

JAGDISH NARAYANDAS KACHOLE

Advocate

Omprakash Provision Stores, Near Mrutanjay Mandal,
459, Shivajinagar, Pune 411 005,
Mobile 9890860810

Date 29.07.2017

WHOM SO IT MAY CONCERN

SEARCH & TITLE REPORT

I have investigated title to the property more particularly described hereunder as per the request of "LAXMI DEVELOPMENTS", a registered partnership firm, having its office at- Laxmi Satyam Residency, Survey No.19, Dhanori, Pune-411015, through its duly authorized Partner-MR. SANJAY SHAMLAL SINGHAL, R/at-Survey No.90, Kalas Alandi Road, Vishrantwadi, Pune-411015 and I have to state my opinion as follows :—

A) DESCRIPTION OF THE PROPERTIES :-

- i) **ALL THAT PIECE AND PARCEL** of land admeasuring an area 00 Hectares 67 Ares i.e. 6700 sq. mtrs. out of Survey No.286, Hissa No.1B totally admeasuring an area 01 Hectares 34 Ares assessed at 02 Rs. 37 Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli, District-Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, Grampanchayat Lohagaon and also within the jurisdiction of Sub Registrar Haveli, Pune.

[HEREINAFTER referred to as "the said property No.1"]

- ii) **ALL THAT PIECE AND PARCEL** land admeasuring an area 3878.20 sq. mtrs. out of Survey No.286, Hissa No.1D totally admeasuring an area 02 Hectares 62 Ares assessed at 04 Rs. 75 Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli, District-Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, Grampanchayat Lohagaon and also within the jurisdiction of Sub Registrar Haveli, Pune.

[HEREINAFTER referred to as "the said property No.2"]

- iii) **ALL THAT PIECE AND PARCEL** land admeasuring 00 Hectare 33.5 Ares i.e. 3350 sq. mtrs. out of Survey No.286/1B totally admeasuring an area 01 Hectare 34 Ares assessed at 02 Rs. 37 Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli, District-Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, Grampanchayat Lohagaon and also within the jurisdiction of Sub Registrar Haveli, Pune.

[HEREINAFTER referred to as "the said property No.3"]

- iv) **ALL THAT PIECE AND PARCEL** land admeasuring 00 Hectare 33.5 Ares i.e. 3350 sq. mtrs. out of Survey No.286/1B totally admeasuring an area 01 Hectare 34 Ares assessed at 02 Rs. 37 Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli, District-Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, Grampanchayat Lohagaon and also within the jurisdiction of Sub Registrar Haveli, Pune.

[HEREINAFTER referred to as "the said property No.4"]

- V) **ALL THAT PIECE AND PARCEL** land admeasuring 5000 sq. ft. i.e. 464.68 sq. mtrs. i.e. 4.65 Ares out of Survey No.286/1A totally admeasuring an area 02 Hectare 67 Ares assessed at 04 Rs. 69 Paise situated, lying and being at revenue Village-Lohagaon, Taluka-Haveli, District-Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, Grampanchayat Lohagaon and also within the jurisdiction of Sub Registrar Haveli, Pune.

[HEREINAFTER referred to as "the said property No.5"] .

The said property Nos.1 to 5 are collectively bounded as under:-

ON OR TOWARDS :-

East	-	Survey No.286/2
South	-	Survey No.286/1C
West	-	Road and Survey No.286/1
North	-	Survey No.293

