528/0	दस्त पावती	Original/Duplicate
Saturday,14 January 2017 1:03 PM		नोंदणी क्रं. :39म
		Regn.:39M

पावती क्रं.: 963 दिनांक: 14/01/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: हवल25-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: सैंड लता ऊसे अर्ज क्र.11/17 शोध 5 वर्षे 2013 ते 2017 गांव मौजे पुनावळे पैकील स.नं.18/3 व स.नं.18/4

वर्णन

SEARCHFEE	रु. 600.00
एकूण:	रु. 600.00

Joint S.R. Haveli 25

1); देयकाचा प्रकार: By Cash रक्कम: रु 600/-

सह. दुय्यम निबंधक
हवेली क्र.२७,पुणे

Adv. Jaya Balkrishna Ubhe
B.A. (Economics), M.A. (Economics), M.A. (History), M.A. (Political Science)
M.A. (Sociology – Part I), LL.B., LL.M. D.C.C.L.,
D.T.L., D.C.I.P.R. DLL & LW & G.D.C. & A
Certificate course in Business Law & Ethics
Diploma in Urdu Language
Kannad Language Course
महाराष्ट्र शासन प्रमाणित व भारत इतिहास संशोधक मंडळ प्रमाणित
मोडी भाषांतर करणार
Office :- C/o. B.S. Kalapure, Near Pravin General Stores,
Kharalwadi, Pimpri, Pune 411 018
Mobile No. 9075097486, 9881994942, 9503200099
Email – Jayaubhe@rediffmail.com

Dt. 23/01/2017

Title Report

At the instance of M/s. D. S. Associates, through its Partner, Mr. Prashant Pahilaj Panjabi, I have perused copies of the relevant papers and documents, in respect of the property mentioned hereunder and I have also caused the necessary searches of the available Index II registers from the concerned office of Sub Registrars of Assurances, at Haveli, Pune, Mulshi (Paud) and Hinjawadi, to be taken and I hereby submit my opinion about the title of the said property as also search report in respect of the said property as under.

This Search Report is based on previous Search and Title Report's of Adv. L.K. Jhunjhunwala on 28/11/2013.

That I have taken search of the said property for four years by paying search charges vide receipt No. 963 dated 14/01/2017 in the Office of the Sub – Registrar, Haveli No. 25, Pune

Ubhe
Adv.

A. **Description of the property :-**

All those following pieces or parcels of the property, an area admeasuring 00 Hectare 50 Ares i.e. 5000 Sq. mtrs., out of (i) Survey No. 18, Hissa No. 3 totally admeasuring 02 Hectare, 37 Ares, assessed at Rs. 5.1 Paise and an area admeasuring 00 Hectare 19 Ares i.e. 1900 Sq. mtrs., out of (ii) Survey No. 18 Hissa No. 4 totally admeasuring 00 Hectare, 70 Ares, assessed at Rs. 4.6 Paise both are lying being and situated at revenue Village Punawale, Taluka Mulshi, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub – Registrar, Haveli, Pune and which is bounded as under :-

On or towards East	:-	By land of Mr. Aaga
On or towards West	:-	By land of Mr. Sachin & Vijay Kate
On or towards North	:-	By land of Mr. Shinde
On or towards South	:-	By 18 mtr. Road

B. **Name of the Present Owner :-**

(As per Revenue Records for entire Survey Number)

For S. No. 18 Hissa No. 03:

1.	Mr. Satish Dnyandev Kate	(00 H. 20 R)
2.	Mr. Sandip Dnyandev Kate	(00 H. 20 R)
3.	Mr. Santosh Dnyandev Kate	(00 H. 20 R)
4.	Mr. Vijay Sopan Kate	(00 H. 30 R)
5.	Mr. Sachin Sopan Kate	(00 H. 29 R)
6.	Mr. Nitin Kailas Kate	(00 H. 30 R)
7.	Mr. Swapnil Kailas Kate	(00 H. 29 R)
8.	Mrs. Mandakini Prakash Kate	(00 H. 59 R)

Adv.

