



CHALLAN
MTR Form Number-6

GRN	MH001900962201718E	BARCODE			Date	01/06/2017-17:10:25		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name HVL10_HAVELI 10 JOINT SUB REGISTRAR					Full Name		ADVOCATE SANDEEP DAYMA		
Location PUNE									
Year 2017-2018 From 01/06/1987 To 30/05/2017					Flat/Block No.		G NO 569 PLOT NO B		
Account Head Details				Amount in Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street		WAGHOLI		
					Area/Locality		PUNE		
					Town/City/District				
					PIN				
					Remarks (If Any)				
					SEARCH FEE FOR 30 YEARS				
					Amount In	Seven Hundred Fifty Rupees Only			
Total				750.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN	Ref. No.	00040572017050158593 IK00EXTWW0		
Cheque/DD No.					Date	01/06/2017-17:11:33			
Name of Bank					Bank-Branch	STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date	Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालान "टाइप ऑफ पेमेंट" साठी लागू कारणसंकेत लागू आहे. इतर कारणसंकेत किंवा नोंदणी न करवयायचा दखलवाही लागू नाही.

R. B. Nage
Ramesh Kumar B. Nage
 ADVOCATE S.A. (Hons). LL.B.
 Manjari Farm, Tal. Haveli,
 Dist. Pune Mob. 9604974370
 16/6/2017

Rameshkumar B. Nage
ADVOCATE

Add:- S.No.36/ID,Pune-Solapur
Road, Manjri Farm, Pune
Reg. No. MAH/657/1986
Mob. No. 9604974370

Date:-02/06/2017

SEARCH AND TITLE OPINION

My client i.e. **MAJESTIQUE HOUSING LLP** Registered under Limited Liabilities Partnership Firm duly constituted under the provisions of the Limited Liability Partnership Act, 2008 Having its office at 3, 4 & 5 Swayambhu, Sujay Garden, Mukund Nagar Pune-411037 through its designated partner Majestique Landmarks Private Limited through its authorized Director **Mr. Manish D. Maheshwari** have instructed me to give this search in respect of the captioned property is taken by me in the Sub-Registrar Offices and verification of the documents made available to me, I am giving this search report and Title Opinion in respect of the below mentioned property for 30 years i. e. 1987 to 2017. 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 THE PROPERTY:-

Schedule -I

[Description of the entire Property]

All that Piece and Parcel of land totally admeasuring an area 08 H 33 R bearing Gat No. 569 [Old Gat no. 79] situated, lying and being at revenue Village-Wagholi, Taluka-Haveli, and District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli which is bounded as follows:-

East :- By Ahmednagar Pune Road
West :- By land bearing Gat no. 570 Wagholi
South :- By Land bearing Gat no. 571 Wagholi
North :- By Land Gat no.
559,568,566,241,240,239,238,237,236,235,234,233,
232,231 Wagholi

Schedule

[Description of the Captioned Property]

All that Piece and Parcel of land admeasuring an area 9650 Sq. Mtrs. Sub-plot no. "B" out of land totally area admeasuring 08 H 33 R bearing Gat No. 569 [Old Gat no. 79] situated, lying and being at revenue Village-Wagholi, Taluka-Haveli, and District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and Vendor's land is bounded as follows:-

East : By Plot A out of the same layout
West : By C out of the same layout
South : By Gat no. 571 wagholi
North : By Gat no. 239, 240 wagholi

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(Hereinafter the aforesaid mentioned property as the said "captioned property").

