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PSD/16/000170

18th February, 2016.

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of well demarcated and defined land admeasuring 120 Ares i.e. 12000 square metres carved out of Survey No. 111 Hissa No. 1 total admeasuring 4 Hectares 83 Ares assessed at Rs. 20=41 paise situate at Village Warje, Taluka Haveli, District Pune, within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune and within the limits of Pune Municipal Corporation (Hereinafter referred to as "the said land").

THIS IS TO CERTIFY THAT under the instructions of my clients **M/s. S-2 Realty**, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: 101/102, Lotus Plaza, Opp. Karishma, Sangam Press Road, Kothrud, Pune 411038, through the hands of two of its partners (i) Mr. Sachin Balkrishna Kulkarni and (ii) Mr. Vijay Ramesh Jasuja, I have caused searches to be carried out in respect of the captioned land at the office of the Sub Registrar, Haveli no. 1 to 27, Pune through my associate Mr. Arif Nadaf, Advocate for a period commencing from the year 1987 till date. I have also perused the photocopies of the Deeds and Documents given to me for my perusal pertaining to the right, title and interest of my clients to the said land and have also relied upon certain information given to me by my clients and have to observe as follows:

(1) Flow of Title and History

(a) It appears that the said Survey No. 111 of village Warje was originally owned any possessed by one Mr. Jangal Bhau Ramoshi prior to the year 1928.

(b) It appears that the said Mr. Jangal Bhau Ramoshi expired intestate on 29/5/1928 leaving behind his only legal heir and brother namely Mr. Maruti Bhau Ramoshi alias Chavan. Pursuant thereto the name of the said legal heir was mutated in the revenue records. The same is reflected vide mutation entry no. 229.

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is reflected vide mutation entry nos. 983 and 6583. *It is clarified that the said Order dated 12/8/1966 is not available for inspection at the time of issuance of this report and the said fact has been ascertained only from the notings in the said mutation entry nos. 983 and 6583.*

(g) It appears that by a Sale Deed dated 8/10/1966 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 2651/1966, the said Mr. Maruti Bhau Chavan for self and as karta and manager of his HUF and Mr. Bharat Maruti Chavan have absolutely sold and conveyed the said Survey No. 111 unto and in favour of Smt. Patasibai Kundanmal Sancheti for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 996.

(h) The mutation entry no. 1049 of village Warje pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village.

(i) It appears that a portion admeasuring 21 Ares out of the said Survey No. 111 was acquired by the Special Land Acquisition Officer No. 17 vide his Order bearing No. LQ/17/SR/1/83 dated 11/6/1987 for the purposes of Bye Pass to the Bombay Bangalore National Highway. Pursuant thereto the said Survey No. 111 was subdivided and Survey No. 111 Hissa No. 1 admeasuring 4 Hectares 83 Ares was retained by the original land owner viz. Smt. Patasibai Kundanmal Sancheti. The same is reflected vide mutation entry no. 3963.

(j) It appears that the said Smt. Patasibai Kundanmal Sancheti expired intestate on 20/4/1993 leaving behind her only legal heir and son namely Mr. Surajmal Kundanmal Sancheti. Pursuant thereto the name of the said legal heir was mutated in the revenue records. The same is reflected vide mutation entry no. 6581.

(k) It appears that by a Sale Deed dated 19/1/1996 and registered with the office of the Sub Registrar Haveli No. 4 at serial no. 485/1996, the said Mr. Surajmal Kundanmal Sancheti, Mr. Dhanraj Surajmal Sancheti, Mr. Kishor Surajmal Sancheti, Mr. Satish Surajmal Sancheti,

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and pursuant thereto the charge of the said bank was deleted from the revenue records. The same is reflected vide mutation entry no. 17873.

(o) It appears that by a Development Agreement dated 16/3/2007 and registered with the office of the Sub Registrar Haveli No. 4 at serial no. 2295/2007, the said Mrs. Shobhatai Rambhau Barate has with the consent and confirmation of Mrs. Lilabai Dnyaneshwar Barate granted unto and in favour of Ms/. Bhelke Dhone Associates through its partners Mr. Gopi Gajanan Bhelke and Mr. Dilip Rajaram Dhone the exclusive development rights and authority to develop a portion admeasuring 20 Ares out of Survey No. 111/1 of village Warje for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the said Mrs. Shobhatai Rambhau Barate has executed a Power of Attorney dated 16/3/2007 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 2296/2007 in favour of the partners and nominees of M/s. Bhelke Dhone Associates interalia vesting in them with various powers and authorities to develop the said portion admeasuring 20 Ares out of Survey No. 111/1 of village Warje.

