

UNMESH DESHPANDE

Advocate

LLM, DLL & LW, DHL

Date: 15/1/2016

SEARCH AND TITLE REPORT

A. Property : Ownership Units scheme "KUNAL ICONIA" at 5, No. 10/ 1A, Mamurdi, Pimpri Chinchwad, Tal. Haveli, Dist. Pune

B. Owner : 1) Kunal Salakshan Associates (ACP); 2 HL 95.35 R;
2) Kunal Developers; 20 R

C. Developer: Kunal Salakshan Associates (ACP)

To whomsoever it may concern:

1. Description of Property: Ownership Unit Scheme styled as "KUNAL ICONIA" (in the according to sanctioned Building Plans No. BP/Layout / Mamurdi / 01/2012 dated 24/05/2012.) The land admeasuring 31335 Sq. Mtrs. bearing Survey No. 10/ 1A situated at village Mamurdi within the limits of Pimpri Chinchwad Municipal Corporation, Taluka Haveli District Pune and bounded as under:

On or towards East : By DP Road and Survey No. 8 belonging to Sanjay Raut
On or towards South : By Survey No. 10 (part) belonging to Govind Raut.
On or towards West : By Survey No. 10 (part).
On or towards North : By Survey No. 10 (Part)

— hereinafter referred to as the "said Property"

2. Instructions: Upon instructions of Mr. Hemantra Dabhyabhai Shah of Kunal Developers I caused to be conducted the search and title scrutiny in respect of the property described in clause no. 1 above.

3. Documents perused:



- a) 7/ 12 extract from year 1990 till 2011,
- b) Mutation Entry Nos. 103, 110,250,361,404, 633, 634, 731, 1251, 2829, 3322, 4383, 3413, 4344, 4377.
- c) Zone Certificate No. Naravi/ Kavi/ rda/ 322/ 2009, dated 26/10/2009, issued by Town Planning & Development Department, Pimpri Chinchwad Municipal Corporation.
- d) Release Deed dated 07.12.2009 registered in the office of Sub Registrar Haveli 19 (Pune) at Sr. No. 6382/ 2009 by Smt. Baydabai Parsaram Rakshe and Son: Shri. Anilbhai Ghogre in favour of Shri Chandrakant Ramdhan Raut and Shri. Vinayak Ramdhan Raut.
- e) Release Deed dated 04.12.2009 registered in the office of Sub Registrar Haveli 19 (Pune) at Sr. No. 6378/ 2009 by Vandana Kailas Pawar in favour of Satish Dnyanadev Raut and Subas Dnyanadev Raut.
- f) Release Deed dated 04.12.2009 by Kavita Shivaji Hingavare and Deepali Nitin Vahile and Tejal Ganesh Ghule in favour of Sunil Baban Raut and Rohidas Baban Raut registered in the office of Sub Registrar Haveli 19 (Pune) at Sr. No. 6380/ 2009.
- g) Order of Partition by Tahsildar Haveli under Section 85 of the Maharashtra Land Revenue Code, 1986 vide Order No. Ha No/ Ka Vi/ 407/ 05 dated 22.08.2006.
- h) Agreement of Sale and Development and Power of Attorney dated 07.12.2009 registered in office of Sub Registrar Haveli 19 at Sr. No. 6383/2009 and 6388/ 2009.
- i) Deed of Correction dated 19.12.2009 registered in the office of Sub Registrar Haveli 19 (Pune) at Sr. No. 6763/ 2009.
- j) Order U/Sec. 43 of H & AL Act by SDO Haveli (Area 29535.0 Sq. Mtrs.) vide No. 43/ SR/ 26/ 2010 dated 23.09.2010.

Not

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- k) Sale Deed dated 19.10.2010 registered in the office of Sub Registrar, Haveli 4 (Pune) at Sr. No. 9112/ 2010.
- l) Agreement for sale and Irrevocable General Power of Attorney dated 29.10.2010 registered in office of Sub Registrar Haveli 4 at Sr. No. 9544/2010 and 9545/ 2010.
- m) Order U/Sec. 43 of RT & AI. Act by SDO Haveli (Area 20R.) vide No. 43/ SR/ 05/ 2011 dated 26.03.2012.
- n) Sale deed dated 07.04.2012 registered in the office of Sub Registrar Haveli 1 (Pune) at Sr. No. 3121/ 2012.
- o) Joint Venture Agreement (for Development of Property) dated 13/08/2012 registered in the office of Sub Registrar Haveli 1 (pune) at Sr. no. 7614/2012.
- p) Order of NA by collector, Haveli, Pune (Area 2935.0 Sq. Mtrs.) vide Order No. PMH/NA/SR/194/10 dated 27.06.2011.
- q) Commencement Certificate No. BP/Layout / Mamundi /01/2012 dated 24/05/2012.
- r) Revised Commencement Certificate No. BP/ Layout/ Mamundi/ 08/2014 dated 26/6/ 2014.

