

M/S. RAJIV PATEL & ASSOCIATES

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg. (East Street), Pune - 411001.

Ref No. :

Date :

CERTIFICATE OF TITLE

Re: The contiguous block of land admeasuring Hectares 01=89 Ares formed of portions admeasuring Hectares 00 = 70 Ares, Hectares 00 = 20 Ares and Hectares 00 = 99 Ares of the lands admeasuring Hectares 01 = 10 Ares, Hectares 00 = 25 Ares and Hectares 01 = 04 Ares bearing Hissa Nos. 1A, 2A and 2B respectively of land bearing Survey No.7 situate, lying and being at Village Mundhwa within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Gram Panchayat of Village Mundhwa and which contiguous block is bounded as follows :-

On or towards the East : By land out of Survey No.6, Mundhwa
On or towards the South : By Road.
On or towards the West : By land out of Survey No.7, Mundhwa
On or towards the North : By land out of Survey No.6, Mundhwa.

We have been instructed by M/S.VERTICAL INFRA, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Office at 1193, Shukrawar Peth, Pune 411002, to investigate the title of (1) SOU. AMBIKA BALKRISHNA MANTRI (2) SOU. MANGAL KRISHNA PAWAR (3) SHRI. SUNNY KRISHNA PAWAR and (4) SHRI.KRISHNA LALA PAWAR, to the above captioned land and the beneficial title of the said M/s.Vertical Infra to the same. We have carried out such investigation and our observations in respect thereof are as under:-

1. One Ramkrishna Bahiru Sutar, Dattu Bahiru Sutar and Tukaram Bahiru Sutar were the holders of an one-third share each in the lands bearing Survey No.7 Hissa No.1 and 2 Village Mundhwa, Taluka Haveli, District Pune.
2. The said Ramkrishna Bahiru Sutar died intestate in Pune on 29.11.1952 leaving behind him as his only heirs and next- of- kin, his three sons namely, Vishnu Ramkrishna Sutar, Maruti Ramkrishna Sutar and Ganpat Ramkrishna Sutar. The name of the said Vishnu Ramkrishna Sutar was duly entered on the VII/XII Extract pertaining to the said lands bearing Survey No.7 Hissa Nos.1 and 2, Mundhwa, Taluka Haveli, District Pune as the holder thereof in



his capacity as the Karta and Manager of the Hindu Undivided Family of the Late Ramkrishna Sutar of the one-third share of the said Late Ramkrishna Bahiru Sutar vide Mutation Entry No.1820 dated 20.12.1952.

3. Vide Mutation Entry No.1824 dated 22.01.1953 in was reflected on the Revenue Record that the said Late Ramkrishna Bahiru Sutar, Dattu Bahiru Sutar and Tukaram Bahiru Sutar as the holders of one-third share each therein in he land bearing Survey No.7 Hissa No.2, Mundhwa.
4. The said Tukaram Bahiru Sutar died intestate in Pune on 21.10.1953 leaving behind him as his only heirs and next- of- kin, his four sons namely, Dynanoba Tukaram Sutar, Dashrath Tukaram Sutar, Vithoba (Vithal) Tukaram Sutar and Ram Tukaram Sutar. The name of the said Dynanoba Tukaram Sutar was duly entered as Karta and Manager of the Hindu Un-divided Family of the Late Tukaram Sutar on the VII/XII Extracts pertaining to the said lands bearing Survey No.7 Hissa Nos.1 and 2, Mundhwa, Taluka Haveli, District Pune as the holder thereof of one-third share of the said Late Tukaram Bahiru Sutar therein vide Mutation Entry No.1880 dated 03.11.1953.
5. Vide a Deed of Mortgage dated 09.06.1954, the said Dynanoba Tukaram Sutar, Dashrath Tukaram Sutar, Vithoba (Vithal) Tukaram Sutar and Ram Tukaram Sutar created a Mortgage by way of conditional sale with possession in favour of the said Dattu Bahiru Sutar. The names of the said Dynanoba Tukar Sutar and Three Others were entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said lands bearing Survey No.7 Hissa Nos.1 and 2, Mundhwa while the name of the said Dattu Sutar was entered as the mortgagee in possession thereof vide Mutation Entry No.1945 dated 10.06.1955.
6. Vide a Deed of Sale dated 10.07.1956, the said Vishnu Ramkrishna Sutar (in his capacity as Karta and Manager of his Hindu Un-divided Family) assigned, transferred, assured and conveyed his one-third share in the said lands bearing Survey No.7 Hissa Nos.1 and 2, Mundhwa, Taluka Haveli, District Pune to/in favour of the said Dattu Bahiru Sutar. The name of the said Vishnu Ramkrishna Sutar was deleted from the the VII/XII Extract in respect of the said lands bearing Survey No.7 Hissa Nos.1 and 2, Mundhwa, Taluka Haveli, District Pune vide Mutation Entry No.2003 dated 05.11.1956.
7. On account of the failure of the said Dattu Bahiru Sutar to make payment of the dues to the Government, a portion admeasuring 25 Gunthas out of the land bearing Survey No.7 Hissa No.2, Mundwa was attached by the Government. The said portion admeasuring 25 Gunthas out of the said land was assigned Hissa No.2A of Survey No.7 while the portion admeasuring 2 Acres 23 Gunthas remaining with the said Dattu Bahiru Sutar was assigned