B. DOCUMENTS SCRUTINIZED:-

1. 7/12 Extracts property from 1930 to 2017.
2. Mutation Entries on 7/12 extract of property.
3. Zone Certificate dated 02/05/2012.
4. Sale Deed and POA registered at Sr. no. 8330/2012 & 8331/2012 of dated 25/10/2012 registered at Haveli no. 12.
5. Government Demarcation Mo. R. No. 2894/2012 issued by Land record office Pune on dated 18/05/2014.
6. Provisional Fire NOC of dated 21/06/2014 bearing No. Out W. No. FB/1083 issued by Chief Fire officer.
7. Sthal Pahani issued by Hon'ble Tahasildar, Haveli Pune of dated 27/06/2014.
8. Blue prints of Sanctioned Plans of dated 17/07/2014.
9. N.A. order issued by Collector Pune bearing no. PMH/NA/SR/ 509 /2014 on dated 27/02/2015.
10. Consent Decree of dated 17.07.2015 by CJSD, Pune.
11. Environment Clearance certificate dated 25/01/2016.
12. Zone Certificate issued by the PMRDA, Pune of dated 16/03/2016 bearing No. 1912.
13. Development Agreement and Power of Attorney on dated 09/06/2015 which are registered at Sub-registrar Haveli no. 26 at Sr. no. 4663/ 2015 and 4664/2015 respectively.
14. Vikas Parwangi (Development Permission) bearing Sr. no. DP/BHA/Mouje wagholi/Gat. no. 659 prakaran No. 1399/2017 dated 17/01/2017 issued from PMRDA Pune.

C. SCRUTINY REPORT OF THE ABOVE MENTIONED DOCUMENTS:-

1. **On Perusal of 7/12 extracts of the Schedule I property** from 1930 to 2017 having of land bearing Gat no. 569, of Village Wagholi, Taluka Haveli, District Pune having total admeasuring area about 08 H. 33 Ares was previously owned by Late. Mr. Vishnu Shekuji Satav. The name of Late Vishnu Shekuji Satav was mutated on the 7/12 extracts in the ownership column and thereafter the said schedule I property and other properties of Satav family were partitioned vide a family settlement amongst late Vittahlrao Vishnuji Satav, Prataprao Vitthalrao Satav and Sureshrao Vitthalrao Satav and thereby the said schedule I property came to the share of Late. Prataprao Vitthalrao Satav and after the death of Mr. Prataprao

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Satav, the said above mentioned schedule I property came to the share of his legal heirs i.e. his widow wife namely Smt. Nirmaladevi Prataprao Satav, 2 married daughters namely Mrs. Susmita Pritam Kalaskar and Mrs. Vaishali Bharat Tiwari and to his only son- Late Vikrant Prataprao Satav.

Thereafter, the two married daughter's i.e. Mrs. Susmita Pritam Kalaskar and Mrs. Vaishali Bharat Tiwari of late. Prataprao Satav released their right in favour of their brother i.e. Mr. Vikrant Prataprao Satav by way of release deed of dated 30.06.2000 registered at Haveli. No. 7 at Sr. no. 1616/2000 and thereafter Mr. Vikrant Prataprao Satav died in car accident and after that his widow wife's name i.e. Smt. Pallavi Vikrant Satav came to be recorded on the 7/12 extract of the said schedule I property along with her mother in law i.e. Smt. Nirmaladevi Prataprao Satav.

2. **On perusal of Mutation entry no. 4454** dated 12/08/1948 that the name of Devram Mahadu Satav recorded as Reserved Kul on 7/12 extract of captioned property under Section 3 of Kul Kayada. Thereafter that the Hon'ble Tahshildar Tal-Haveli, Dist-Pune passed an order No. 53/54 dated 07/12/1954 and accordingly the name of reserved kul (tenant) i.e. Devram Mahadu Satav and Other 3 were deleted on other rights column of 7/12 extract of the said above mentioned schedule 1 property. The said entry reflected on **Mutation entry no. 4948** dated 30/12/1954.
3. **On perusal of Mutation entry no. 4501** of dated 25/08/1948 that the Partition made amongst the family members of Vishnuji Satav i.e. his son Mr. Vittalrao Vishnuji Satav, his grandsons namely Mr. Prataprao Vittalrao Satav and Mr. Sureshrao Vittalrao Satav and accordingly they made application to the Thasildar and as per the order of Hon'ble Tahshildar, Tal-Haveli Dist- Pune bearing no. W. S. 1747/1948 on 19/08/1948 & 23/08/1948 the said above mentioned schedule I property i.e. Gat. No. 569 Old Gat no. 79 is being allotted to Mr. Prataprao Vittalrao Satav.
4. **On perusal of Mutation entry no. 1** dated 26/03/1974 that Sub divisional Land Acquisition pune passed an order No. 266 (Pune) dated 06/03/1973 and Maharashtra Government passed Land Amalgamation Scheme for the Gat No. 1 to 2554 of village- Wagholi Tal- Haveli, Dist-Pune dated 31/03/1973 which was published or mentioned in the Gazette of Maharashtra Part 1 Page-845 dated 29/06/1973.
5. **On perusal of Mutation entry no. 7519** dated 30/09/1999 that Mr. Prataprao Vittalrao Satav died on 05/05/1999 leaving behind his legal heirs namely Smt. Nirmaladevi Prataprao Satav, Mr. Vikrant Prataprao Satav and two daughters namely Mrs. Susmita Pritam Kalaskar, and Mrs. Vaishali Bharat Tiwari. Accordingly