4. TITLE HISTORY -

- a) That in the year 1928 the property bearing Survey No. 10 Hissa No. 1 admeasuring 19 Acres and 31 Gunthas assessed at Rs 27 and 1 Paise at village Mamundi Taluka Haveli Dist. Pune belonged to Mr. Ramchandra Mahadev Damale.
- b) That the erstwhile owner of Survey No. 10/ 1 Mr. Ramchandra Mahadev Damale died intestate on 05.09.1928 and the property devolved upon

Male

his legal heir i.e. son Mr. Vinayak Ramchandra Damale. Mutation Entry to this effect bears No. 103 dated 20.11.1928.

- c) In the year 1949 the said Survey No. 10/ 1 was being cultivated by Mr. Laxman Bhiva Raut and accordingly name of said cultivator/ tenant had been entered to record of rights of the said entire land as the 'protected tenant' under Section 3A of The Bombay Tenancy Act, 1939. Mutation Entry to this effect bears No. 210 dated 28.03.1949.
- d) That the name of tenant in the property Mr. Laxman Bhiva Raut was confirmed as General Tenant (saffarwar kul), Mutation Entry to this effect bears No. 250 dated 06.03.1953.
- e) That the erstwhile tenant Mr. Laxman Bhiva Raut died intestate on 10.12.1963 and his tenancy rights in the property devolved upon his legal heirs and family members, cultivating the land along with him, namely (a) Mr. Dadabhau, (b) Mr. Bhandhu, (c) Mr. Dama, (d) Mr. Bahur, (e) Mr. Dnyandeo, daughters (a) Sonabai Bahu Pawar and widow Smt. Sundarabai. However, name of the karta of the family namely Mr. Dadabhau Laxman Raut had been entered to record of rights in other as Karta and Manager of said Hindu Undivided Family (HUF). Mutation Entry to this effect bears No. 361 dated 11.06.1958.
- f) That under provisions of Section 32 of Bombay Tenancy and Agricultural Lands Act, 1948 the proceedings were conducted by the Agricultural Lands Tribunal (Tahsildar) Haveli vide Nos. 4/ 58. By order dated 18.03.1961, in said proceedings the purchase price of the said Survey No. 10/ 1 was decided and name of the agricultural tenant in the said S. No. 10/ 1 namely Mr. Dadabhau Laxman Raut was entered to occupier column of the record of rights of said S. No. 10/1. Mutation Entry to this effect bears No. 404 dated 17.11.1963.
- g) That under provisions of the said Bombay Tenancy and Agricultural Lands Act, 1948, the tenant purchaser of S. Nos. 10/ 1 Mr. Dadabhau Laxman Raut paid/ deposited entire purchase price and accordingly the purchase certificate Under Section 32 M was issued in favor of said



Mr. Dadabhau Laxman Raut by order of the Agricultural Lands Tribunal
Haveli Mutation Entry to this effect bears No. 633 dated 25.05.1978.

- h) That the area and assessment of the said S. No. 10/ 1 was converted to standard measures. Accordingly area of said Survey No. 10/ 1 was converted to '7 Hectares and 80.3 Ares' and potkhamba admeasuring 20 Ares thus totally admeasuring '8 Hectares and 3 Ares' and assessment converted to 'Rs 27 and 6 Paise'.
- i) That the owner of Survey No. 10 Hissa No. 1 totally admeasuring '8 Hectares and 3 Ares' Mr. Dadabhau Laxman Raut, sold the portion admeasuring '4 Hectares and 4.68 Ares' to one Mr. Sureshkhani Lakhand Shah by a Sale Deed dated 07.02.1979. Consequent to the said sale, the portion admeasuring '4 Hectares and 4.68 Ares' was allotted Survey No. 10 Hissa No. 1B and assessed at '13 Rs and 74 Paise' while the balance portion remaining with original owner Mr. Dadabhau Laxman Raut was given Survey No. 10 Hissa No. 1A admeasuring 3 Hectares and 75.35 Ares and potkhamba admeasuring 20 Ares assessed at 'Rs 13 and 32 Paise'. Mutation Entry to this effect bears No. 654 dated 15.02.1979.
- j) Erstwhile owner of Survey No. 10 Hissa No. 1A totally admeasuring '3 Hectare 75.35 Ares and Potkhamba admeasuring 20 Ares, Mr. Dadabhau Laxman Raut sold and conveyed the portion admeasuring '80 Ares' to Mr. Prabhakar Nagesh Limaye by a Sale Deed dated 19.02.1982. Consequent to the said sale, the portion sold to said Mr. Limaye admeasuring '80 Ares' was allotted Survey No. 10 Hissa No. 1A/3 and was assessed at Rs. 3 and 00 Paise' while the balance portion remaining with original owner Mr. Dadabhau Laxman Raut admeasuring 2 Hectares 95.35 Ares and potkhamba admeasuring 20 Ares retained its original Survey No. 10 Hissa No. 1A and was assessed at Rs.10 and 32 Paise'. Mutation Entry to this effect bears No. 731 dated 20.02.1982.
- k) That one of the co-owners and Karta and Manager of the HUF of owners of Survey No. 10/ 1A Shri Dadabhau Laxman Raut died intestate on 06.08.1983. Said deceased Dadabhau Laxman Raut had no son, daughter, sisters living at the time of his death hence names of his only