Hissa No.2B of Survey No.7, Mundwa vide Mutation Entry No.2629 dated 15.10.1966. However, on the failure of the said Dattu Bahiru Sutar to make payment of dues to the Government, even the land bearing Survey No.7 Hissa No.2B, Mundwa was auctioned by Public Auction and acquired by the Government of Maharashtra. Accordingly, the name of the Government was duly entered on the Revenue Record pertaining to the said land bearing Survey No.7 Hissa No.2B, Mundwa as the holder thereof vide Mutation Entry No.2961 dated 25.10.1969. Possession of the said land bearing Survey No.7 Hissa No.2B, Mundhwa was taken over by the Government from the said Dattu Bahiru Sutar and such fact was recorded vide Mutation Entry No.2965 dated 12.11.1969. However, on the said Dattu Bahiru Sutar repaying all such dues of the Government, the said lands bearing Survey No.7 Hissa Nos.2A and 2B, Mundwa were returned to the said Dattu Bahiru Sutar and necessary effect in the Revenue Record was given vide Mutation Entry No.3889 dated 21.10.1985.

8. The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Mundhwa vide Mutation Entry No.3083 dated 30.01.1971 and, as a consequence, the area of the said lands bearing Survey No.7 Hissa Nos.1, 2A and 2B Mundhwa, Taluka Haveli, District Pune were shown to be Hectares 01 = 30 Ares, Hectares 00 = 25 Ares and Hectares 01 = 04 Ares respectively.
9. Vide a Deed of Sale dated 21.03.1980, the said Dattu Bahiru Sutar and members of his Family assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=20 Ares out of their holding in the said land bearing Survey No.7 Hissa No.1, Mundhwa, Taluka Haveli, District Pune to/in favour of Baburao Vithoba Tikone and Seventeen Others. The said portion admeasuring Hectares 00=20 Ares out of the said land bearing Survey No.7 Hissa No.1, Mundhwa, Taluka Haveli, District Pune so conveyed by the said Dattu Bahiru Sutar and members of his Family to/in favour of the said Baburao Vithoba Tikone and Others was assigned "Hissa No.1B" of Survey No.7, Mundhwa, Taluka Haveli, District Pune while the remaining portion admeasuring Hectares 01=10 Ares out of the said land bearing Survey No.7 Hissa No.1, Mundhwa, Taluka Haveli, District Pune was assigned "Hissa No.1A" vide Mutation Entry No.3731 dated 19.02.1981.
10. The said Dattu Bahiru Sutar died intestate in Pune on 17.04.1994 leaving behind him as his only heirs and next- of- kin his widow namely, Janabai Dattu Sutar, two sons namely, Madhav Dattu Sutar and Keshav Dattu Sutar, and five married daughters namely, Babai Namdeo Yeshwant (Sutar), Shalan Babanrao Bhalekar, Lilavati Nivrutti Gogvekar, Kamal Narayan Bankar and



Vimal Suryakant Bankar. The names of the said heirs of the said Late Dattu Bahiru Sutar were duly entered on the VII/XII Extract pertaining to the said lands bearing Survey No.7 Hissa Nos.1A, 2A and 2B, Mundhwa, Taluka Haveli, District Pune as the holders thereof vide Mutation Entry No.4986 dated 26.09.1995.