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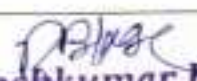
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their names were recorded on 7/12 extract of the said above mentioned schedule 1 property.

6. **On perusal of Mutation entry no. 8072** dated 21/07/2000 that Mrs. Susmita Pritam Kalaskar, Mrs. Vaishali Bharat Tiwari release their right, title & interest in favour of their brother i.e. Mr. Vikrant Prataprao Satav by way of Release Deed which is registered at Sub-registrar Haveli no. 7 on dated 30/06/2000 at Sr. no. 1616/2000.
7. **On perusal of Mutation entry no. 684** dated 06/05/2003 that Mr. Vikrant Prataprao Satav died on dated 29/12/2002 leaving behind his wife namely Smt. Pallavi Vikrant Satav and his mother Smt. Nirmaladevi Prataprao Satav. Accordingly their names were recorded on 7/12 extract of the said above mentioned schedule 1 property.
Further Smt. Pallavi Vikrant Satav married to one Mr. Chetan Sangani and she is known as Mrs. Preeti Chetan Sangani.
8. **On perusal of mutation entry no. 9344 dated 01/11/2012** that Mrs. Preeti Chetan Sangani (Smt. Pallavi Vikrant Satav) transfers and conveys a portion admeasuring 04 H 16.50 R (representing her claimed one half shares in the said larger land) in favour of my clients i.e. Majestique Housing LLP by way of Sale Deed Sr. no. 8330/2012 on dated 25/10/2012 registered at Haveli no. 12. Accordingly the name of my clients i.e. Majestique Housing LLP entered on revenue record of the said above mentioned schedule 1 property on area admeasuring 04 H 16.50 R i.e. 416500 Sq. mtrs.
9. Thereafter Smt. Nirmaladevi Prataprao Satav has filed a suit bearing Special Civil Suit no. 896/2013 in the court of Civil Judge, Senior Division Pune against the said Mrs. Preeti Chetan Sangani (Smt. Pallavi Vikrant Satav) seeking cancellation of the Sale Deed dated 25/10/2012 which is registered at Sr. no. 8330/2012 on dated 25/10/2012 Haveli no. 12 and such other incidental relief mentioned in the said suit.
10. In the said civil suit bearing SCS no. 896/2013 a reference of suit no. RCS No. 5536/2012 was mention which was filed by the two married daughters of Late Paratprao Satav i.e. Mrs. Susmita Pritam Kalaskar and Mrs. Vaishali Bharat Tiwari against their mother i.e. Smt. Nirmaladevi Prataprao Satav and Mrs. Preeti Chetan Sangani (Smt. Pallavi Vikrant Satav). Lateron, as per consent term of SCS no. 896/2013, the RCS No. 5536/2012 was withdrawn on 05/12/2016 before Civil Judge Junior Division Pune.
11. Thereafter Smt. Nirmaladevi Prataprao Satav, Mrs. Preeti Chetan Sangani (Smt. Pallavi Vikrant Satav) and Mrs. Susmita Pritam Kalaskar and Mrs. Vaishali Bharat Tiwari and also by my clients i.e. Majestique Housing LLP have resolved all their disputes in respect of the said schedule 1 property and also for the other properties


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which were jointly owned and held by them on mutually agreed terms and conditions which are set out and expressly mention in compromise i.e. all disputes were resolved amicably and all the parties to the suit bearing no. 896/2013 and 5536/2012 i.e. Smt. Nirmaladevi Prataprao Satav and my clients Majestique Housing LLP & other parties as mentioned above have filed consent terms in a Suit bearing Special Civil Suit no. 896/2013 and the Hon'ble Court has passed a Decreed on 23/04/2015 recording the terms of the said compromise and by such consent terms and decree the said property mentioned in schedule 1 is divided into three parts i.e. **Plot "A" admeasuring 41650 Sq. Mtrs. & Plot "B" admeasuring about 9650 Sq. Mtrs. & Plot "C" admeasuring about 32000 Sq. Mtrs.** respectively with each plot carrying its own open space and Amenity Space as per the applicable building Regulations/Development Control Regulations and area under a 15 Meter wide Road leading from the Pune- Nagar Highway along the northern "boundary of the said land up to the plot "A".