For S. No. 18 Hissa No. 04:

1. Mr. Santosh Dnyandev Kate	**(00 H. 19 R)**
2. Mr. Vijay Sopan Kate	**(00 H. 17 R)**
3. Mr. Swapnil Kailas Kate	**(00 H. 17 R)**
4. Mr. Pravin Prakash Kate	**(00 H. 17 R)**

C. **Documents Perused : -**

1) Copies of relevant VII-XII extracts and the relevant Mutation Entries thereon
2) Copy of Joint Venture Development, dated 09/08/2012, presented before office of the Sub –Registrar, Haveli No. 5, Pune for registration at Sr. No.7561/2012.
3) Copy of Power of Attorney, dated 09/08/2012, presented before office of the Sub –Registrar, Haveli No. 5, Pune for registration at Sr. No.7563/2012.
4) Copy of Joint Venture Development, dated 09/08/2012, presented before office of the Sub –Registrar, Haveli No. 5, Pune for registration at Sr. No.7566/2012.
5) Copy of Power of Attorney, dated 09/08/2012, presented before office of the Sub –Registrar, Haveli No. 5, Pune for registration at Sr. No.7567/2012.
6) Copy of Joint Venture Development, dated 26/02/2013, presented before office of the Sub –Registrar, Haveli No. 5, Pune for registration at Sr. No.1724/2013.
7) Copy of Power of Attorney, dated 26/02/2013, presented before office of the Sub –Registrar, Haveli No. 5, Pune for registration at Sr. No.1725/2013.
8) Copy of Deed of Correction, dated 28/11/2013, presented before office of the Sub –Registrar, Haveli No. XIV, Pune for registration at Sr. No.8938/2013.
9) Copy of Power of Attorney, dated 28/11/2013, presented before office of the Sub –Registrar, Haveli No. XIV, Pune for registration at Sr. No.8939/2013.
10) Copies of Index II
11) Copies of Receipt
12) Copy of Commencement Certificate No. B.P./PUNAWALE/04/2016, dt 13/01/2016
13) Copy of N.A. Order passed by the Collector Office, Pune (Revenue Department) AB/264/2016 under its Order No. PCMC/ बिनिशेती/SR/76/2016 PUNE dated 19/08/2016.
14) Copy of Sanad from Collector Office, (Revenue Department) AB/264/2016 under its Order No. PCMC/SANAD/SR/76/2016,PUNE dated 07.12.2016
15) Copy of Commencement Certificate No. B.P./PUNAWALE/18/2014

Adv.

16) Copy of N.A. Order passed by the Collector Office, (Revenue Department) DG/375/2015 under its Order No. PCMC/NOC/SR/193/2015 PUNE dated 16/09/2015.

17) Copy of Sanad from Tahasildar Office, Mulshi, Paud under its Order No. NA/SR/59/2016 PAUD dated 14/12/2016.

D. **Particulars of Title :-**

Survey No. 18, Hissa No. 3 + 8

1) It appears that Mutation Entry No. 165 is not relevant to the present Survey Number.

2) It appears from Mutation Entry No. 218 that as per the phalni the various Hissa of the present Survey No. 18 were owned as tabled below :-

S.No.	Name of the Occupier
18/1	Mr. Nama Mahadu Kate
18/2	Mr. Bhiku Kondaji Kate
18/3	Mr. Narayan Ganpati Shinde
18/4	Mr. Namu Mahadu Kate
18/5	Mr. Bhiku Kondaji Kate
18/6	Mr. Bhiku Kondaji Kate
18/7	Mr. Namu Mahadu Kate
18/8	Mr. Narayan Ganpati Shinde
18/9	Mr. Dhondi Mahadu Shinde
18/10	Mr. Maruti Ganpati Shinde
18/11	Mr. Narayan Ganpati Shinde

3) It appears from Mutation Entry No. 263 that the all the land owned by Mr. Narayan Ganpati Shinde were amalgamated and renumbered as under :-

S. No. 18 Hissa No.03 : 05 Acres 37 R
S. No. 18 Hissa No. 08 : 01 Acres 30 R

Adv.