B) FLOW OF TITLE OF THE SAID PROPERTIES :-

i) The said Property No. 1:-

- 1) Land admeasuring an area 00 Hectare 67 Ares i.e. the said property No.1 was earlier belonged to **Mr. Somnath Govind Khandave and Mr. Nagnath Govind Khandave**. By Exchange Deed, dated-13/04/2010 Mr. Somnath Govind Khandave, Mr. Nagnath Govind Khandave, Mr. Dnyanoba Gajaba Khandave and Smt. Phulabai Govind Khandave transferred the said property No. 1 to **Mr. Kaurbhan Bhagatram Gupta and Mrs. Kanta Kaurbhan Gupta** in exchange of land bearing Survey No.293 (part). The said Exchange Deed, dated-13/04/2010 has been registered in the office of Sub-Registrar Haveli No.7 at Sr. No.3037/2010 on the same day. The names of **Mr. Kaurbhan Bhagatram Gupta and Mrs. Kanta Kaurbhan Gupta** have been mutated on the record of rights as the owners of the said property No.1 vide Mutation Entry No.30667. There were some typographical errors in the Exchange Deed, dated-13/04/2010, hence by executing necessary Correction Deed, dated-03/06/2015 the parties rectified the said errors. The said Correction Deed, dated-03/06/2015 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.5610/2015 on the same day.

- 2) **Mr. Kaurbhan B. Gupta and Mrs. Kanta Gupta** had entered into a Joint Development Agreement dated -30/12/2013 (duly registered in the office of Sub-Registrar Haveli No.8 at Sr. No. 10710/2013) with **M/S. SAI DEVELOPERS** which was duly cancelled by the parties thereto in terms of Deed of Cancellation dated-09/06/2015 which has been registered in the office of Sub-Registrar Haveli No. 23 at Sr. No.4648/2015 on the same day.

ii) The said Property No. 2:-

- 1) Land admeasuring an area 02 Hectare 68 Ares bearing Survey No.286/1D out of which the said property No.2 admeasuring 3878.20 sq. mtrs. is a part was earlier owned by **Mr. Baban Bhiku Nimbalkar and Mr. Murlidhar Bhiku Nimbalkar** each having 1/2 undivided share in the said land. **Mr. Murlidhar Bhiku Nimbalkar** expired intestate leaving behind him widow-Smt. Sundarabai, two Sons-Mr. Maruti and Mr. Suresh and one married daughter-Mrs. Anjana Walmiki Kotwal. The names of Smt. Sundarabai, Mr. Maruti, Mr. Suresh and

1/15/2015

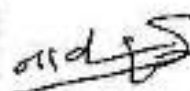
Mrs. Anjana Walmiki Kotwal have been mutated in the record of rights vide Mutation Entry No.33003.

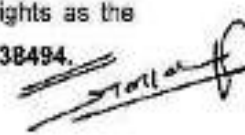
- 2] By Sale Deed, dated-19/04/2012 Smt. Sundarabai Murlidhar Nimbalkar, Mr. Maruti Murlidhar Nimbalkar, Mr. Suresh Murlidhar Nimbalkar and Mrs. Anjana Walmiki Kotwal sold and conveyed the land admeasuring 1000 sq. mtrs. out of the said property No.2 to Mr. Kaurbhan Bhagatram Gupta. The said Sale Deed, dated-19/04/2012 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.4829/2012. The name of Mr. Kaurbhan Bhagatram Gupta has been mutated in the record of rights as the owner of land admeasuring 1000 sq. mtrs. out of the said property No.2 vide Mutation Entry No.38497.

- 3] By Agreement [Sathekhath] , dated-13/05/2008 Smt. Sundarabai Murlidhar Nimbalkar, Mr. Maruti Murlidhar Nimbalkar, Mr. Suresh Murlidhar Nimbalkar and Mrs. Anjana Walmiki Kotwal agreed to sell and convey the Private Plot No.10-B admeasuring 434.94 sq. mtrs. i.e. 4680 sq. ft. out of the said property No.2 to Mr. Binoy Joseph, Smt. Sundarabai Murlidhar Nimbalkar, Mr. Maruti Murlidhar Nimbalkar, Mr. Suresh Murlidhar Nimbalkar and Mrs. Anjana Walmiki Kotwal also executed a Power of Attorney, dated-13/05/2008 in favour of Mr. Binoy Joseph authorising him to do all acts, deeds and things as mentioned therein. The said Agreement and Power of Attorney, both dated-13/05/2008 have been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.4200/2008 and 4201/2008 respectively on the same day. Thereafter by Sale Deed, dated-17/02/2010 Smt. Sundarabai Murlidhar Nimbalkar, Mr. Maruti Murlidhar Nimbalkar, Mr. Suresh Murlidhar Nimbalkar and Mrs. Anjana Walmiki Kotwal sold and conveyed the Private Plot No.10-B admeasuring 434.94 sq. mtrs. i.e. 4680 sq. ft. out of the said property No.2 to Mr. Binoy Joseph. The said Sale Deed, dated-17/02/2010 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.1735/2010. The name of Mr. Binoy Joseph has been mutated in the record of rights as the owner of land admeasuring 434.94 sq. mtrs. i.e. 4680 sq. ft. vide Mutation Entry No.30276.