11. Vide a Deed of Sale dated 06.02.1996 (duly registered under Serial No.936 of 1996 with the Sub-Registrar, Haveli III, Pune), the said heirs of the said Late Dattu Bahiru Sutar assigned, transferred, assured and conveyed the said land admeasuring Hectares 00=25 Ares bearing Survey No.7 Hissa No.2A, Mundhwa, Taluka Haveli, District Pune to/in favour of Naresh Madharam Sonpar and Shakuntala Laxmandas Motwani. The names of the said Naresh Madharam Sonpar and Another were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.7 Hissa No.2A, Mundhwa, Taluka Haveli, District Pune as the holders thereof vide Mutation Entry No.5297 dated 30.08.1996.
12. Vide a Deed of Sale dated 06.02.1996 (duly registered under Serial No.937 of 1996 with the Sub-Registrar, Haveli III, Pune), the said heirs of the said Late Dattu Bahiru Sutar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=52 Ares out of the said land bearing Survey No.7 Hissa No.2B, Mundhwa, Taluka Haveli, District Pune to/in favour of Gurmukh Gurudas Sadhwani, Darshan Narayandas Chatpar, Kishore Madharam Sonpar, Shantidevi Madharam Sonpar and Saifi Ismail Dilliwalla. The names of the said Gurmukh Gurudas Sadhwani and Others were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.7 Hissa No.2B, Mundhwa, Taluka Haveli, District Pune as the holders of the said portion admeasuring Hectares 00=52 Ares thereof vide Mutation Entry No.5298 dated 30.08.1996.
13. Vide a Deed of Sale dated 06.02.1996 (duly registered under Serial No.935 of 1996 with the Sub-Registrar, Haveli III, Pune), the said heirs of the said Late Dattu Bahiru Sutar assigned, transferred, assured and conveyed the remaining portion admeasuring Hectares 00=52 Ares out of the said land bearing Survey No.7 Hissa No.2B, Mundhwa, Taluka Haveli, District Pune to/in favour of Deepak Nandkumar Motwani, Neha Rajesh Motwani, Ajay Laxmandas Motwani, Nandlal Kanhaiyalal Panjabi and Amit Laxman Motwani. The names of the said Deepak Nandkumar Motwani and Others were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.7 Hissa No.2B, Mundhwa, Taluka Haveli, District Pune as the holders of the said remaining portion admeasuring Hectares 00=52 Ares thereof vide Mutation Entry No.5299 dated 30.08.1996.

14. Vide a Deed of Sale dated 29.06.1996 (duly registered under Serial No.4410 of 1996 with the Sub-Registrar, Haveli III, Pune), the said heirs of the said Late Dattu Bahiru Sutar assigned, transferred, assured and conveyed a portion admeasuring Hectares 00=70 Ares out of the said land bearing Survey No.7 Hissa No.1A, Mundhwa, Taluka Haveli, District Pune to/in favour of Ramesh Narayan Chatpar, Mamta Haresh Paryani, Bhagwandas Giridharilal Madhwani, Amit Laxmandas Motwani, Deepak Nandkumar Motwani, Rajesh Nandkumar Motwani and Chanda Nandkumar Motwani. The name of the said Ramesh Narayan Chatpar and Others were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.7 Hissa No.1A, Mundhwa, Taluka Haveli, District Pune as the holders of the said portion admeasuring Hectares 00=70 Ares thereof vide Mutation Entry No.5315 dated 26.09.1996.
15. The said Shakuntala Laxmandas Motwani died in intestate in Pune on 26.03.2003 leaving behind her her only heirs and next-of-kin her husband namely, Laxmandas H. Motwani, two sons namely, Ajay Laxmandas Motwani and Amit Laxmandas Motwani, and one married daughter namely, Nandini Pankaj Badlani. The names of the said heirs of the said Late Shakuntala Laxmandas Motwani were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.7 Hissa No.2A, Mundhwa, Taluka Haveli, District Pune as the holders of the share therein earlier held by the Shakuntala Motwani vide Mutation Entry No.8607 dated 03.01.2006.
16. Vide an Agreement for Development dated 22.05.2006 (duly registered under Serial No.4035 of 2006 with the Sub-Registrar, Haveli X, Pune) made by and between the said Ramesh Narayan Chatpar, Mamta Haresh Paryani, Bhagwandas Giridharilal Madhwani, Amit Laxmandas Motwani, Deepak Nandkumar Motwani, Rajesh Nandkumar Motwani and Chanda Nandkumar Motwani (therein referred to collectively as "the Owners") of the One Part and Ambika Balkrishna Mantri, Mangal Krishna Pawar, Sunny Krishna Pawar and Krishna Lala Pawar (therein referred to collectively as "the Developers") of the Other Part, the said Ramesh Narayan Chatpar and Others granted rights of development of their said holding admeasuring Hectares 00=70 Ares in the said land bearing Survey No.7 Hissa No.1A, Mundhwa, Taluka Haveli, District Pune to/in favour of the said Ambika Balkrishna Mantri and Three Others at or for the consideration and on the terms and conditions therein contained.
17. Vide an Agreement for Development dated 22.05.2006 (duly registered under Serial No.4033 of 2006 with the Sub-Registrar, Haveli X, Pune) made by and between the said Naresh Mangaram Sonpar and the said heirs of the said Late Shakuntala Laxmandas Motwani (therein referred to collectively as "the Owners") of the One Part and the said Ambika Balkrishna Mantri and Three Others (therein referred to collectively as "the Developers") of the Other Part,