Survey No. 18, Hissa No. 3

(The Mutation Entry of S. No. 18/3+8 shall be read as part and parcel of the present Survey Number)

1. It appears from Mutation Entry No. 263 that the all the land owned by Mr. Narayan Ganpati Shinde were amalgamated and renumbered as under :-

S. No. 18 Hissa No.03 : 05 Acres 37 R

S. No. 18 Hissa No. 08 : 01 Acres 30 R

2. It appears from Mutation Entry No. 311 that Mr. Narayan Ganpati Shinde gave application that the land bearing Survey No. 18/3 out of the land bearing Survey No. 18/3+8 is not owned nor occupied by him and without any reason it is shown on his name so, his name be removed from the 7/12 extract of the present Survey Number. The land bearing Survey No. 18/3 is actually owned and occupied by Mr. Namu Mahadu Kate so his name be muted as possessor of land.

S. NO.	Name of Occupier	Area
18/3	Mr. Namu Mahadu Kate	02 H 37 R
18/8	Mr. Narayan Ganpat Shinde	00 H. 70 R

3. It appears from Mutation Entry No. 720 that on 09/07/1970 that the new system pertaining to weights and measurement implemented and the same was given effect is the revenue records for all the survey numbers of village including Survey No. 18/3.

4. It appears from Mutation Entry No. 933 that as per the Gaon Namuna 2 banding was allowed on the land of bearing Survey No. 18/3 alongwith other Survey No.

5. It appears from Mutation Entry No. 956 that Mr. Namdev Mahadu Kate took loan of Rs. 5000/- from Bank of Maharashtra Chinchwad Gaon and accordingly charge of the said bank was recorded in the revenue records.

Adv.

6. Mutation Entry No. 959 is not available.

7. It appears from Mutation Entry No. 1032 that Mr. Namdev Mahadu Kate gave application that due to his old age it is not possible for him to look after day to day transactions related to land and all so it will be handled by his sons so his sons name be replaced for his name on 7/12 extract accordingly names of his sons as listed below are recorded in the revenue records as owner thereof;

a. Mr. Dnyandev Namdev Kate
b. Mr. Sopan Namdev Kate
c. Mr. Prakash Namdev Kate
d. Mr. Kailas Namdev Kate

8. It appears from Mutation Entry No. 1385 that Mr. Prakash Namdev Kate availed a loan of Rs. 3600/- from Wakad Vi. Ka. S. Soc. and accordingly charge of the said society was recorded in the revenue records.

9. It appears from Mutation Entry No. 1485 that Mr. Dnyandev Namdev Kate mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

10. It appears from Mutation Entry No. 1488 that Mr. Kailas Namdev Kate mortgaged land of Survey No. 18 Hissa No. 3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

11. It appears from Mutation Entry No. 1561 that Mr. Dnyandev Namdev Kate repaid the entire loan amount borrowed from Bank of Maharashtra, Chinchwad Gaon. Name and charge of bank was removed from the other rights column.

12. It appears from Mutation Entry No. 1580 that Mr. Dnyandev Namdev Kate mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

Adv.