- 4] By Sale Deed, dated-05/05/2011 Mr. Ramdas Gulab Nimbalkar acquired by purchase the Private Plot No.10-B admeasuring 434.94 sq. mtrs. i.e. 4680 sq. ft. out of the said property No.2 from Mr. Binoy Joseph. The said Sale Deed, dated-05/05/2011 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.4593/2011 on the same day. The name of Mr. Ramdas Gulab Nimbalkar has been mutated in the record of rights as the owner of land admeasuring 434.94 sq. mtrs. vide Mutation Entry No.38493.

- 5] Thereafter by Sale Deed, dated-04/04/2012 Mr. Kaurbhan Bhagatram Gupta acquired by purchase Private Plot No.10-B admeasuring 434.94 sq. mtrs. i.e. 4680 sq. ft. out of the said property No.2 from Mr. Ramdas Gulab Nimbalkar. The said Sale Deed, dated-04/04/2012 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.3742/2012 on 07/04/2012. The name of Mr. Kaurbhan Bhagatram Gupta has been mutated in the record of rights as the owner of land admeasuring 434.94 sq. mtrs. vide Mutation Entry No.38494.


RAMDAS KACHORI
 B.A., LL.B., D.L.L. & L.B.
 ADVOCATE
 (Vajinagar,
 -411 005.