legal heirs i.e. 4 brothers were entered to record of rights of the ancestral/ joint family properties (Survey No. 10/1A, 1/ 18, 35/ 1B) viz. (i) Rambhau, (ii) Damu, (iii) Baban & (iv) Dnyandev Laxman Raut. Mutation Entry to this effect bears No. 1251 dated 01.06.1991.

ii) That another co-owner/ co-sharer Mr. Damu Laxman Raut died intestate on 12.09.1991 and is survived by his legal heirs viz. Brothers -

(i) Rambhau, (ii) Baban & (iii) Dnyandev Laxman Raut. Mutation Entry to this effect bears No. 2829 dated 02.01.2001.

iii) That one of the co-sharers/ co-owners of the property Survey No. 10/ 1A, mentioned above, namely, Mr. Rambhau Laxman Raut died intestate on 21.08.2004 and is survived by his legal representative's i.e. sons Mr. Chandrakant and Mr. Vinayak and daughters Mrs. Baydabai Parsaram Rakshe and Mrs. Shila Ankush Chojage while the wife of late Mr. Rambhau Laxman Raut had predeceased him. Mutation Entry to this effect bears No. 3322 dated 12.04.2005.

Later on the sisters mentioned above Smt. Baydabai Parsaram Rakshe and Mrs. Shila Ankush Chojage relinquished their entire share and rights, title and interests in the property Survey No. 10/ 1A in favor of their brothers Shri Chandrakant Rambhau Raut and Shri Vinayak Rambhau Raut by a Release Deed dated 07.12.2009 registered in the office of Sub Registrar Haveli 19 (Pune) at Sr. No. 6382/ 2009. Mutation Entry to this effect bears No. 4383 dated 19.10.2010.

iv) Thus after considering the title devolution / history above till year 2005 the property Survey No. 10 Hissa No. 1 A belonged to three families/ branches (i) Legal Representatives of Rambhau Laxman Raut, (ii) Baban Laxman Raut and (iii) Dnyandev Laxman Raut.

v) That all the co-owners/ co-sharers of the said 5, No. 10/ 1 A and other joint family properties, effected the partition of joint family properties by order of Tahsildar Haveli under Section 85 of the Maharashtra Land Revenue Code, 1966 vide Order No. Ha No/ Ka VI/ 4071/ 05 dated

22.08.2006. Effects, as detailed below, by virtue of said partition bears, Mutation Entry No. 3413 dated 04.09.2006.

Out of, total area admeasuring 2 Hectares 95.35 Ares + potkharaba admeasuring 20 Ares, i.e. Total 3 Hectares 15.35 Ares,

- (i) Portion admeasuring 96.45 Ares + potkharaba admeasuring 20 Ares i.e. 116.45 Ares, assessed at "3 Rs and 44 Paise" from Survey No. 10/1A was given to the independent and separate share of Mr. Baban Laxman Raut.
- (ii) Portion admeasuring 96.45 Ares assessed at Rs 3 and 44 Paise from Survey No. 10/1A was given to the independent and separate share of Mr. Dnyandeo Laxman Raut.
- (iii) Portion admeasuring 49.225 Ares assessed at Rs. 1 and 72 Paise" from Survey No. 10/1A was given to the independent and separate share of Mr. Chandrakant Rambhau Raut.
- (iv) Balance portion admeasuring 49.225 Ares assessed at Rs 1 and 72 Paise from Survey No. 10/1A was given to the independent and separate share of Mr. Vinayak Rambhau Raut.

Thus the entire area admeasuring 3 Hectares and 15.35 Ares was partitioned and in the said partition the portion admeasuring "20.0 Ares" (Potkharaba) was given to the independent and separate share of Shri. Baban Laxman Raut.

While names of daughters from the branch of Rambhau Laxman Raut were entered into other rights column, however, as stated above, later on, these daughters released their shares in favor of their brothers by registered Release Deeds.