12. In terms the compromise/settlement arrived at, Smt. Nirmaladevi Prataprao Satav and others agree that the extent of share and holding in the said entire property and my clients who has stepped in the shoes of Mrs. Preeti Chetan Sangani (Smt. Pallavi Vikrant Satav) by virtue and under the Sale Deed dated 25/10/2012 aforesaid, is to the extent of 32,000 Sq. Mtrs. which is identified as subdivided **Plot-C** which is partitioned, earmarked and allotted to the share of my clients being the transferee of Mrs. Preeti Chetan Sangani (Smt. Pallavi Vikrant Satav), subject to discharge of certain obligations in favour of Smt. Nirmaladevi Prataprao Satav, and thereby Smt. Nirmaladevi Prataprao Satav consent for such partition and allotment of the said subdivided plot No. "C" to and in favour of my clients.
13. Further Smt. Pallavi Vikrant Satav @ Mrs. Preeti Chetan Sangani and my clients i.e. Majestique Housing LLP jointly and severally do declare and agree that the sale Deed dated 25/10/2012 registered at sr. no. 8330/2012 at the office of Sub registrar Haveli no. 12 Pune shall be restricted to the area and be operative for and to the extent of subdivided Plot No. "C" admeasuring 32,000 Sq. Mtrs. which has been unequivocally accepted and admitted by them being the total share of Smt. Pallavi Vikrant Satav @ Mrs. Preeti Chetan Sangani in the said entire property and which shall be deemed to have been conveyed by Smt. Pallavi Vikrant Satav @ Mrs. Preeti Chetan Sangani to my clients under the said Sale Deed dated 25/10/2012.
14. In terms of Compromise the share of Smt. Nirmaladevi Prataprao Satav in the entire property bearing Gat no. 569, will be and is to be extent of 51,300 Sq. Mtrs. which is partitioned and allotted to the exclusive share of the Smt. Nirmaladevi Prataprao Satav and which marked and identified as sub-divided Plot No. "A" admeasuring 41,650 Sq. Mtrs. and Sub Divided Plot No. "B" admeasuring 9,650 Sq. Mtrs. to which

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my clients i.e. Majestique Housing LLP and Smt. Pallavi Vikrant Satav @ Mrs. Preeti Chetan Sangani jointly and severally unconditionally consent.

15. Further PLOT A and B hold by Smt. Nirmaladevi Prataprao Satav and PLOT C has been hold by my clients i.e. Majestique Housing LLP. It means the area of the sale deed of dated 25.10.2012 for 41650 sq. mtrs. came to be revised and is to be now referred to as PLOT C and which is having area of 32000 sq. mtrs. only and the area admeasuring about 9650 sq. mtrs i.e. Plot B. which my clients have released or waved in form of settlement of the dispute.
16. Lateron, the said 9650 sq. mtrs. i.e. PLOT B area has been assigned for development by its holder i.e. Smt. Nirmaladevi Prataprao Satav by way of registered Articles of Agreement and its Power of Attorney of dated 09/06/2015 which were registered at Sub-registrar Haveli no. 26 at Sr. no. 4663/2015 and 4664/2015 respectively. (Hereinafter the aforesaid mentioned property as "captioned property").
17. In Furtherance to such preliminary negotiations and understanding so arrived between the Smt. Nirmaladevi Prataprao Satav and my clients, an application was moved before the Hon'ble Collector of Pune, soliciting N.A. permission for residential as well as commercial development on the entire land bearing Gat no. 569, in terms of layout and building plan which was submitted for sanction and approval under the name and signature of the recorded owners namely Smt. Nirmaladevi Prataprao Satav and my clients, which has been so sanctioned and approved by the Hon'ble Collector of Pune under N.A. order no. PMH/NA/SR/509/2014 on dated 27/02/2015.
18. **On perusal of N.A. order** it appears that Collector Pune passed order bearing no. PMH/NA/SR/509/2014 on dated 27/02/2015 with reference the said schedule I property. It appears in the terms and conditions of the NA order on 18/07/2014 the said Mr. Yogesh Balu Satav filed complaint before the Hon'ble Collector, Pune for which vide letter no. PMH/NA/SR/509/2014 of dated 27/11/2014 the Hon'ble Collector issued notice to him by referring 6 legal points for his complaint and gave him 15 days time to clarify on the said legal points. However, the said Mr. Yogesh Balu Satav did not complied the legal queries raised by the Collector office Pune and has failed to appear before the Hon'ble Collector, thereby on 31/01/2015 the Hon'ble Collector has rejected his application filed against my clients i.e. Majestique Housing LLP and against Smt. Nirmaladevi Prataprao Satav and other for the said land bearing gat no. 569 and accordingly issued NA- order on dated 27/02/2015.

