

ANITA B. MAGAR
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Date - 30.01.2017

TITLE OPINION

To,

M/S Sai Shree Developers
S. No. 11/8, Ambegaon Budruk,
"Sai Mistique" Near Rajaram Institute,
Pune - 411046.

Subject :- Title opinion in respect of the property bearing S. Nos. 11/2, 11/7(part), 11/8(part), and 11/9(part). Mouje Ambegaon Budruk, Taluka Haveli, District Pune.

Sir,

Adv. Chetan Phutane has already submitted Search Report and Title Opinion to the M/S Saishree Developers on 22.04.2011 and Adv. Suvarna Shinde has also submit continuation title opinion dated 25.02.2016, therefore This title opinion is issued in continuation of the said Search & Title for the further period i.e. From February 2016 onwards.

I have investigated the title to the captioned property, and in my opinion I have to state as under -

1. LIST OF DOCUMENTS GIVEN FOR MY PERUSAL :-

- a. Copies of 7/12 extracts,
- b. Copies of Mutation Entries,



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- c. Copy of Sale Deed dt. 8.05.1995 registered at serial no. 3011/1995 Shri. Baban Nathu Kondhare to Mrs. Shailaja Arun Adkar. S. No. 11/2, area admeasuring 35 R.
- d. Copy of Sale Deed dt. 8.05.1995 registered at serial no. 3010/1995 Shri. Baban Nathu Kondhare to Mrs. Mangala Suryakant Dhamale. S. No. 11/2, area admeasuring 13 R.
- e. Copy of Sale Deed dt. 8.05.1995 registered at serial no. 3009/1995 Shri. Baban Nathu Kondhare to Mrs. Rajashri Vallabh Benake. S. No. 11/2, area admeasuring 35 R.
- f. Copy of Gift Deed dt. 14.12.2009, registered at serial no. 6735/2009, Shri. Ashok Babanrao Kokane To Shri. Atul Vallabh Benke and Shri. Amit Vallabh Benke, S. No. 11/2 area admeasuring 35 R.
- g. Copy of Sale Deed dt. 19.09.2008, registered at serial no. 7585/2008 Ramesh Vitthal Hajare and others in favour of M/S Mahalaxmi Land Developers. (S. No. 11/7 - 8.5 R, 11/8 - 70.5 R, 11/9 - 8 R)
- h. Copy of Sale Deed dt. 7.08.2009, registered at serial no. 5069/2009 in favour of M/S Mahalaxmi Land Developers. (S. No. 11/8 - 10 R).
- i. Copy of Joint Venture Agreement dt. 15.05.2010, Registered at serial no. 4406/2010.
- j. Copy of N. A. Orders dt. 15.04.2011, 10.10.2011 and 9.10.2014.



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- k. Copy of Hastantaran Dast dt. 14.02.2014, registered at serial no. 1337/2014, M/S Mahalaxmi Land Developers in favour of Collector, Pune (Internal Road 1982.45 Sq. Mtrs. and Amenity Space 3750 Sq. Mtrs.)
- l. Completion Certificates dt. 25.06.2014 and 1.09.2015
- m. Title Opinion and Search Report from Adv. Suvarna Shinde dt. 25.02.2016.
- n. Search Report from Adv. Veen Abhyankar dt.

2. DESCRIPTION OF PROPERTY : -

All that piece and parcel of land and ground situated within the Registration Sub-Dist. Taluka Haveli, Dist. Pune and situated outside the limits of Pune Municipal Corporation bearing S. No. 11/2 area admeasuring 1 Hectar 53 R, S. No. 11/7 area admeasuring 8.5 R out of the total area admeasuring 27 R, S. No. 11/8 area admeasuring 80.05 R out of the total area admeasuring 1 Hectar 22 R, S. No. 11/9 area admeasuring 8 R out of total area admeasuring 24 R, Mouje Ambegaon Budruk, Pune, Totally admeasuring 250 R, i.e. 2500 Sq Mtrs., and collectively bounded as under -