- 6] By Sale Deed, dated-16/05/1998 Mr. Murlidhar Bhiku Nimbalkar, Smt. Sundarabai Murlidhar Nimbalkar, Mr. Maruti Murlidhar Nimbalkar, Mr. Suresh Murlidhar Nimbalkar, Mr. Baban Bhiku Nimbalkar, Mr. Balu Baban Nimbalkar, Mr. Dashrath Baban Nimbalkar and Mrs. Anjana Walmiki Kotwal, through their constituted attorney-Mr. Sudhakar Bajirao Kutwal sold and conveyed the Private Plot No.6 admeasuring 5450 sq. ft. i.e. 506.50 sq. mtrs. out of land admeasuring an area 1008.45 sq. mtrs. out of the said property No.2 to Mrs. Angue Ashwini Balve alias Angue Thendup Bhutiya. The said Sale Deed, dated-16/05/1998 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.2373/1998 on the same day. The names of Mrs. Angue Ashwini Balve alias Angue Thendup Bhutiya were mutated in the record of rights as the owner of land admeasuring 506.50 sq. mtrs. vide Mutation Entry No.22862.
- 7] By Sale Deed, dated-01/03/1997 Mr. Murlidhar Bhiku Nimbalkar, Smt. Sundarabai Murlidhar Nimbalkar, Mr. Maruti Murlidhar Nimbalkar, Mr. Suresh Murlidhar Nimbalkar, Mr. Baban Bhiku Nimbalkar, Mr. Balu Baban Nimbalkar, Mr. Dashrath Baban Nimbalkar and Mrs. Anjana Walmiki Kotwal, through their constituted attorney-Mr. Sudhakar Bajirao Kutwal sold and conveyed the Private Plot No.7 admeasuring 5401 sq. ft. i.e. 502 sq. mtrs. out of land admeasuring an area 1008.45 sq. mtrs. out of the said property No.2 to Mr. Sameer Rafique Sayyad. The said Sale Deed, dated-01/03/1997 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.1812/1997 on 18/03/1997. The name of Mr. Sameer Rafique Sayyad was mutated in the record of rights as the owner of land admeasuring 502 sq. mtrs. vide Mutation Entry No.22863.
- 8] Thereafter by Sale Deed, dated-06/07/2011 Mr. Kaurbhan Bhagatram Gupta acquired by purchase land admeasuring an area 1008.45 sq. mtrs. i.e. 10851 sq. ft. out of the said property No.2 from Mrs. Angue Ashwini Balve alias Angue Thendup Bhutiya and Mr. Sameer Rafique Sayyad with the consent of Mr. Ashwin Dattanand Balve. The said Sale Deed, dated-06/07/2011 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.6825/2011 on 07/07/2011. The name of Mr. Kaurbhan Bhagatram Gupta has been mutated in the record of rights as the owner of land admeasuring 1008.45 sq. mtrs. i.e. 10851 sq. ft. vide Mutation Entry No.34857.
- 9] Mr. Baban Bhiku Nimbalkar, Mr. Murlidhar Bhiku Nimbalkar and others executed a Power of Attorney, dated-15/12/1995 of land bearing Survey No.286, Hissa No.1D in favour of Mr. Sudhakar Bajirao Kutwal. The said Power of Attorney, dated-15/12/1995 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.228/1995 on the same day.
- 10] Thereafter Mr. Sudhakar Bajirao Kutwal executed a Power of attorney, dated-02/05/2006 of Private Plot No.5 admeasuring 4971.28 sq. ft. i.e. 462.01 sq. mtrs. out of the said property No.2 in favour of Mr. Ashok Kumar Sinha and Mrs. Usha Sinha. The said Power of attorney, dated-02/05/2006 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.3431/2006 on the same day.
- 11] Thereafter Mr. Ashok Kumar Sinha and Mrs. Usha Sinha executed a Power of attorney, dated-11/06/2008 of Private Plot No.5 admeasuring 4971.28

sq. ft. i.e. 462.01 sq. mtrs. in favour of Mr. Dnyaneshwar Dilip Tingare and Mr. Pratap Kaluram Khandave. The said Power of attorney, dated-11/06/2008 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.6670/2008 on 22/08/2008.

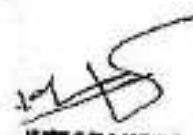
- 12] By Sale Deed, dated-01/01/2009 Mr. Dnyaneshwar Dilip Tingare and Mr. Pratap Kaluram Khandave as a power of attorney holder of the abovementioned owners got executed the Sale-Deed of the Private Plot No.5 admeasuring 4971.28 sq. ft. i.e. 462.01 sq. mtrs. in favour of themselves. The said Sale Deed, dated-01/01/2009 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.81/2009 on the same day. The names of Mr. Dnyaneshwar Dilip Tingare and Mr. Pratap Kaluram Khandave were mutated in the record of rights as the owners of Private Plot No.5 admeasuring 4971.28 sq. ft. i.e. 462.01 sq. mtrs. vide Mutation Entry No.27467.

- 13] By Sale Deed, dated-15/10/2009 Mr. Chandrakant Dhondiba Jagtap acquired by purchase the land admeasuring an area 231.01 sq. mtrs. out of Private Plot No.5 admeasuring 4971.28 sq. ft. i.e. 462.01 sq. mtrs. from Mr. Dnyaneshwar Dilip Tingare and Mr. Pratap Kaluram Khandave. The said Sale Deed, dated-15/10/2009 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.7609/2009 on the same day. The name of Mr. Chandrakant Dhondiba Jagtap was mutated in the record of rights as the owner of land admeasuring an area 231.01 sq. mtrs. vide Mutation Entry No.29080.