the said Naresh Mangaram Sonpar and the said heirs of the said Late Shakuntala Laxmandas Motwani granted rights of development of a portion admeasuring Hectares 00=20 Ares out of the said land bearing Survey No.7 Hissa No.2A, Mundhwa, Taluka Haveli, District Pune to/in favour of the said Ambika Balkrishna Mantri and Three Others at or for the consideration and on the terms and conditions therein contained.

18. Vide an Agreement for Development dated 22.05.2006 (duly registered under Serial No.4031 of 2006 with the Sub-Registrar, Haveli X, Pune) made by and between the said Gurmukh Gurudas Sadhwani, Darshan Narayandas Chatpar, Kishore Madharam Sonpar, Shantidevi Madharam Sonpar and Saifi Ismail Dilliwalla (therein referred to collectively as "the Owners") of the One Part and the said Ambika Balkrishna Mantri and Three Others (therein referred to collectively as "the Developers") of the Other Part, the said Gurmukh Gurudas Sadhwani and Others granted rights of development of a portion admeasuring Hectares 00=47 Ares out of their holding admeasuring Hectares 00=52 Ares in said land bearing Survey No.7 Hissa No.2B, Mundhwa, Taluka Haveli, District Pune to/in favour of the said Ambika Balkrishna Mantri and Three Others at or for the consideration and on the terms and conditions therein contained.
19. Vide an Agreement for Development dated 22.05.2006 (duly registered under Serial No.5085 of 2006 with the Sub-Registrar, Haveli X, Pune) made by and between the said Deepak Nandkumar Motwani, Neha Rajesh Motwani, Ajay Laxmandas Motwani, Nandlal Kanhaiyalal Panjabi and Amit Laxman Motwani (therein referred to collectively as "the Owners") of the One Part and the said Ambika Balkrishna Mantri and Three Others (therein referred to collectively as "the Developers") of the Other Part, the said Deepak Nandkumar Motwani and Others granted rights of development of their holding admeasuring Hectares 00=52 Ares in said land bearing Survey No.7 Hissa No.2B, Mundhwa, Taluka Haveli, District Pune to/in favour of the said Ambika Balkrishna Mantri and Three Others at or for the consideration and on the terms and conditions therein contained.
20. Vide a Deed of Sale dated 24.06.2011 (duly registered under Serial No.6226 of 2011 with the Sub-Registrar, Haveli XVIII, Pune) made by and between the said Ramesh Narayan Chatpar and Others, the said Naresh Mangaram Sonpar and Others, the said Gurmukh Gurudas Sadhwani and Others and the said Deepak Nandkumar Motwani assigned, transferred, assured and conveyed their respective holdings/portions admeasuring Hectares 00=70 Ares, Hectares 00=20 Ares and Hectares 00=99 Ares out of land bearing Hissa Nos.1A, 2A and 2B respectively of Survey No.7, Mundhwa, Taluka Haveli, District Pune to/in favour of the said Ambika Balkrishna Mantri and Three Others. The name of the said Ambika Balkrishna Mantri and Three