(p) It appears that by a Sale Deed dated 14/5/2009 and registered with the office of the Sub Registrar Haveli at serial no. 2493/2009, the said Mr. Surajmal Kundanmal Sancheti and others have absolutely sold and conveyed a portion admeasuring 3 Hectares 63 Ares out of Survey No. 111/1 unto and in favour of Sinhagad Technical Education Society for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 17387. *It is clarified that the said portion admeasuring 3 Hectares 63 Ares is not a part of the said land being the subject matter of this report.*

(q) It appears that the said Mrs. Lilabai Dnyaneshwar Barate and Mrs. Shobhatai Rambhau Barate had obtained a loan to the tune of Rs. 10,00,000/- from Vishal Purandar Nagari Sahakari Patsanstha Maryadit and pursuant to the letter issued by the said patsanstha the charge of the said patsanstha was mutated in the revenue records. The same is reflected vide mutation entry no. 17714.

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have granted unto and in favour of M/s. S-2 Realty through its partners Mr. Sachin Balkrishna Kulkarni and Mr. Vijay Ramesh Jasuja the exclusive development rights and authority to develop a portion admeasuring 30 Ares out of Survey No. 111/1 of village Warje for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the said Mr. Sahebrao Sundarrao Bhelke, (for self and as karta and Manager of his HUF), Mrs. Mangala Sahebrao Bhelke, Mr. Sagar Sahebrao Bhelke, Mr. Sachin Sahebrao Bhelke, Mr. Santosh Sahebrao Bhelke, Mr. Gajanan Sundarrao Bhelke, (for self and as karta and Manager of his HUF), Mrs. Gunwanti Gajanan Bhelke, Mr. Gopi Gajanan Bhelke, (for self and as karta and Manager of his HUF and as natural guardian of Ms. Nisha and Master Dhruvraj), Mr. Girish Gajanan Bhelke, (for self and as karta and Manager of his HUF and as natural guardian of Master Raj), Mr. Gaurav Gajanan Bhelke, Mr. Uttam Sundarrao Bhelke, (for self and as karta and Manager of his HUF), Mrs. Shanta Uttam Bhelke, Mr. Uday Uttam Bhelke, (for self and as karta and Manager of his HUF and as natural guardian of Master Yogiraj) and Mr. Umesh Uttam Bhelke have executed a Power of Attorney dated 11/4/2011 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3688/2011 in favour of the partners and nominees of M/s. S-2 Realty interalia vesting in them with various powers and authorities to develop the said portion admeasuring 30 Ares out of Survey No. 111/1 of village Warje.

(u) It appears that by a Development Agreement dated 11/4/2011 and registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3690/2011, the said Mrs. Lilabai Dnyaneshwar Barate granted unto and in favour of M/s. S-2 Realty through its partners Mr. Sachin Balkrishna Kulkarni and Mr. Vijay Ramesh Jasuja the exclusive development rights and authority to develop a portion admeasuring 20 Ares out of Survey No. 111/1 of village Warje for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the said Mrs. Lilabai Dnyaneshwar Barate has executed a Power of Attorney dated 11/4/2011 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 3691/2011 in favour of the partners and nominees of M/s. S-2 Realty interalia vesting in them with various powers and authorities to develop the said portion admeasuring 20 Ares out of Survey No. 111/1 of village Warje.

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Kulkarni and Mr. Vijay Ramesh Jasuja the exclusive development rights and authority to develop a portion admeasuring 40 Ares out of Survey No. 111/1 of village Warje for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the said Mr. Dilip Rajaram Dhone, Mr. Vijay Rajaram Dhone, Mr. Bhalchandra Rajaram Dhone and Mr. Sangram Bhalchandra Dhone have executed a Power of Attorney dated 13/1/2012 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 495/2012 in favour of the partners and nominees of M/s. S-2 Realty interalia vesting in them with various powers and authorities to develop the said portion admeasuring 40 Ares out of Survey No. 111/1 of village Warje.

(2) Litigations

(A) Regular Civil Suit No. 2428/2000 (original no. Special Civil Suit No. 866/1988) before the Civil Judge Junior Division, Pune at Pune.