13. It appears from Mutation Entry No. 1581 that Mr. Sopan Namdev Kate mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

14. It appears from Mutation Entry No. 1582 that Mr. Prakash Namdev Kate mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

15. It appears from Mutation Entry No. 1802 that there was division of Survey No. 18/3 along with other survey Nos. among Mr. Dnyandev Namdev Kate and others as details are in below table:

S. No.	Name of Occupier	Area
18/3	Mr. Satish Dnyandev Kate	00 H. 20 R
18/3	Mr. Sandip Dnyandev Kate	00 H. 20 R
18/3	Mr. Santosh Dnyandev Kate	00 H. 20 R
18/4		00 H. 19 R
18/3	Mr. Vijay Sopan Kate	00 H. 30 R
18/4		00 H. 17 R
18/3	Mr. Sachin Sopan Kate	00 H. 29 R
18/3	Mr. Nitin Kailas Kate	00 H. 30 R
18/3	Mr. Swapnil Kailas Kate	00 H. 29 R
18/4		00 H. 17 R
18/4	Mr. Pravin Prakash Kate	00 H. 17 R
18/3	Mrs. Mandakini Prakash Kate	00 H. 59 R

16. Mutation Entry No. 1835 is not available.

17. It appears from Mutation Entry No. 2107 that Mr. Swapnil Kailas Kate through his guardian Mr. Kailas Namdev Kate and others mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

Adv.

18. It appears from Mutation Entry No. 2108 that Mr. Nitin Kailas Kate through his guardian Mr. Kailas Namdev Kate and others mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

19. It appears from Mutation Entry No. 2326 that Mr. Santosh Dnyandev Kate mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 60,000/- only and accordingly charge of the said society was recorded in the revenue records.

20. It appears from Mutation Entry No. 2535 that Mrs. Mandabai Prakash Kate mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale and accordingly charge of the said society was recorded in the revenue records.

21. It appears from Mutation Entry No. 2656 that Mr. Sandip Dnyandev Kate mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 40,000/- and accordingly charge of the said society was recorded in the revenue records.

22. It appears from Mutation Entry No. 2658 that Mr. Santosh Dnyandev Kate mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 40,000/- and accordingly charge of the said society was recorded in the revenue records.

23. It appears from Mutation Entry No. 2662 that Mr. Nitin Kailas Kate through his guardian Mr. Kailas Namdev Kate mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

24. It appears from Mutation Entry No. 3436 that Mrs. Mandakini Prakash Kate mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 80,000/- only and accordingly charge of the said society was recorded in the revenue records.

Adv.

Survey No. 18, Hissa No. 4

1. Mutation Entry No. 38 is not available.

2) It appears from Mutation Entry No. 218 that as per the phalni the various Hissa of the present Survey No. 18 were owned as tabled below :-

S.No.	Name of the Occupier
18/1	Mr. Nama Mahadu Kate
18/2	Mr. Bhiku Kondaji Kate
18/3	Mr. Narayan Ganpati Shinde
18/4	Mr. Namu Mahadu Kate
18/5	Mr. Bhiku Kondaji Kate
18/6	Mr. Bhiku Kondaji Kate
18/7	Mr. Namu Mahadu Kate
18/8	Mr. Narayan Ganpati Shinde
18/9	Mr. Dhondi Mahadu Shinde
18/10	Mr. Maruti Ganpati Shinde
18/11	Mr. Narayan Ganpati Shinde

3. It appears from Mutation Entry No. 720 that on 09/07/1970 that the new system pertaining to weights and measurement implemented and the same was given effect is the revenue records for all the survey numbers of village including Survey No. 18/4.

4. It appears from Mutation Entry No. 933 that as per the Gaon Namuna 2 banding was allowed on the land of bearing Survey No. 18/4 alongwith other Survey No.

5. It appears from Mutation Entry No. 956 that Mr. Namdev Mahadu Kate took loan of Rs. 5000/- from Bank of Maharashtra Chinchwad Gaon and accordingly charge of the said bank was recorded in the revenue records.

Adv.

