



CHALLAN
MTR Form Number-6

GRN MH011219106201718E	BARCODE	Date 28/02/2018-16:35:07	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 RUSHIKESH K DARAVADE	
Location PUNE			
Year 2017-2018 One Time		Flat/Block No. 78/2/2	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street TATHAWADE	
0030072201 SEARCH FEE 750.00		Area/Locality PUNE	
		Town/City/District	
		PIN	
		4 1 1 0 3 3	
		Remarks (If Any)	
		PROPERTY BEARING S.NO 78/2/2 AT TATHAWADE PUNE. SEARCH	
		FROM 1989 TO 2018	
		Amount In	
		Seven Hundred Fifty Rupees Only	
Total 750.00		Words	
Payment Details INDIAN BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 02608672018022887885 1142839203
Cheque/DD No.		Bank Date	RBI Date 28/02/2018-16:33:21 Not Verified with RBI
Name of Bank		Bank-Branch	INDIAN BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

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Office : 'Usha-Vithal' Bldg., 1st Floor, 32 Rasta Peth, Pune - 411011 | Email: rvdaravade@gmail.com

Ref. No.:

Date:

TITLE OPINION

TITLE OPINION in relation to S.No. 78/2/2 of Village Tathwade, Taluka Mulshi, Dist. Pune and admeasuring an area of H. 00 Aars 32 and also situated within the limits of Pimpri Chinchwad Municipal Corporation at the instance of my client Shri. Amit Jugalkishor Rathi, the proprietor of M/s. Rathi Developers having his office at Rajaram Apartments, 1246, Kasba Peth, Pune – 411011.

1. I have investigated the title of the captioned property at the instance of my client Shri. Amit Jugalkishor Rathi. In due course of investigation a search of Index No II registers from 1989 to 28/02/2018 is cause to be taken from the concerned sub-registry offices for relevant period in respect of the captioned property. In said search it is found that some registers are torn, while some registers are not prepared and/or sent for binding. Hence, the search of the available record is taken and during such search as aforesaid no entries except the entries of the documents mentioned herein below are found and/or revealed.

2. In addition to the search as aforesaid I have also perused and scrutinized the copies of the following documents in relation to the captioned property.

- (i) 7/12 extracts in relation to the captioned property from the year 1990 - 1991 to 2017.
- (ii) The concern mutation entries appearing upon the 7/12 extracts.



- (iii) Original Development Agreement 01/08/2011 and duly registered at the office of The S.R. Haveli No. 17 at Sr. No. 8439 on the same day.
- (iv) Original Power of Attorney dated 01/08/2011 and duly registered at the office of The S.R. Haveli No. 17 at Sr. No. 8440 on the same day.
- (v) Original Development Agreement 01/08/2011 and duly registered at the office of The S.R. Haveli No. 17 at Sr. No. 8441 on the same day.
- (vi) Original Power of Attorney dated 01/08/2011 and duly registered at the office of The S.R. Haveli No. 17 at Sr. No. 8442 on the same day.
- (vii) Original Development Agreement 31/03/2017 and duly registered at the office of The S.R. Haveli No. 17 at Sr. No. 2725 on 15/04/2017
- (viii) Original Power of Attorney dated 31/03/2011 and duly registered at the office of The S.R. Haveli No. 17 at Sr. No. 2726 on 15/04/2017
- (ix) Copy of the Demarcation Plan dated 03/03/2017 issued by Deputy Superintendent of Land Records Mulshi, Paud in respect of the measurement of the captioned property.

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- (x) Copy of the Plan dated 23/05/2017 showing the Zone in which the captioned property is including as per the Development Plan and issued by the Deputy Director Town Planning, Town Planning and Development Department, Pimpri Chinchwad Municipal Corporation, Pimpri.
- (xi) The copy of the letter dated 15/02/2018 issued by the Labour Commissioner, State of Maharashtra, Mumbai to the Commissioner, Pimpri Chinchwad Municipal Corporation, Pune.

3. From the perusal and scrutiny of the above documents I found that :

A. From the perusal the documents mentioned at Sr. No. 2(i) & 2 (ii) it is found that the the captioned property was own by Shri Dashrath Baburao Pawar. In the year 1996 the said Shri Dashrath Baburao Pawar decided to partition his properties and accordingly he filed an application, dated 28/02/1996 before the Tashildar, Mulshi, Under the Provisions of The Maharashtra Land Revenue Code, 1966. The said application was considered by the The Tashildar Mulshi and by his order bearing number No/ Jamin/ Vibhajan/ SR/9/96, Paud dated 14/03/1996 the properties of said Shri Dashrath Baburao Pawar were partitioned and as per the said partition an area admeasuring H. 00 Aars 09 out of the captioned property was allotted to the share of Shri Bajirao Dashrath Pawar and the remaining area admeasuring H. 00 Aars 23 was allotted to Mrs. Ashabai Kailas Waghire and accordingly their names were recorded in the record of right of the captioned

property as holders thereof, in respect of their respective share out of the captioned property.

