pimpri Chinchwad New Town Development Authority proposed to transfer by way of lease to Pune Panjarpol Trust of another piece of land belonging to Pimpri Chinchwad New Town Development Authority and Pimpri Chinchwad New Town Development Authority allotted plot of land bearing Plot No.12 area admeasuring 41425 Sq. Mtrs. from Sector No.6 of village Moshi to Pune Panjarpol Trust, vide Allotment Certificate and for 99 years on Lease hold basis. The Lease Deed for the said plot is executed by Pimpri Chinchwad New Town Development Authority in favour of Pune Panjarpol Trust on 31/12/2005 and registered at the Office of Sub Registrar Haveli No.14 at Serial No.20/2006. The possession of the said plot has also been handed over to the Lessee, Pune Panjarpol Trust on 02/01/2006.
- J. By virtue of aforesaid Lease Deed Pune Panjarpol Trust is acquired the Lease hold rights of the land from Pimpri Chinchwad New Town

Development Authority, pursuant to the directions of the Government as contained in two circulars mentioned above and subsequently modified.

- 3) Pune Panjarpol Trust obtained the sanction for building plan from Pimpri Chinchwad New Town Development Authority, vide its Sanction No. विप्रा./२६/०६/१२/२१६४ दि. २९/०३/२००७, for construction of Building/s, to exploit the potential of the subject property.
- 4) Pune Panjarpol Trust filed an application before the Hon'ble Joint Charity Commissioner, Maharashtra State, Mumbai to sell or transfer and assign the leasehold rights in the said land bearing Plot No.12, Sector No.6 of village Moshi, Tal. Haveli, Dist. Pune area admeasuring 41425 Sq. Mtrs. in favour of M/s. Pharande Promoters and Builders and the Hon'ble Joint Charity Commissioner, Maharashtra State, Mumbai is granted permission on 19/05/2012.
- 5) By virtue of the aforesaid facts, Pune Panjarpol Trust is very much entitle to assign all rights, title and interest in respect of subject mentioned property to and in favour of Pharande Promoters and Builders by executing and registering appropriate documents to that effect.
- 6) After obtained such permission Pune Panjarpol Trust is very much entitled to enter into Development Agreement / Deed of Assignment of leasehold rights in favour of M/s. Pharande Promoters and Builders. Pursuant to the said permission obtained from the Hon'ble Joint Charity Commissioner Maharashtra State, Mumbai, the Trustees have entered into Deed of Assignment / Development Agreement and entrusted development rights in respect of the area admeasuring 41425 Sq. Mtrs. bearing Plot No.12, Sector



No.6, situated at village Moshi to and in favour of M/s. Pharande Promoters and Builders by executing the same on 19/07/2012. The said Deed of Assignment / Development Agreement is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.6813/2012 on the same day.

- 7) Further that, Pune Panjarpol Trust has executed various Power of Attorney's having Registration Nos.6814/2012, 6815/2012 and 6817/2012 respectively in favour of M/s. Pharande Promoters and Builders through its partner Mr. Anil Jayram Pharande on 19/07/2012 to enable development of the said property area admeasuring 41425 Sq. Mtrs. bearing Plot No.12, Sector No.6, situated at village Moshi in best possible manner. The said Power of Attorney's are also registered in the Office of Sub-Registrar, Haveli No.14, on 19/07/2012.
- 8) Further M/s. Pharande Promoters and Builders have submitted the revise plan of the buildings to the Pimpri Chinchwad New Town Development Authority and subsequently obtained sanction vide its Commencement Certificate No.Vipra/26/6/12/1616 dtd.24/12/2012.
- 9) Non Agriculture permission is granted by District Collector, Pune vide letter No.PMH/NA/SR/634/2012, Pune - 1, dtd.22/04/2013 in respect of subject mentioned property.
- 10) Thus, by aforesaid Deed of Assignment / Development Agreement having Registration No.6813/2012, pursuant to that the Power of Attorney's having Registration Nos.6814/2012, 6815/2012 and 6817/2012, M/s. Pharande Promoters and Builders acquired all the Development Rights in respect of the property bearing Plot No.12, Sector No.6, situated at village Moshi area admeasuring 41425 Sq. Mtrs. to develop the said property by constructing

building/s, consisting of ownership units on the said property and to sell or transfer such units to the prospective Purchasers for consideration.

- 11) AND, subject to Documents given for my perusal and subject to whatever stated hereinabove I state that the title of the Lessees/Owners to the said property is clean, clear and marketable and M/s. Pharande Promoters and Builders is fully entitled to develop the said property. There is no any hurdle and impediment, restrictive clause or clause which will impair the developer to develop the said property and to take all the benefits out of the said property.

All the Documents are returned herewith



Advocate
(Mr. S. N. Gaikwad)

पावली क्र.

नोंदणी २५ म.
Regn. 37 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक २७९/९३

दिनांक: २७/३/९३ म. २०९३

दस्तावेजाचा प्रकार-

शोध २०९३ (१०००)

सादर करणाऱ्याचे नाव-

आ.उ. शेंकोरेण या गांधी

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नकल फी (फोटोजो)

पुष्पवलाची नकल फी

दफालखर्च

नकल किंवा साधने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

बंद-कलम २५ अन्वये

कलम २४ अन्वये

प्रमाणित नकल (कलम ५७) (फोटोजो)

इतर फी (मागील पानावरील) बाब क्र.

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दस्तावेज

नकल

रोजी तयार होईत व

नोंदणीकृत ठावेने पाठवली जाईल.

या सह-दुय्यम निबंधक वर्ग-२

हवेली क्र. ५, पिपरी-विघवड

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत ठावेने पाठवावा

हवाली कराता.

सादरकर्ता