The said Civil Suit was filed by Smt. Anandabai Maruti Ramoshi and others against Smt. Patsabai Kundanmal Sancheti and others for Declaration, Injunction and Cancellation of Sale Deed dated 3/3/1996. It is seen that the said Plaintiffs had preferred an Application for Injunction and that same was heard on merits and was rejected by the Civil Judge Junior Division, Pune vide its Order dated 28/11/2003.

Being aggrieved by the said Order dated 28/11/2003, one of the said Plaintiff in the said suit namely Mrs. Alka Vasant Khomane preferred a Misc. Civil Appeal bearing No. 405/2003 against Smt. Anandabai Maruti Ramoshi and others before the Hon'ble District Court challenging the said Order dated 28/11/2003. Being aggrieved by the said Order dated 28/11/2003, one of the said Plaintiff in the said suit namely Smt. Anandabai Maruti Ramoshi preferred a Misc. Civil Appeal bearing No. 419/2003 against Mrs. Alka Vasant Khomane and others before the Hon'ble District Court challenging the said Order dated 28/11/2003. The said two Appeal Nos. 405/2003 and 419/2003 were heard on merits and vide Order dated 31/7/2004, the Hon'ble District Court has dismissed both the Appeals.

Being aggrieved by the said Order dated 31/7/2004, the said Mrs. Alka Vasant Khomane and others preferred two Writ Petitions bearing Nos. 1678 of 2004 and 6870 of 2004 before the Hon'ble High Court, Bombay and that the said Writ Petition was rejected vide Order dated 10/1/2005. Pursuant thereto the said Mrs. Alka Vasant Khomane and others

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dismissed the said appeal. Being aggrieved by the said Order, the said Mrs. Alka Vasant Khomane and others filed a Writ Petition No. 5767 of 2006.

On 7/4/2004, the land owners of the said land had applied to the Collector for permission for Non Agricultural use. The said Mrs. Alka Vasant Khomane and others by their letter dated 20/2/2005 objected to the grant of NA permission on the ground that the sale deeds of the said lands effected by the purchasers were illegal. On 18/8/2005, the Collector rejected the objections and granted the NA permission. The said Mrs. Alka Vasant Khomane and others filed Appeal No. 110 of 2005 under section 247 of the Maharashtra Land Revenue Code, 1966 challenging the said Order. The said Appeal was dismissed by the Additional Commissioner, Pune on 30/5/2006. Pursuant thereto the said Mrs. Alka Vasant Khomane and others preferred a Writ Petition No. 5440 of 2006 challenging the said Order.

The Hon'ble High Court by its Common Order dated 12/10/2006 has dismissed the said Writ Petition Nos. 5441 of 2006, 5767 of 2006 and 5440 of 2006.

Being aggrieved by the said Order dated 12/2/2006, the said Mrs. Alka Vasant Khomane and others preferred a Letters Patent Appeal bearing no. 263 of 2006 in Writ Petition 5440 of 2006 along with Letters Patent Appeal No. 262 of 2006 in Writ Petition No. 5441 of 2006 and Letters Patent Appeal No. 261 of 2006 in Writ Petition No. 5767 of 2006 before the Hon'ble High Court, Bombay against the said Order dated 12/2/2006. The Hon'ble High Court by its Order dated 26/2/2008 has dismissed the said Letters Patent Appeals.

(3) Zone and Permissions

(A) As per the Zone Certificate dated 13/3/2007 issued by Pune Municipal Corporation, the said Survey No. 111 is in the residential zone and part thereof is affected by 12 metre, 60 metre and 24 metre wide R.P. Road.

(B) Orders under the provisions of The Urban Land (Ceiling and Regulation) Act, 1976

(a) It appears that the said Mr. Dilip Rajaram Dhone and others had filed their returns under section 6(1) of the Urban Land (Ceiling and Regulation) Act, 1976 in respect of his holding to the tune of 4000 square metres in Survey No. 111/1 and the same was allotted ULC Case No. 1173-DA. Pursuant to the Judgment and Order dated 22/7/2005 it was held that the said Mr. Dilip

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and Manager of his HUF), (1G) Mrs. Gunwanti Gajanan Bhelke, (1H) Mr. Gopi Gajanan Bhelke, (for self and as karta and Manager of his HUF and as natural guardian of Ms. Nisha and Master Dhruvraj), (1I) Mr. Girish Gajanan Bhelke, (for self and as karta and Manager of his HUF and as natural guardian of Master Raj), (1J) Mr. Gaurav Gajanan Bhelke, (1K) Mr. Uttam Sundarrao Bhelke, (for self and as karta and Manager of his HUF), (1L) Mrs. Shanta Uttam Bhelke, (1M) Mr. Uday Uttam Bhelke, (for self and as karta and Manager of his HUF and as natural guardian of Master Yogiraj) and (1N) Mr. Umesh Uttam Bhelke to the extent of 30 Ares out of Survey No. 111/1 of village Warje.