- 14] By Sale Deed, dated-15/10/2009 Mr. Yunus Gulab Shaikh acquired by purchase the land admeasuring an area 231 sq. mtrs. out of Private Plot No.5 admeasuring 4971.28 sq. ft. i.e. 462.01 sq. mtrs. from Mr. Dnyaneshwar Dilip Tingare and Mr. Pratap Kaluram Khandave. The said Sale Deed, dated-15/10/2009 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.7608/2009 on the same day. The name of Mr. Yunus Gulab Shaikh was mutated in the record of rights as the owner of land admeasuring an area 231 sq. mtrs. vide Mutation Entry No.29081.

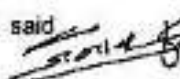
- 15] Thereafter by Sale Deed, dated-19/01/2011 Mr. Kaurbhan Bhagatram Gupta acquired by purchase Private Plot No.5 admeasuring an area 4971.28 sq. ft. i.e. 462.01 sq. mtrs. from Mr. Chandrakant Dhondiba Jagtap and Mr. Yunus Gulab Shaikh. The said Sale Deed, dated-19/01/2011 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.808/2011 on the same day. The name of Mr. Kaurbhan Bhagatram Gupta has been mutated in the record of rights as the owner of private Plot No.5 admeasuring an area 4971.28 sq. ft. i.e. 462.01 sq. mtrs. vide Mutation Entry No.33047.

- 16] By Sale Deed, dated-27/12/1996 Mr. Murlidhar Bhiku Nimbalkar, Smt. Sundarabai Murlidhar Nimbalkar, Mr. Maruti Murlidhar Nimbalkar, Mr. Suresh Murlidhar Nimbalkar, Mr. Baban Bhiku Nimbalkar, Mr. Balu Baban Nimbalkar, Mr. Dashrath Baban Nimbalkar and Mrs. Anjana Walmiki Kotwal, through their constituted attorney-Mr. Sudhakar Bajirao Kutwal sold and conveyed the Private Plot No.8 admeasuring 5354.37 sq. ft. i.e. 497.61 sq. mtrs. out of the said


ADVOCATE

ADVOCATE

39, Shivajinagar,
Mumbai-411 005



property No.2 to Mr. Paul Douglas and Mr. John alias Don Douglas. The said Sale Deed, dated-27/12/1996 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.958/1997 on 14/02/1997. The names of Mr. Paul Douglas and Mr. John alias Don Douglas were mutated in the record of rights as the owners of Private Plot No.8 admeasuring 5354.37 sq. ft. i.e. 497.61 sq. mtrs. vide Mutation Entry No.22737.

- 17] By Sale Deed, dated-07/02/1997 Mr. Murlidhar Bhiku Nimbalkar, Smt. Sundarabai Murlidhar Nimbalkar, Mr. Maruti Murlidhar Nimbalkar, Mr. Suresh Murlidhar Nimbalkar, Mr. Baban Bhiku Nimbalkar, Mr. Balu Baban Nimbalkar, Mr. Dashrath Baban Nimbalkar and Mrs. Anjana Walmiki Kotwal, through their constituted attorney-Mr. Sudhakar Bajirao Kutwal sold and conveyed the Private Plot No.9 admeasuring 5113 sq. ft. i.e. 475.12 sq. mtrs. to Mr. Paul Douglas and Mrs. Midonus alias Donita Douglas. The said Sale Deed, dated-07/02/1997 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.959/1997 on 14/02/1997. The names of Mr. Paul Douglas and Mrs. Midonus alias Donita Douglas were mutated in the record of rights as the owners of Private Plot No.9 admeasuring 5113 sq. ft. i.e. 475.12 sq. mtrs. vide Mutation Entry No.22738.