On or towards the East	:	By S. No. 11 (part) and S. No. 16
On or towards the South	:	By Road
On or towards the West	:	By S. No. 11(part)
On or towards the North	:	By S. No. 10(part)



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3. S. No. 11/2 area admeasuring 15300 Sq. Mtrs.

a. It is seen from the copy of the sale deed dt. 8.05.1995 which is registered in the office of the Sub - Registrar Haveli No. 9 at Serial No. 3009/1995, Shri. Baban Nathu Kondhare sold his land bearing S. No. 11/2 area admeasuring 35 R in favour of Mrs. Rajashri Vallabh Benke. Accordingly her name is recorded in the 7/12 extract by Mutation bearing no. 6905 dt. 19.06.1996.

b. It is seen from the copy of the sale deed dt. 8.05.1995 which is registered in the office of the Sub - Registrar Haveli No. 9 at Serial No. 3010/1995, Shri. Baban Nathu Kondhare sold his land bearing S. No. 11/2 area admeasuring 13 R in favour of Mrs. Mangala Suryakant Dhamale. Accordingly her name is recorded in the 7/12 extract by Mutation bearing no. 6906 dt. 19.06.1996.

c. It is seen from the copy of the sale deed dt. 8.05.1995 which is registered in the office of the Sub - Registrar Haveli No. 9 at Serial No. 3011/1995, Shri. Baban Nathu Kondhare sold his land bearing S. No. 11/2 area admeasuring 35 R in favour of Mrs. Shailaja Arun Adkar. Accordingly her name is recorded in the 7/12 extract by Mutation bearing no. 6903 dt. 19.06.1996.



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d. It is seen from the copy of the sale deed dt. 10.05.1995 which is registered in the office of the Sub - Registrar Haveli No. 9 at Serial No. 3007/1995, Shri. Baban Nathu Kondhare sold his land bearing S. No. 11/2 area admeasuring 35 R in favour of Mr. Arun Ramchandra Adkar. Accordingly his name is recorded in the 7/12 extract by Mutation bearing no. 6902 dt. 19.06.1996.

e. It is seen from the copy of the Gift Deed dt. 14.12.2009 which is registered in the office of the Sub - Registrar Haveli No. 19 at Serial No. 6735/2009, Shri. Baban Nathu Kondhare gift his land bearing S. No. 11/2 area admeasuring 35 R in favour of Mr. Atul Vallabh Benke and Mr. Amit Vallabh Benke. Accordingly their names are recorded in the 7/12 extract by Mutation bearing no. 15682 dt. 14.05.2010.

4. S. No. 11/7, 11/8, and 11/9 totally area admeasuring 9700 Sq. Mtrs.

a. It is seen from the copy of the Sale Deed dt. 19.09.2008 and Mutation entry bearing No. 15345 dt. 8.10.2009 that, Shri. Baban Pandharinath Kondhare and others through their Power of Attorney Holder Shri. Girish Gangadhar Valse sold land bearing S. No. 11/7 area admeasuring 8.5 R, S. No. 11/8 area admeasuring 70.5 R, and S. No. 11/9 area admeasuring 8 R to M/S Mahalaxmi Land Developers through its Power of Attorney Holder Shri. Vinodkumar Jaichandlal Mittal, Shri.



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Sanjay Shraddhanand Tyagi, Shri. Ramesh Bhatia, which is registered in the office of the Sub-registrar Haveli No. 8 at serial no. 7585/2008 on 19.09.2008, accordingly the said transaction recorded in the 7/12 extract in the owners column by mutation entry bearing no. 15345 dt. 8.10.2009.

And in the said sale deed S. No. 6/13 and 11/1/9 also involved but these S. Nos. are not the subject matter of this opinion.

b. It is seen from the copy of the Sale Deed dt. 7.08.2003 and mutation entry bearing no. 15344 dt. 8.10.2009 that, Mrs. Shashikala Subhash Surana and Mr. Ravindra Kewalchand Sethia through their Power of Attorney Holder M/S Adhar Land Developers Pvt. Ltd. Through its Director Shri. Ramesh Parasram Bhatia sold land bearing S. No. 11/8 area admeasuring 10 R, to M/S Mahalaxmi Land Developers through its Power of Attorney Holder Shri. Vinodkumar Jaichandlal Mittal, which is registered in the office of the Sub-registrar Haveli No. 12 at serial no. 5069/2009 on 13.08.2009, accordingly the name of the M/S Mahalaxmi Land Developers recorded in the 7/12 extract in the owners column by mutation entry bearing no. 15344 dt. 8.10.2009.