6. It appears from Mutation Entry No. 1032 that Mr. Namdev Mahadu Kate gave application that due to his old age it is not possible for him to look after day to day transactions related to land and all so it will be handled by his sons so his sons name be replaced for his name on 7/12 extract accordingly names of his sons as listed below are recorded in the revenue records as owner thereof;

a. Mr. Dnyandev Namdev Kate
b. Mr. Sopan Namdev Kate
c. Mr. Prakash Namdev Kate
d. Mr. Kailas Namdev Kate

7. Mutation Entry No. 1434 & 1435 are not relevant.

8. It appears from Mutation Entry No. 1485 that Mr. Dnyandev Namdev Kate mortgaged land of Survey No. 18/4 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

9. It appears from Mutation Entry No. 1488 that Mr. Kailas Namdev Kate mortgaged land of Survey No. 18 Hissa No. 4 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

10. It appears from Mutation Entry No. 1561 that Mr. Dnyandev Namdev Kate repaid the entire loan amount borrowed from Bank of Maharashtra, Chinchwad Gaon. Name and charge of bank was removed from the other rights column.

11. It appears from Mutation Entry No. 1580 that Mr. Dnyandev Namdev Kate mortgaged land of Survey No. 18/4 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

12. It appears from Mutation Entry No. 1581 that Mr. Sopan Namdev Kate mortgaged land of Survey No. 18/4 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

Adv.

13. It appears from Mutation Entry No. 1582 that Mr. Prakash Namdev Kate mortgaged land of Survey No. 18/4 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

14. It appears from the Mutation Entry No. 1676 that Mr. Kailash Namdev Kate mortgaged land of Survey No. 18/4 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 30,000/- only and accordingly charge of the said society was recorded in the revenue records.

15. It appears from Mutation Entry No. 1802 that there was division of Survey No. 18/4 along with other survey Nos. among Mr. Dnyandev Namdev Kate and others as details are in below table:

S. No.	Name of Occupier	Area
18/3	Mr. Satish Dnyandev Kate	00 H. 20 R
18/3	Mr. Sandip Dnyandev Kate	00 H. 20 R
18/3	Mr. Santosh Dnyandev Kate	00 H. 20 R
18/4		00 H. 19 R
18/3	Mr. Vijay Sopan Kate	00 H. 30 R
18/4		00 H. 17 R
18/3	Mr. Sachin Sopan Kate	00 H. 29 R
18/3	Mr. Nitin Kailas Kate	00 H. 30 R
18/3	Mr. Swapnil Kailas Kate	00 H. 29 R
18/4		00 H. 17 R
18/4	Mr. Pravin Prakash Kate	00 H. 17 R
18/3	Mrs. Mandakini Prakash Kate	00 H. 59 R

16. Mutation Entry No. 1835 is not available.

17. It appears from Mutation Entry No. 2107 that Swapnil Kailas Kate through his guardian Mr. Kailas Namdev Kate and others mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

Adv.

18. It appears from Mutation Entry No. 2326 that Mr. Santosh Dnyandev Kate mortgaged land of Survey No. 18/3 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 60,000/- only and accordingly charge of the said society was recorded in the revenue records.

19. It appears from Mutation Entry No. 2514 that Pravin through his guardian Mr. Prakash Namdev Kate mortgaged land of Survey No. 18/4 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 40,000/- only and accordingly charge of the said society was recorded in the revenue records.

20. It appears from Mutation Entry No. 2658 that Mr. Santosh Dnyandev Kate mortgaged land of Survey No. 18/4 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 40,000/- and accordingly charge of the said society was recorded in the revenue records.

21. It appears from Mutation Entry No. 3435 that Mr. Pravin through his guardian Mr. Prakash Namdev Kate mortgaged land of Survey No. 18/4 with Priyadarshani Vikas Co-operative Society, Punawale for Rs. 50,000/- only and accordingly charge of the said society was recorded in the revenue records.

E. FLOW OF TITLE :-

FOR 00 H 10 R OF S. No. 18/3 :

It appears from the Joint Development Agreement (Duly stamped executed and registered at Haveli No. V, at Serial No. 7561/2012 dated 09/08/2012) and Power of Attorney (Duly stamped executed and registered at Haveli No. V, at Serial No. 7562/2012 dated 09/08/2012) that Mr. Santosh Dnyandev Kate entered into an Agreement for the joint development of land admeasuring 00 H. 20 R out of Survey No. 18/3 with one M/s. D.S. ASSOCIATES and it is by the virtue of this agreement and power of attorney that M/s. D.S. ASSOCIATES have right to apply for and get the plan sanctioned from PCMC.