- 18] By Development Agreement and Power of Attorney, both dated-27/06/2006 Mr. Paul Douglas, Mrs. Midonus alias Donita Douglas and Mr. John alias Don Douglas granted and entrusted the development rights of the Private Plot No.8 admeasuring 5354.37 sq. ft. i.e. 497.61 sq. mtrs. and Private Plot No.9 admeasuring 5113 sq. ft. i.e. 475.12 sq. mtrs. totally admeasuring an area 10467 sq. ft. i.e. 972.80 sq. mtrs. to Smt. Gangabai Tukaram Raulkar. The said Development Agreement and Power of Attorney, both dated-27/06/2006 have been registered in the office of Sub-Registrar Haveli No.8 at Sr. Nos.5098/2006 and 5099/2009 on 27/06/2006.

- 19] By Sale Deed, dated-11/10/2010 Mr. Paul Douglas, Mrs. Midonus alias Donita Douglas and Mr. John alias Don Douglas sold and conveyed the Private Plot No.8 admeasuring 5354.37 sq. ft. i.e. 497.61 sq. mtrs. and Private Plot No.9 admeasuring 5113 sq. ft. i.e. 475.12 sq. mtrs. totally admeasuring an area 10467 sq. ft. i.e. 972.80 sq. mtrs. to "SHREERAM ASSOCIATES", a partnership firm having its office at-Survey No.48/1/1/1, Anand Park, Vishrantwadi, Dhanori Road, Pune-411015; through its Partner-Mr. Rakesh Ramchandra Agarwal with the consent of Smt. Gangabai Tukaram Raulkar. The said Sale Deed, dated-11/10/2010 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.10035/2010 on 11/10/2010. The name of "SHREERAM ASSOCIATES", was mutated in the record of rights as the owner of the Private Plot No.8 admeasuring 5354.37 sq. ft. i.e. 497.61 sq. mtrs. and Private Plot No.9 admeasuring 5113 sq. ft. i.e. 475.12 sq. mtrs. totally admeasuring an area 10467 sq. ft. i.e. 972.80 sq. mtrs. vide Mutation Entry No.32180.

- 20] By Sale Deed, dated-30/11/2010 "Shreeram Associates", a partnership firm, through its Partner-Mr. Rakesh Ramchandra Agarwal sold and conveyed the Private Plot No.8 admeasuring 5354.37 sq. ft. i.e. 497.61 sq. mtrs. and

Private Plot No.9 admeasuring 5113 sq. ft. i.e. 475.12 sq. mtrs. totally admeasuring an area 10467 sq. ft. i.e. 972.80 sq. mtrs. to Mr. Kaurbhan Bhagatram Gupta. The said Sale Deed, dated-30/11/2010 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.11852/2010 on 30/11/2010. The name of Mr. Kaurbhan Bhagatram Gupta has been mutated in the record of rights as the owners of the Private Plot No.8 admeasuring 5354.37 sq. ft. i.e. 497.61 sq. mtrs. and Private Plot No.9 admeasuring 5113 sq. ft. i.e. 475.12 sq. mtrs. totally admeasuring an area 10467 sq. ft. i.e. 972.80 sq. mtrs. vide Mutation Entry No.34315.

- iii] By Sale Deed, dated-12/06/2015 Mr. Kaurbhan Bhagatram Gupta and Mrs. Kanta Kaurbhan Gupta sold, transferred, conveyed and assigned the said property Nos.1 & 2 to "LAXMI DEVELOPMENTS", a registered partnership firm, having its office at-Laxmi Satyam Residency, Survey No.19, Dhanori, Pune-411015; through its duly authorized Partners-[1] Mr. Gangabisan Barumal Agarwal, [2] Mr. Sanjay Shamlal Singhal and [3] Mr. Kapil Suresh Gupta. The said Sale Deed, dated-12/06/2015 has been registered in the office of Sub-Registrar Haveli No.23 at Sr. No.4652/2015 on 12/06/2015.