Noting: - on perusal of the records before me it appears that Mr. Yogesh Balu Satav has filed a RCS suit no. 6929/2012 which is pending before CJJD, Pune for

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adverse possession against Smt. Nirmaladevi Prataprao Satav and others including my clients.

Further, while taking online search it was seen that Mr. Yogesh Balu Satav has registered notice of les pendency bearing no. 7650/2013 at SRO 06 Pune, upon the said captioned property with suit bearing no. RCS 6929/2012.

In the said suit Smt. Nirmaladevi Prataprao Satav and other parties have given their replies and the said suit is pending and no such order of restraining or likewise that has ever been passed by the Hon'ble court in the said matter till date. From perusal of the said suit no. 6929/2012 it appears that, the suit has been filed almost after 67 years and that too by the person who has no locus-standi of whatsoever in nature and as referred above by **Mutation entry no. 4454** of dated 12/08/1948 the name of Devram Mahadu Satav recorded as Reserved Kul on the 7/12 extract of captioned property under Section 3 of Kul Kayada and thereafter the Hon'bal Tahshildar Tal-Haveli, Dist-Pune passed an order No. 53/54 dated 07/12/1954 and accordingly the name of reserved kul (tenant) i.e. Devram Mahadu Satav and 3 Others were deleted on other rights column of 7/12 extract of the said above mentioned schedule 1 property. The said entry reflected on **Mutation entry no. 4948** dated 30/12/1954, hence by perusing the records of rights it appears that the said suit no. 6929/2012 is filed beyond the limitation time as permitted by law and for adverse possession hence title of the parties has not been affected till date by any court of law. The Possession of the said Land has been determined by the Hon'ble Thasildar, Haveli Pune and later on by the Collector, Pune. Therefore, apart from this nothing adverse has been found for the said land.

19. **On perusal of the Demarcation copy** Mo. R. No. 2894/2012 issued by Land record office Pune on dated 18/05/2014 of the Captioned Property it appears that the said captioned property is properly measured and it doesn't have any adverse remark of any Authority.
20. **On perusal of Fire NOC** dated 21/06/2014 Out W. no. FB/1083 it appears that Chief Fire officer of Pune Municipal Corporation has give no objection to construct the building as proposed subject to the compliance of mentioned terms and condition in Fire NOC for building fire prevention & fire protection system.
21. **On perusal of the Stahl Pahani**, it appears that Tahasildar Haveli Pune issued order of Sthal Pahani on 27/06/2014. In the said Sthal pahani order Tahasildar Haveli mentioned that the said property is not under any land acquisition. Further Tahasildar, Haveli stated that there was slow pressure electricity line passing through the said property and the said property has not under any Land acquisition Act/Kul kayada/ Rehabilitaion Act/Devsthan Inam/Vatan Shasan Van Zamin Pradan. Further he stated that the said property has not violated any rules & regulations.