B. From the perusal of the document mentioned at Sr. No. 2(iii) it is found that by the said document, the aforesaid Mrs. Ashabai Kailas Waghire, together with her family members granted the rights of development and sale of her share i.e. of an area of H. 00 Aars 23 out of the captioned property to Samarth Ventures, a registered partnership firm having its office at Office No. 201 and 202, Yashodhan Business Complex, Ghole Road, Shivaji Nagar, Pune . Similarly from the perusal of the document mentioned at Sr.No. 2 (iv) it is found that the aforesaid Mrs. Ashabai Kailas Waghire and her family members, executed an irrevocable Power of Attorney in favour of the partners of Samarth Ventures thereby empowering them to do, perform, make and execute all the necessary acts, deeds, things and matters required for the development and sale of her share out of the captioned property.

C. From the perusal of the document mentioned at Sr. No. 2(v) it is found that by the said document, the aforesaid Shri Bajirao Dashrath Pawar, for self and as and being the Karta of his family together with his family members granted the rights of development and sale of his share i.e. of an area of H. 00 Aars 09 out of the captioned property to Samarth Ventures, a registered partnership firm having its office at Office No. 201 and 202, Yashodhan Business Complex, Ghole Road, Shivaji Nagar, Pune . Similarly from the perusal of the document mentioned at Sr.No. 2 (vi) it is found that the aforesaid Shri Bajirao Dashrath Pawar and his family members, executed an irrevocable Power of Attorney in favour of the partners of Samarth Ventures

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thereby empowering them to do, perform, make and execute all the necessary acts, deeds, things and matters required for the development and sale of his share out of the captioned property.

D. From the perusal of the document mentioned at Sr. No. 2(iii) to 2 (vi) it is found that by the said documents, the aforesaid Samarth Ventures, were granted the rights of assignment, of their rights accrued to them under the said documents to any third party, without any reference to the owners of the captioned property.

E. From the perusal of the document mentioned at Sr. No. 2(iii) it is found that under the said agreement Samarth Ventures have agreed to construct and allot, on ownership basis a residential area of 8200 sq.ft. built up and commercial area of 400 sq.ft. built up, from the proposed building to be constructed in and upon the captioned property to Mrs. Ashabai Kailas Waghire and her family members. Similarly from the perusal of the document mentioned at Sr. No. 2(v) it is found that under the said agreement Samarth Ventures have agreed to construct and allot, on ownership basis a residential area of 5000 sq.ft. built up from the proposed building to be constructed in and upon the captioned property to Shri Bajirao Dashrath Pawar and his family members.

F. From the perusal of the documents mentioned at Sr.No. 2 (vii) & 2 (viii) it is found that by the said documents the aforesaid Samarth Ventures have granted (assigned) the rights of development of the captioned property to my clients. From the perusal of the said documents it is also noted that as per the terms and conditions of the

said documents, my clients have agreed to allot 41 % of the constructed area from the proposed building to Samarth Ventures. Samarth Ventures have agreed to allot the constructed area, to be allotted to the owners, from the area to be allotted to them.

G. From the perusal of the documents mentioned at Sr.No. 2 (ix) it is found that the captioned property is measured by the concerned authority and accordingly the plans in respect thereof are also prepared.

H. From the perusal of the documents mentioned at Sr.No. 2 (x) it is found that the captioned property is included in Industrial Zone.

I. From the perusal of the documents mentioned at Sr.No. 2 (xi) it is found that the necessary NOC in respect of the no dues of the workers, was issued by the Labour Commissioner, State of Maharashtra, Mumbai, which is a pre-condition for the development / sale/ transfer of the captioned property.

4. In addition to the above prior to the Agreement dated 31/03/2017 mentioned at Sr.No. 2(vii) hereinabove I have also published a Public Notice in Daily Prabhat Dated 12/08/2016 thereby inviting (i) any demands, claims, if any, from and by any third party/ies in terms of charges, agreements, mortgage etc. upon and against the captioned property and (ii) any objection by any third party to the transaction between my client and Samarth Ventures. However, till date, I have not received any objection / communication to the aforesaid Public Notice.

R.V. Daravade

B.Sc., LL.B.

Advocate

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In view of the above I am of the opinion that the title of owners i.e. Shri Bajirao Dashrath Pawar and Mrs. Ashabai Kailas Waghire to the captioned property appears to be free, clear and marketable and my clients M/s. Rathi Developers are entitled to develop the captioned property as per the plans which may be approved by the concerned authority and to sale the flats there from (excluding the area to be constructed and allotted to Samarth Ventures) to the prospective purchasers thereof.

Pune.

Dated: 01/03/2018

ADVOCATE.

All the documents handed over to me for this Title Report are returned to Amit Jugalkishor Rathi .

ADVOCATE.