- (v) The daughter from the family of Dnyandeo Raut, Mrs. Vandana Kailas Pawar released all her rights, title and interest from the said property in favor of her brothers Mr. Satish and Mr. Subhas Dnyandeo Raut by a



Release Deed dated 04/12/2009 registered in the Office of Sub Registrar Haveli No. 19 at Sr. No. 6378/2009.

- q) The daughters from the family of Baban Laxman Raut namely Mrs. Kavita Shivaji Hagawane, Mrs. Deepali Nitin Vahile and Mrs. Tejal Ganesh Ghule released their entire share, rights from the said property in favour of their brothers Mr. Sunil Baban Raut and Mr. Rohidas Baban Raut by a Release Deed dated 04/12/2009 registered in the Office of Sub Registrar Haveli No. 19 at Sr. No. 6380/2009.

3. Sale to Kunal Sulakshan (AOP) -

- a) That the owners mentioned in Sub Clauses No. a (i) to (iv) above, finalized the deal to sell the portion admeasuring 2 Hectares 95.35 Ares (i.e. area of their respective shares except the portion of Potkharaba admeasuring 20 Ares remaining in share of Shri Baban Laxman Raut), from Survey No. 10/ 1A to the Association of Persons/ Joint Venture styled as "Kunal Sulakshan Associates through its constituents M/s. Kunal Developers partnership concern through partners Mr. Hemendra Dahyabhai Shah and Mr. Ramesh Girdhari as Shah.
- b) Said Joint Venture has been formed as well as the owners mentioned above granted the rights of development and sale in respect of said property i.e. 2 Hectares 95.35 Ares to and in favour of AOP (styled as "Kunal Sulakshan Associates) constituted by M/s. Kunal Developers a partnership concern and Mr. Sunil Baban Raut, Mr. Rohidas Baban Raut, Mr. Dnyandeo Laxman Raut, Mr. Satish Dnyandeo Raut, Mr. Vaibhav Chandrakant Raut, Mr. Vinayak Ramabhai Raut by virtue of an Agreement for Sale cum Development and supporting Irrevocable General Power of Attorney, both, dated 07.12.2009 duly stamped and then registered in the office of Sub Registrar Haveli 19 (Pune) at Sr. No. 6383/ 2009 and 6388/2009, respectively.

Principal Terms of the abovesentimented Agreement of Sale, Joint Venture Agreement are -



- (i) Constituent(s) mentioned above formed into AOP styled as "Kunal Salakshan Associates",
- (ii) Constituents of the JV agreed upon the obligations to be carried out by the respective constituents.
- (iii) Sale proceeds were agreed to be distributed among the constituents of the JV.
- (iv) Owners granted the rights of development and sale to the said AOP/ JV for the consideration and manner of payment enumerated in the said agreement.

Deed of Correction, dated 19.12.2009 was registered in the office of Sub Registrar Haveli 19 (Pune) at Sr. No. 4243/ 2009 and thereby the Permanent Account Number of Kunal Developers- i.e. constituent of the joint venture has been corrected.

c) Permission U/Sec. 43:

In view of the transaction for sale of the said property with the AOP mentioned above, the owners applied for and obtained the permission for sale of the portion admeasuring **2 Hectare 95.35 Ares** from Survey No. 10/ 1A from Sub Divisional Officer Pune vide No. 43/ 58/ 26/ 2010 dated 23.09.2010.

d) Sale Deed:

That the owners along with all their family members namely (1a) Baban Laxman Raut, Kamal Baban Raut, Sunil Baban Raut, Kalika Sunil Raut, Sanket Sunil Raut, Rohidas Baban Raut, Nisha Rohidas Raut, Kavita Shirsaji Hagavane, Deepali Nitin Vahile, Tejal Ganesh Ghule, (2a) Dnyandeo Laxman Raut, Mangal alias Chaturu Dnyandeo Raut, Satish Dnyandeo Raut, Prema Satish Raut, Shashwat Satish Raut, Subeshm Satish Raut, Sahas Dnyandeo Raut, Seema Sahas Raut, Sahil Sahas Raut, Vanda Kailas Pawar, (3A) Chandrakant Rambhau Raut, Jayashri Chandrakant Raut, Vishal Chandrakant Raut, Vaibhav Chandrakant Raut, Meenal Chandrakant Raut, (4a) Vinayak Rambhau Raut, Vandana Vinayak Raut, Yogesh Vinayak Raut, Shubham Vinayak Raut, Ashwin Vinayak Raut, 3) Smt. Dayabai parshuram Rakshe, 6) Smt. Sheela Ankush Ghojage through their duly constituted attorney Kunal



Sulakshan Associates (as detailed above) sold and conveyed the portion admeasuring 2 Hectares and 95.55 Acres to Kunal Sulakshan Associates by a Sale Deed dated 19.10.2010 registered in the office of Sub Registrar Haveli 4 Pune at Sr. No. 9112/ 2010.