It appears from the Deed of Correction (Duly stamped executed and registered at Haveli No. XIV, at Serial No. 8938/2013 dated 28/11/2013) and Power of Attorney (Duly stamped executed and registered at Haveli No. XIV, at Serial No. 8939/2013 dated

Adv.

28/11/2013) that the parties to the above stated Joint Development Agreement corrected the area under Joint Development to 00 H 10 R out of Survey Number 18/3 from the previous 00 H. 20 R out of S. No. 18/3 from the previous 00 H. 20 R out of S. No. 18/3 and it is by the virtue of this agreement and power of attorney that M/s. D.S. ASSOCIATES have right to apply for and get the plan sanctioned from PCMC.

FOR 00 H 20 R OF S. No. 18/3 :

It appears from the Joint Development Agreement (Duly stamped executed and registered at Haveli No. V, at Serial No. 7566/2012 dated 09/08/2012) and Power of Attorney (Duly stamped executed and registered at Haveli No. V, at Serial No. 7567/2012 dated 09/08/2012) that Mr. Sandeep Dnyandev Kate entered into an Agreement for the joint development of land admeasuring 00 H. 20 R out of Survey No. 18/3 with one M/s. D.S. ASSOCIATES and it is by the virtue of this agreement and power of attorney that M/s. D.S. ASSOCIATES have right to apply for and get the plan sanctioned from PCMC.

FOR 00 H 20 R OF S. No. 18/3 :

It appears from the Joint Development Agreement (Duly stamped executed and registered at Haveli No. V, at Serial No. 1724/2013 dated 26/02/2013) and Power of Attorney (Duly stamped executed and registered at Haveli No. V, at Serial No. 1725/2013 dated 26/02/2013) that Mr. Satish Dnyandev Kate entered into an Agreement for the joint development of land admeasuring 00 H. 20 R out of Survey No. 18/3 with one M/s. D.S. ASSOCIATES and it is by the virtue of this agreement and power of attorney that M/s. D.S. ASSOCIATES have right to apply for and get the plan sanctioned from PCMC.

FOR 00 H 19 R OF S. No. 18/4 :

It appears from the Joint Development Agreement (Duly stamped executed and registered at Haveli No. V, at Serial No. 7561/2012 dated 09/08/2012) and Power of Attorney (Duly stamped executed and registered at Haveli No. V, at Serial No. 7562/2012 dated 09/08/2012) that Mr. Santosh Dnyandev Kate entered into an Agreement for the joint development of land admeasuring 00 H. 09 R out of Survey No. 18/4 with one M/s. D.S. ASSOCIATES and it is by the virtue of this agreement and power of attorney that M/s. D.S. ASSOCIATES have right to apply for and get the plan sanctioned from PCMC.

Adv.

It appears from the Deed of Correction (Duly stamped executed and registered at Haveli No. XIV, at Serial No. 8938/2013 dated 28/11/2013) and Power of Attorney (Duly stamped executed and registered at Haveli No. XIV, at Serial No. 8939/2013 dated 28/11/2013) that the parties to the above stated Joint Development Agreement corrected the area under Joint Development to 00 H 19 R out of Survey Number 18/4 from the previous 00 H. 09 R out of S. No. 18/4 and it is by the virtue of this agreement and power of attorney that M/s. D.S. ASSOCIATES have right to apply for and get the plan sanctioned from PCMC.