5. By the aforesaid Sale deeds M/S Mahalaxmi Land Developers became the owner of the following land -



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S. No.	Purchased Area	Out of the total area
11/7	8.5 R	27 R
11/8	80.5 R	122 R
11/9	8 R	24 R

	97 R	

6. The owners of the S. No. 11/7(part), 11/8(part), 11/9(part) has taken N. A. Order from the collector, Pune bearing no. PMH/NA/SR/647/09, dated 19.12.2009, AND owners of the S. No. 11/2 bearing no. PMH/NA/SR/ 355/2009 dated 1.02.2010.

7. Thereafter by a Joint Venture Agreement dt. 15.05.2010 which is registered in the office of the Sub- Registrar Haveli No. 19 at serial no. 4406/2010, M/S Mahalaxmi Land Developers and the owners of the S. No. 11/2 namely Shri. Arun Ramchandra Adkar, Mrs. Shailaja Arun Adkar, Mrs. Rajashree Vallabh Benke, Shri. Atul Vallabha Benke, Shri. Amit Vallabha Benke, and Mrs. Mangala Suryakant Dhamale, agreed to jointly develop their respective properties i.e. 11/2, 11/7, 11/8, and 11/9 under the name and style of "M/S Sai Shree Developers".

8. Thus by the said Joint Venture Agreement M/S Sai Shree Developers became entitled to jointly develop the said lands bearing S. No. 11/2 area admeasuring 1 Hecter 53 R, S. No. 11/7(part) area admeasuring 8.5 R, S. No. 11/8(part) area admeasuring 80.5 R, and S.



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No. 11/9(part) area admeasuring 8 R, Totally admeasuring 250 R i.e. 25000 Sq. Mtrs.

9. By the aforesaid Joint Venture Agreement they are decided to construct building on the said property and sell the flat, Shop, Units therein on ownership basis. Thereafter prepared a building plan of the said land which was approved and sanctioned by the Town Planning Office, Pune bearing No. Layout/NABP/MoujeAmbegaonBk./Tal.Haveli/S.No.11(Part)/SSP/4692, dated 3.12.2010. The building plan to be constructed on the said property which was approved and sanctioned no. PRH/NA/SR/836/10, dt. 15.04.2011, And revised bearing no. PMH/NA/SR/860/2011, dt. 10.10.2014, bearing no. PMH/NA/SR/949/14, dt. 9/10/2014.

10. A Public Notice in respect of the land bearing S. No. 11/2, 11/7(part), 11/8(part), and 11/9(part) was issued by Adv. P. M. Khire in daily News Paper "Prabhat" on 8.7.2010, and as per the letter dt. 21.04.2011 from Adv P. M. Khire that, he has not received any objection to the said Public Notice.

11. Accordingly Partly Completion Certificate was obtained from Collector, Pune vide bearing no. PMA.1/KAVI/574/2014, dt. 25.06.2014 about building B, C, D, E, and Club House. And also obtained partly Completion from Pune Metropolitan Regional Development Authority, Pune regarding F, J, and H.



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12. It is seen from the Search Report dt. 28.01.2017 of the captioned property which is issued from Adv. Veena Abhyankar that, she has taken search of the captioned property from February 2017 onwards and no document evidencing any subsisting mortgage, charge or encumbrance was found recorded from the computerize search.

13. On the basis of the said search and on the basis of the documents given for my perusal and subject to whatever stated hereinabove. I am of the opinion that the title of M/S Sai Shree Developers to the captioned properties are clean clear and marketable without any encumbrance whatever.

All the documents are returned herewith.

Yours faithfully



Adv. Anita B. Magar (Bhosale)