- e) That the name of purchaser Kunal Sulakshan Associates has been entered in record of rights of the purchased portion vide Mutation Entry No. 4384.

5. Portion admeasuring 20 Acres:

- a) As stated above the Potkharaba portion admeasuring '20 Acres' was given to the independent and separate share of Shri Baban Laxman Raut.
- b) That Shri Baban Laxman Raut and Shri Dnyandeo Laxman Raut executed a power of Attorney in respect of the said portion admeasuring 20 Acres in favour of Shri Hanumanth Nathu Taras on 27.02.2002 which is registered in the office of Sub Registrar Haveli 14 (Pune) at Sr. No. 1080/ 2002.
- c) Said Shri Hanumanth Nathu Taras further executed a Power of Attorney in respect of the said portion 20 Acres in favour of Shri Jaykisan Subasinh Chauhan on 17.07.2002 which is registered in the office of Sub Registrar Haveli 14 (Pune) at Sr. No. 4165/ 2002.
- d) That said Shri Jaykisan Subasinh Chauhan for self and as attorney of Baban Laxman Raut, Mr. Dnyandeo Laxman Raut and Hanumanth Nathu Taras executed a Development Agreement and supporting Irrevocable General Power of Attorney in favour of Shri Ganesh Dagada Patil and Mrs. Sapana Sanjay Jain on 17.10.2005 which is registered in the office of Sub Registrar Haveli 14 (Pune) at Sr. No. 7079/ 2005 and 7080/ 2005.
- e) By a Deed of Cancellation of Power of Attorney Mr. Baban Laxman Raut and Mr. Dnyandeo Laxman Raut and Hanumanth Nathu Taras cancelled the Power of Attorney dated 27.02.2002 executed in favour of Shri Hanumanth Nathu Taras and registered in the office of Sub Registrar Haveli 15 at Sr. No. 1374/ 2006.

- i) That Shri Baban Laxman Raut and Mr. Dnyanesh Laxman Raut, Mrs. Sapana Sanjay Jain and Mr. Ganesh Dagadu Patil granted the rights of development and sale in respect of the said portion in favor of Mr. Sanilkumar Bali by a Development Agreement and supporting Irrevocable General Power of Attorney both dated 20/12/2006 registered in the office of Sub Registrar Haveli 13 (Pune) at Sr. No. 1375/ 2006 and 1376/ 2006.
- ii) That Shri Baban Laxman Raut who became the absolute owner of the said 20 Ares portion in the above mentioned partition, along with all his family members. I.e. Mr. Kamal Baban Raut, Sunil Baban Raut, Kalika Sunil Raut, Kshitiij Sunil Raut, Satvik Sunil Raut, Rohidas Baban Raut and Nisha Rohidas Raut alongwith Mr. Sanilkumar Bali agreed to sell the said portion of 20 Ares to M/s. Kanak Developers by an Agreement for Sale dated 29.10.2010 registered in the office of Sub Registrar Haveli 4 (Pune) at Sr. No. 9544/ 2010 and supporting Irrevocable General Power of Attorney of even date and registered at Sr. No. 9545/ 2010 in the same office.
- h) **Permission U/Sec. 43:**
In view of the transaction for sale of the said property with the associate member of ACP mentioned above Viz Kanak Developers, the owners applied for and obtained the permission for sale of the said S. No. 10/ 1A the portion admeasuring 00 Hectares and 20 Ares from Sub Divisional Officer Pune vide No. 43/ 5R/ 45/ 2011 dated 26/03/2012.
- i) **Sale Deed:** That the owners along with all their family members namely (1a) Baban Laxman Raut, Kamal Baban Raut, Sunil Baban Raut, Kshitiij Sunil Raut, Satvik Sunil Raut, Kalika Sunil Raut, Rohidas Baban Raut, Nisha Rohidas Raut (Owner) 2) Shri. Sanilkumar Bali (Consenting Party) through their duly constituted attorney Kanak Developers (as detailed above) sold and conveyed the portion admeasuring 00 Hectares and 20 Ares to Kanak Developers by a Sale Deed dated 07.04.2012 registered in the office of Sub Registrar Haveli 1 Pune at Sr. No. 3171/ 2012.



- ii) That the name of purchaser Kunal Developers has been entered in record of rights of the purchased portion vide Mutation Entry No. 437.