AND WHEREAS as per the entire layout was divided into 4 Sub Plots namely "Plot A & B" & "Plot C & D"

AND WHEREAS out of the land A to D and areas of 00 H. 69 Ares (6900 Sq. mtrs.) was segregated & then amalgamated with the land bearing (1) S. No. 18/3 admeasuring about 00 Hectares 30 Ares (3000 Sq. mtrs.,) thereby forming Plot No. C & D as per the sanctioned layout bearing B.P./PUNAWALE/04/2016, Dated 13/01/2016 sanctioned by Pimpri Chincwad Municipal Corporation and (2) S. No. 18/3 admeasuring about 00 Hectares 10 Ares (1000 Sq. mtrs.,), S. No. 18/4, admeasuring area 00 Hectares 19 Ares (3900 Sq. mtrs.") thereby forming Plot No. A & B as per the sanctioned layout bearing B.P./PUNAWALE/18/2014, Dated 30/07/2014 sanctioned by Pimpri Chinchwad Municipal Corporation and have obtained Commencement Certificate for construction of buildings on the said properties.

The said owner Mr. Sandeep Dnyandev Kate and others through their POA M/s. D.S.Associates through its partner Mr. Prashant Pahilaj Panjabi applied to the PCMC on 10.12.2015 for the permission to use the land i.e. admeasuring area 30 Aar out of S. No. 18/3 for construction of residential building i.e. Non-Agricultural use and in exercise of the powers vested in PCMC vide their letter No. B.P./PUNAWALE/04/2016 dated 13/01/2016 applied to Collector Office, Pune for getting NOC for change of use of said land, in exercise of the powers vested him U/S. 42 A (1) of Maharashtra Land Revenue Code 1966, N.A. Order passed by the Collector Office, (Revenue Department) AB/264/2016 under its Order No. PCMC/ बिनशेती/SR/76/2016 PUNE dated 19/08/2016 on the terms and conditions mentioned therein and thereafter Builder/Developer/Land Owners have obtained Sanad from Collector Office, (Revenue Department) AB/264/2016 under its Order No. PCMC/SANAD/SR/76/2016,PUNE dated 07.12.2016 as per the provisions of Sec. 44 of Maharashtra Land Revenue Code 1966.

Adv.

The said owner Mr. Satish Dnyandev Kate and others through their POA M/s. D.S.Associates through its partner Mr. Prashant Pahilaj Panjabi applied to the PCMC on 21.11.2013 for the permission to use the lands i.e. (i) admeasuring area 10 Aar out of S. No. 18/3 and (ii) admeasuring area 19 Aar out of S. No. 18/4 totally admeasuring area 39 Aar for construction of residential building i.e. Non-Agricultural use and in exercise of the powers vested in PCMC vide their letter No. B.P./PUNAWALE/18/2014 dated 30/07/2014 applied to Collector Office, Pune for getting NOC for change of use of said land, in exercise of the powers vested him U/S. 42 A (1) of Maharashtra Land Revenue Code 1966, N.A. Order passed by the Collector Office, (Revenue Department) DG/375/2015 under its Order No. PCMC/NOC/SR/193/2015 PUNE dated 16/09/2015 on the terms and conditions mentioned therein and thereafter Builder/Developer/Land Owners have obtained Sanad from Tahasildar Office, Mulshi, Paud under its Order No. NA/SR/59/2016 PAUD dated 14/12/2016 as per the provisions of Sec. 44 of Maharashtra Land Revenue Code 1966.

IV. OPINION :-

After taking into consideration all that is stated above, I am of the opinion that, the ownership rights, title and interests of M/s. D.S. Associates herein above named in respect of their said respective portions of lands, subject to the development rights, title and interests of M/s. D.S. Associates herein acquired by it under various Joint Development Agreement and General Power of Attorney/s & Correction Deed above referred to and subject to all that is stated above, appear to be free, clear, marketable and the same appear to be free from all reasonable doubts and encumbrances and I certify accordingly.

This Title Report.

Adv.
23/1/2017

Adv. Jaya Balkrishna Ubhe.

Pune
dated 23/01/2017