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22. **On perusal of Environment Clearance Certificate** dated 25/01/2016 it appears that Maharashtra Pollution Control Board, Mumbai has granted Environment Clearance Certificate on bearing no. SEAC-III-2014/CR-328/TC-3 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 Dwarkadas Maheshwari proprietor of "Majestique Manhattan"
23. **On perusal of the Zone Certificate** issued by the PMRDA, Pune of dated 16/03/2016 bearing No. 1912, it appears that the said Survey No. 569 of village Wagholi comes under the Residential Zone category and 60mtr road is passing through this Survey number.
24. **On perusal of Transfer Deed (Road Handover)**, it appears that M/s. Majestique Housing LLP had executed transfer (Handover) deed in favour of Hon'ble Collector Pune dated 14/10/2016 which has been registered in the office of Sub-registrar Haveli no. 19 at Sr. no. 8573/2016.
Further, based upon the registered transfer deed mentioned above the concern authority has passed its order to enter the name of PMRDA upon the said captioned property.
25. **On perusal of Mutation entry no. 12475 dated 11/09/2016**, it appears that name of PMRDA is mutated upon the 7/12 Extract of said land vide Mutation Entry No. 12475.
26. **On perusal of Vikas Parwani** (Development Permission) bearing Sr. no. DP/BHA/Mouje wagholi/Gat. no. 569 prakaran No. 1399/2017 dated 17/01/2017 issued from PMRDA Pune it appears that my client has got development permission on said property.
27. **Online Search**, 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 Developer/Promoter have executed various agreements for sale of its Flats / Units with various purchasers, which are duly constructed upon the said captioned property. Other than this no such entry has been found.

D. GRANTING OF RIGHTS:-

1. Smt. Nirmaladevi P. Satav has transferred all rights for development in respect of the said captioned property in favour of my client i.e. **Majestique Housing LLP**.
2. Further it is found that **Majestique Housing LLP** is having absolute authority to develop an area of 9650 Sq. Mtrs. i.e. now known as **PLOT B** of land bearing Gat. No. 569 of Village Wagholi Tal-Haveli, Dist-Pune and to construct multi-storied


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building/s thereon and also to sell the flats/shops etc. from the said proposed building/s to prospective Purchases thereof.

3. Adv Sandeep Dayma has paid Search Fee for Search of 30 Years in respect of the said property on behalf of me vide GRN No. MH001900962201718E. 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 Offices no adverse entries were found in respect of the said property in the records made available to me.

After verification of 7/12 Extract and Registered Documents, I am of the opinion that **Majestique Housing LLP** is having right, title and interest to the land bearing **Gat. No. 569 (Old Gat No.79)** area admeasuring about 9650 Sq. Mtrs. situated at Village Wagholi Tal-Haveli, Dist -Pune and the said property is free from all encumbrances, lien, lease, charges etc except mentioned herein above in respect of captioned property and this report is issued by the relying on documents provided to me by my clients.

THIS SEARCH AND TITLE OPINION IS GIVEN ON

Date:-02/06/2017.

ADVOCATE

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TITLE OPINION

This is to certify that, Smt. Nirmaladevi Prataprao Satav is having absolute authority to assign and transfer the land mentioned herein for development and **Majestique Housing LLP** is having absolute authority to develop the Property bearing **Gat No. 569 (Old Gat No.79) area admeasuring 9650 Sq. Mtrs.** situated at Village Wagholi Tal-Haveli, Dist -Pune and which is having marketable title and is free from all encumbrances, lien, lease, charges etc. in respect of below mentioned captioned property.

Schedule -I

[Description of the entire Property]

All that Piece and Parcel of land totally admeasuring an area 08 H 33 R bearing Gat No. 569 [Old Gat no. 79] situated, lying and being at revenue Village-Wagholi, Taluka-Haveli, and District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli which is bounded as follows:-

East : By Ahmednagar Pune Road
West : By land bearing Gat no. 570 Wagholi
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North : By Land Gat no.
559,568,566,241,240,239,238,237,236,235,234,233,
232,231 Wagholi

Schedule

[Description of the Said Captioned Property]

All that Piece and Parcel of land admeasuring an area 9650 Sq. Mtrs. Sub-plot no. "B" out of land totally area admeasuring 08 H 33 R bearing **Gat No. 569 [Old Gat no. 79]** situated, lying and being at revenue Village-Wagholi, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and Vendor's land is bounded as follows:-

East : By Plot A out of the same layout
West : By C out of the same layout
South : By Gat no. 571
North : By Gat no. 239, 240

Pune

Date:-02/06/2017

R. Nage

ADVOCATE

16/6/2017

Rameshkumar B. Nage
ADVOCATE B.A.(Hons), LL.B.
Manjari Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370