6. As seen from the above history, the following are the owners of the well defined portions from Survey No. 10/ 1A:

Area	Owners
02 H. & 95.35 Acres	Kunal Sulakshan Associates (AOP)
00 H. & 20 Acres	Kunal Developers (partnership)
03 H. & 15.35 Acres	Total

7. The owner of portion admeasuring 20 Acres M/s. Kunal Developers entered into a Joint venture Agreement (for development of property) on 13/8/2012. Said Joint Venture Agreement is registered in the office of Sub Registrar Haveli No. 1 (Pune) at Sr. No. 7614/2012.

Principal terms of said Joint Venture Agreement as under:

- Kunal Developers shall make available 20 Acres belonging to Kunal Developers.
- Kunal Sulakshan Associates shall amalgamate said 20 Acres with balance land owned by Kunal Sulakshan Associates.
- Kunal Sulakshan Associates shall develop the entire land including 20 Acres belonging to Kunal Developers.
- The Kunal Developers shall be entitled to 80% of share in profit from sale of units by utilizing said 20 Acres portion.

8. **Building Plans:** That the owners mentioned above jointly prepared and got sanctioned the plans of the buildings upon the said entire portion of S. No. 10/ 1A admeasuring 31535 Sq. Mtrs. from Pimpri Chinchwad Municipal Corporation vide Commencement Certificate No. BP/Layout/ Mamurdi /cl/2012 dated 24/05/2012 and revised Commencement Certificate No. BP/ Layout/ Mamurdi/ 08/2014 dated 26/6/2014.

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9. NA Order:

- a) That the Collector Pune granted the Non Agricultural Use Permission in respect of the portion admeasuring 29533.0 Sq. Mtrs. vide Order No. PMH/NA/SR/194/10 dated 27.06.2011;
- b) Further the Collector Pune has also granted the Non Agricultural Use permission in respect of the balance portion 20 Ares and particularly portion admeasuring 1437.62 Ares (i.e. after deducting the area under road adm. 562.38 Sq. Mtrs.) vide Order No. PMH/ NA/ SR/ 835/ 2012 dated 02.02.2013.

10. **Sale of Units:** The said M/S. Kunal Salakshan Associates (AOI) are carrying out the construction of buildings according to sanctioned plans mentioned above. The promoters have entered into the agreements for sale of units in the proposed building upon the said property.

11. My verification:

- a) **Public Notice:** I published a public notice in daily 'Prabhat' & 'Sakal Times' dated 16/09/2010 & 26/09/2010 in respect of the said Property thereby calling upon objections to title to said Property. However, No objection is received thereto.

I also published a public notice in respect of the portion admeasuring 20 Ares in daily 'Prabhat' dated 09/07/2010, didn't receive any objection to the same till date.

- b) I caused to be conducted the search of Index II registers with a view to trace any charge/ encumbrance upon the said Property for last thirty years, some of the registers were lost and missing and some were unavailable. However, I found no existing charge/ encumbrance upon the said Property. The promoters have entered into agreements for sale of the units as detailed in "Annexure A" herewith.

On the basis of whatever stated above, I hereby opine that -

- a) Title to the portion admeasuring 2 H 45.35 Ares from S. No. 10/ 1A of M/s. Kunal Salakshan Associates (AOI) is clean, clear and marketable.
- b) Title to the portion admeasuring 00H 20 Ares from S. No. 10/ 1A of M/s. Kunal Developers (partnership firm) is clean, clear and marketable.



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- c) M/s. Kanul Sulakshan Associates are entitled to implement the scheme of development and sale of units and spaces upon entire land admeasuring 3 Hectare 13.35 Ares according to sanctioned plans and further are entitled to allow the unit holders to mortgage their respective units to secure housing loans.

All the documents returned herewith.


Unmesh Deshpande
Advocate

ANNEXURE -A
PROJECT KUNAL ICONIA
KUNAL SULAKSHAN ASSOCIATES (AOP)
MAMURDI S. NO.10/1A
SALE DETAILS

C

SRL NO	FLAT NO	NAME OF FLAT HOLDER	REG DATE	REG NO	HAV ELI
1	C 201	MRS. SMITA RAGHAVENDRA GHATGE	5/7/2014	5286	1
2	C 301	ALIM NURUDDIN KAZI	26/06/2014	3021	1
3	C 301	MR. SUDHIR MENON	27/02/2015	1127	1
4	C 304	RANJAN KUMAR MOHAPATRA	19/10/2014	7852	1
5	C 601	MR. SHEKHAR JHUMHUNWALA	10/4/2015	1702	1
6	C 604	MR. GAUTAM BISHTA	10/28/2014	8189	1
7	C 702	MILANIT KUMAR SINGH	8/10/2015	7313	1
8	C 801	MRS. SHWETA KUMARI	27/10/2015	7681	1