Others were duly entered on the VII/XII Extracts pertaining to the said lands bearing Survey No.7 Hissa Nos.1A, 2A and 2B, Mundhwa, Taluka Haveli, District Pune as the holders of the said portions admeasuring Hectares 00=70 Ares, Hectares 00=20 Ares and Hectares 00=99 Ares thereof vide Mutation Entry No.11418.

21. Vide an Agreement for Development dated 25.08.2011 (duly registered under Serial No.7814 of 2011 with the Sub-Registrar, Haveli I, Pune) made by and between the said Ambika Balkrishna Mantri and Three Others (therein referred to collectively as "the Owners") of the One Part and the said M/s.Vertical Infra (therein referred to as "the Developer") of the Other Part, the said Ambika Balkrishna Mantri and Three Others granted rights of development of the above captioned land to/in favour of the said M/s.Vertical Infra at or for the consideration and on the terms and conditions therein contained.
22. The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the above captioned land.
23. The said M/s.Vertical Infra applied for and obtained permission of the Office of the Collector, Pune vide his Order dated 09.05.2013 bearing No.PMH/NA/SR/820/12, for conversion of the user of the above captioned land from "agricultural" to "non-agricultural" under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966 and subsequently obtained revision of the same vide its Order dated 15.05.2015 bearing No.PMH/NA/SR/07/2015.
24. Vide the said Order dated 09.05.2013, the Office of the Collector of Pune also sanctioned the building layout/building plans in respect of the construction to be carried out on the above captioned land and also subsequently revised the same vide its said Order dated 15.05.2015.
25. The said M/s. Vertical Infra has commenced construction of a complex known as "VERTICAL ORIANA". The said complex consists of 5 Buildings, "A", "B", "C", "D" and "E". The said Buildings "A", "B", "C", and "D" are connected at podium level and they all consist of Residential Flats while the said Building "E" is an independent building and the same consists of Shops/ Commercial Premises. The said M/s. Vertical Infra has entered into Agreements for Sale of certain flats/units with the prospective purchasers thereof under the provisions of the Maharashtra Ownership of Flats Act, 1963, (prior to 01.05.2017) and under the provisions of the Real Estate (Regulation and Development) Act 2016, (after 01.05.2017)



26. As part of investigation of title of the said Ambika Balkrishna Mantri and Three Others to the above captioned land, we had notices in the usual form published in the daily newspapers, "Indian Express" and "Prabhat" and which notices appeared on 02.08.2011. We have not received any legally tenable claim in response to our said Public Notices.
27. We have had search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrar of Assurances, Taluka Haveli, Pune carried out for the past thirty years in respect of the above captioned land. Such search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect of the above captioned land or any entry (save and except entries pertaining to the Agreements for Sale of Flats/ Units in "Vertical Oriana" entered into by the said M/s. Vertical Infra with the prospective purchasers thereof) adverse to the title of the said Ambika Balkrishna Mantri and Three Others and to the beneficial title of the said M/s.Vertical Infra to the same.
28. As part of investigation of such title carried out by us, we have inspected the Revenue Record pertaining to the said lands bearing Survey No.7 Hissa Nos.1 and 2, Mundhwa, Taluka Haveli, District Pune from the year 1953 onwards.
29. We have inspected the original of all deeds/documents pertaining to the above captioned land in the possession or power of the said Ambika Mantri and Three Others and the said M/s.Vertical Infra.

On the basis of such investigation carried out by us, we are of the opinion that the title of the said (1) SOU. AMBIKA BALKRISHNA MANTRI (2) SOU. MANGAL KRISHNA PAWAR (3) SHRI. SUNNY KRISHNA PAWAR and (4) SHRI.KRISHNA LALA PAWAR to the above captioned land and the beneficial title of the said M/S.VERTICAL INFRA to the same is free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as can be diligently ascertained.

Dated this 18th day of July, 2017.



M/S. RAJIV PATEL & ASSOCIATES

PROPRIETOR