(2A) Mr. Dilip Rajaram Dhone, (2B) Mr. Vijay Rajaram Dhone, (2C) Mr. Bhalchandra Rajaram Dhone, and (2D) Mr. Sangram Bhalchandra Dhone to the extent of 40 Ares out of Survey No. 111/1 of village Warje.

(3) Smt. Lilabai Dnyaneshwar Barate to the extent of 20 Ares out of Survey No. 111/1 of village Warje.

(4) Smt. Shobhatai Rambhau Barate to the extent of 20 Ares out of Survey No. 111/1 of village Warje.

(5) M/s. S-2 Realty, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932, through the hands of two of its partners (i) Mr. Sachin Balkrishna Kulkarni and (ii) Mr. Vijay Ramesh Jasuja to the extent of 10 Ares out of Survey No. 111/1 of village Warje.

(B) **Name of the Developers:** M/s. S-2 Realty, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: 101/102, Lotus Plaza, Opp. Karishma, Sangam Press Road, Kothrud, Pune 411038, through the hands of two of its partners (i) Mr. Sachin Balkrishna Kulkarni and (ii) Mr. Vijay Ramesh Jasuja

(5) Searches, Public Notices and Observations

(a) I have also caused to be carried out searches in the Index II registers available in the office of the Sub Registrar of Assurances at Haveli No. 1 to 27, Pune including online search on the IGR website for the period from the year 1987 till date through my associate Mr. Arif Nadaf, Advocate. I have been informed by Mr. Arif Nadaf, Advocate that from the available

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to me by my clients and (iii) boundaries of the said land on the basis of documents provided to me being the title deeds and information provided to me by my clients.

(g) It is further clarified that I am not certifying the boundaries of the said land nor am I qualified to express my opinion on physical identification of the said land.

(6) Description of the said land

All that piece and parcel of well demarcated and defined land admeasuring 120 Ares i.e. 12000 square metres carved out of Survey No. 111 Hissa No. 1 total admeasuring 4 Hectares 83 Ares assessed at Rs. 20=41 paise situate at Village Warje, Taluka Haveli, District Pune, within the jurisdiction of the Sub Registrar Haveli No. 1 to 27, Pune and within the limits of Pune Municipal Corporation.

(7) Opinion

In view of what is stated herein above and subject to what is stated above, I certify that in my opinion the persons detailed in para 4 (A) hereinabove are well and sufficiently entitled to said land described in para 6 hereinabove as owners thereof and have a marketable title to the same and that the said land is free from known encumbrances and reasonable doubts and my clients M/s. S-2 Realty, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: 101/102, Lotus Plaza, Opp. Karishma, Sangam Press Road, Kothrud, Pune 411038, through the hands of two of its partners (i) Mr. Sachin Balkrishna Kulkarni and (ii) Mr. Vijay Ramesh Jasuja have an exclusive right and authority to develop the said land and to sell and/or dispose the units/tenements in the building to be constructed thereon to any intending purchasers, subject to obtaining the necessary permissions and sanctions.

Dated this 18th day of February, 2016.

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CHALLAN
MTR Form Number-6

GRN	MH007375091201516E	BARCODE			Date	17/02/2016-12:48:58	Form ID	
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Search Fee				TAX ID (If Any)			
	Other Items				PAN No. (If Applicable)			
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR				Full Name		Arif Nadaf Advocate	
Location	PUNE				Flat/Block No.			
Year	2015-2016 Specific From 01/01/1987 To 17/02/2016				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		Area/Locality		Pune
0030072201 SEARCH FEE		750.00				Town/City/District		
				PIN				
				Remarks (If Any)				
				Search Fee for Survey No 111 Villag				
				e Warje Taluka Haveli and District				
				Pune				
Total		750.00		Amount In Words	Seven Hundred Fifty Rupees Only			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	REF No	69103332016021711527		83130364
Cheque/DD No				Date		17/02/2016-12:50:29		
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		
Mobile No. : Not Available								