D

SRL NO	FLAT NO	NAME OF FLAT HOLDER	REG DATE	REG NO	HAV ELI
1	D 201	RAVI MALLIKARJUN HULLE	25/04/2013	3728	1
2	D 202	SANDEEP NANDKUMAR KHILARE	7/8/2013	6577	1
3	D 203	RAHUL JADHAV	16/12/2013	6731	1
4	D 204	SANJIV PADMAKAR KULKARNI	1/6/2013	4769	1
5	D 301	NITEN DUDAMBER GONNADE	20/04/2013	5993	1
6	D 302	SWAPNIL VIDAY ZILPELWAR	13/06/2013	5081	1
7	D 303	BHALVIK ASHOK SHI WALE	28/10/2013	8503	1
8	D 304	RATNESH CHOURHEY	02/03/2013	1903	1
9	D 401	PARAG CHANDRAKANT PATHAK	16/03/2013	2471	1
10	D 402	MRS. PRIYANKA RAHUL PATHAK	22/02/2013	1670	1
11	D 403	SURENDRA TIWARI	16/09/2013	7580	1
12	D 404	ANUPAM KUMAR	22/07/2013	6151	1
13	D 501	GIRISH SURESH UMARE	20/02/2013	1494	1
14	D 502	SANDEEP SINGH	11/06/2013	5012	1
15	D 503	JITHIN GEORGE	29/06/2013	5587	1
16	D 504	KAJDEV RANJAN PRASAD	16/02/2013	1906	1
17	D 601	SATISH VIDAYKUMAR JAIN	20/04/2013	1591	1
18	D 602	ABHISHEK CHANDRAKANT ALIZAD	12/3/2013	2725	1
19	D 603	VINAY TROPATHI	5/7/2013	5745	1
20	D 604	MRS. VANDANA UMESH SATWE	23/03/2013	6184	1
21	D702	MRS. SUMEDHA SUNIL KISHI	8/12/2014	9312	1
22	D801	MR. PRASAD SATISH JORHI	1/1/2015	98	1
23	D901	MRS. BHAGYASHRI ATUL SHAH	19/08/2014	6516	1
24	D904	MILJAIPRAKASH	30/10/2015	7569	1
25	D1001	MRS. ARUNA SHARMA	8/9/2015	4776	1
26	D1004	SUCHIT PRAMOD PAROKE	16/08/2014	6471	1
27	D1101	RAKESH NIKAM	24/08/2014	6787	1
28	D1102	GAURAV DUBEY	28/10/2014	6790	1

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E

SRL NO	FLAT NO	NAME OF FLAT HOLDER	REG DATE	REG NO	HAY ELI
1	E 101	BHARAT PANDURANG LOKHANDE	9/21/2013	7652	1
2	E 202	ALPESH SUSHIL GARG	9/1/2013	1951	1
3	E 203	MR. MANJINDER SINGH	14/03/2014	2127	1
4	E 301	MRS. RINA TIWARI	9/10/2013	8085	1
5	E 302	PRAVEEN KUMAR SINGH	11/05/2013	4713	1
6	E 303	AMRUT PANDURANG PATIL	19/08/2013	6862	1
7	E 401	MRS. SEEMA MAHESH SATWE	22/08/2013	6959	1
8	E 402	ADAY YESHWANT SANGLIKAR	22/04/2013	3613	1
9	E 403	MR. VIJAYANT KUSHWAH	6/7/2013	5768	1
10	E 404	MRS. SMITA CHANDRA	20/10/2013	7579	1
11	E 501	MR. DHEERAJ SATISH KHATRI	24/1/2014	2388	1
12	E 502	MS. MADHAVI BAPURAO KALE	13/2/13	1386	1
13	E 503	ATUL KOUL	15/06/2013	5183	1
14	E 504	ABHINAV PATHAK	15/2/2014	1368	1
15	E 601	DINESH RAMCHANDRA RAUT	19/12/2013	9846	1
16	E 602	OMPRAKASH MAURYA	23/05/2013	4485	1
17	E 603	HIMANSHU AGNIHOTRI	20/05/2013	4392	1
18	E 604	SANTOSH SUHASHRAO BORSE	4/2/2013	1051	1
19	E 701	MRS. NEELIMA SRIVASTAVA	2/2/2013	928	1
20	E 702	HANUMANT RAMCHANDRA GOLF	11/12/2014	9444	1
21	E 802	MRS. NUPUR BAGORA	23/10/2013	7634	1
22	E 901	MR. SUNIL PRABHAKAR KULKARNI	19/11/2013	8145	1
23	E 902	MRS. MAHESHWARI RAHUL MALI	11/01/2013	888	1
24	E 903	MRS. NEHA VYAS	12/3/2013	2057	1

I

SRL NO	FLAT NO	NAME OF FLAT HOLDER	REG DATE	REG NO	HAY ELI
1	I 201	RAJKUMAR NUSCHAND DERE	1/5/2013	3976	1
2	I 202	OMKAR VILAS PATHAK	17/09/2013	7614	1
3	I 203	JITENDRA PARASHAR	18/06/2013	5246	1
4	I 204	GIRISH KUMAR	22/08/2013	6958	1
5	I 301	MR. VINAY SATISH KHATRI	24/03/2014	2387	1
6	I 302	ADWAIT AMOD BHANDARI	17/09/2013	7618	1
7	I 303	MRS. DHANASHRI TUKARAM MANE	15/10/2014	2169	1
8	I 304	KIRANILAKSHMATH	2/9/2013	3230	1
9	I 401	ANILIND V. SHIROTRI	1/3/2013	1849	1
10	I 403	ANKIT KUMAR	6/7/2013	5767	1
11	I 404	MRS. MANITA SHARMA	3/15/2013	5347	1
12	I 501	RAM MEHROTRA	21/08/2013	6932	1
13	I 502	MRS. SHEETAL PRASHANT PANMAND	16/11/2013	8063	1
14	I 503	PRAVIN DADARAO HADHI	19/01/2014	2166	1
15	I 504	MRS. MADHURI SUSHIL RAJE	18/12/2013	9847	1
16	I 601	AMLENDU KUMAR BRAHMDEO SINGH	23/05/2014	4046	1
17	I 602	MRS. SUREKHA RAMESH GANGAR	10/2/2013	1322	1

25/6

18	1603	ASHUTOSH DUBEY	30/07/2013	6132	1
19	1604	MR. RAGHUNANDAN MADHUSUDAN LUNDGHAR	4/5/2013	4015	1
20	1701	MRS. LEENA ABHJIT JOSHI	2/8/2014	6067	1
21	1703	MRS. KUSUM SINGH	15/10/2015	9085	1
22	1802	MRS. RANAK PIYUSH PARBOL	25/09/2014	7468	1
23	1901	DEVENDRA SURESH KOPPIKAR	12/9/2013	7178	1
24	11002	MR. PRASHANT NAGANATH THOMBRE	11/1/2016	259/2016	1

J

SER. NO.	FLAT NO.	NAME OF FLAT HOLDER	REG. DATE	REG. NO.	HAN. ELI.
1	J 201	BRIG. MICHAEL PRITAM SINGH MENDONCA	1/8/2013	4774	1
2	J 202	MRS. MICHAEL MARIS MURIEL MENDONCA	1/8/2013	4773	1
3	J 203	PENKONDA RAMARAO RAGHUNATH	17/12/2012	11954	1
4	J 204	SUDHEENDRA MADAKASIRA	26/12/2012	11908	1
5	J 301	RAVINDRA SINGH	20/07/2013	6119	1
6	J 302	SUSHIL KUMAR	26/03/2013	4823	1
7	J 303	MRS. NITIBA VIJAY VESVIKAR	13/02/2013	1387	1
8	J 304	VISHAL KANT	23/11/2012	12667	1
9	J 401	VENKAT TUKARAM MARE	20/05/2013	4406	1
10	J 402	SANDEEP LILADYAR CHOPDE	16/09/2013	7578	1
11	J 403	MR. ANIKET DILIP DEO	29/11/2014	8846	1
12	J 404	SACHEEN SHARADRAO LATHKAR	13/03/2013	1349	1
13	J 501	NILESH PRAKASH BHOSALE	25/07/2012	6249	1
14	J 502	MRS. JAGPREET PANNU	15/06/2012	3184	1
15	J 503	CDR. STEERLY GEORGE	7/1/2013	176	1
16	J 504	SANTOSH KUMAR	21/12/2012	11824	1
17	J 601	GIRISH GOKULDASAN	17/12/2012	11629	1
18	J 602	DEVYANT KUMAR	8/1/2013	233	1
19	J 604	SHASHANK KILKAR	27/11/2012	11079	1
20	J 701	MRS. ANITA SHARAD SAWANT	11/1/2016	388	1
21	J 704	RAJESH PILLAI	30/05/2015	4133	1
22	J 803	RUPESH BERRY	8/12/2015	8489	1
23	J 804	VINAYA MERRA	14/07/2014	5517	1
24	J 902	MRS. ANSHU SONIA DUTTA	19/7/2014	5704	1
25	J 903	MRS. ALPNA SANDHEEP SAMPHON	19/07/2014	5706	1
26	J 904	MR. BALWANT SINGH BHALLA	8/10/2014	7770	1
27	J 1003	MRS. TEJASHRI JADHAV	2/11/2013	7814	1
28	J 1004	DR. PRIYA M. BAGADE	9/19/2015	8949	1
29	J 1204	DR. ALPNA SINGHAL	1/12/2014	9125	1

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