Mr. Kaurbhan Bhagatram Gupta and Mrs. Kanta Kaurbhan Gupta also executed a Power of Attorney, dated-12/06/2015 in favour of "LAXMI DEVELOPMENTS", through its duly authorized Partners-[1] Mr. Gangabisan Barumal Agarwal, [2] Mr. Sanjay Shamlal Singhal and [3] Mr. Kapil Suresh Gupta. The said Power of Attorney, dated-12/06/2015 has been registered in the office of Sub-Registrar Haveli No.23 at Sr. No.4653/2015 on 12/06/2015.

The name of 'Laxmi Developments' has been mutated in the record of rights as the owner of the said property Nos. 1 and 2 vide Mutation Entry No.42080

iv] The said Property No. 3:-

- 1] The land admeasuring 00 Hectare 67 Ares out of Survey No.286/1B was earlier owned by Mr. Bolhu Raghunath Moze, Mr. Yashwant Raghunath Moze, Mrs. Vimal Vitthal Bendawale, Mrs. Ranjana Shahaji Khandave and Smt. Kamal Raghunath Moze.
- 2] By Development Agreement, dated-29/12/2007 [1] Mr. Bolhu Raghunath Moze, [2] Kumari. Neelam Bolhu Moze, [3] Mast. Rushabh Bolhu Moze, [4] Mrs. Lalita Bolhu Moze, [5] Mr. Yashwant Raghunath Moze, [6] Kumari. Payal Yashwant Moze, [7] Mast. Ramesh Yashwant Moze, [8] Mrs. Vaishali Yashwant Moze, [9] Smt. Kamal Raghunath Moze and [10] Mrs. Ranjana Shahaji Khandave granted development rights in respect of an area admeasuring 00 Hectare 53.60 Ares in favour of Mr. Haridas Baban Moze and Mr. Balasaheb Ganpat Ghule. The said Mr. Bolhu Raghunath Moze and others also executed an Irrevocable Power of Attorney, dated-29/12/2007 in favour of Mr. Haridas Baban Moze and Mr. Balasaheb Ganpat Ghule authorizing them to do all acts, deeds and things incidental to the development and sale of the said

portion admeasuring 53.60 Ares. The said Development Agreement and Power


HARIDAS BABAN MOZE
ADVOCATE

A. S. Nagar,
Pune-411 005.

of Attorney, both dated-29/12/2007 have been duly registered in the office of Sub-Registrar Haveli No.15 at Sr. Nos. 452/2008 and 453/2008 on 17/01/2008.

- 3) By another Development Agreement, dated-29/12/2007 Mrs. Vimal Vitthal Bendawale granted development rights in respect of an area admeasuring 00 Hectare 13.40 Ares in favour of Mr. Haridas Baban Moze and Mr. Balasaheb Ganpat Ghule. The said Mrs. Vimal Vitthal Bendawale also executed an Irrevocable Power of Attorney, dated-29/12/2007 in favour of Mr. Haridas Baban Moze and Mr. Balasaheb Ganpat Ghule authorizing them to do all acts, deeds and things incidental to the development and sale of the said portion admeasuring 13.40 Ares. The said Development Agreement and Power of Attorney, both dated-29/12/2007 have been duly registered in the office of Sub-Registrar Haveli No.15 at Sr. Nos. 454/2008 and 455/2008 on 09/01/2008.

- 4) By Sale Deed, dated-07/05/2008 [1] Mr. Bolhu Raghunath Moze, [2] Kumari. Neelam Bolhu Moze, [3] Mast. Rushabh Bolhu Moze, [4] Mrs. Lalita Bolhu Moze, [5] Mr. Yashwant Raghunath Moze, [6] Kumari. Payal Yashwant Moze, [7] Mast. Ramesh Yashwant Moze, [8] Mrs. Vaishali Yashwant Moze, [9] Smt. Kamal Raghunath Moze, [10] Mrs. Ranjana Shahaji Khandave and [11] Mrs. Vimal Vitthal Bendawale through their constituted attorneys Mr. Haridas Baban Moze and Mr. Balasaheb Ganpat Ghule sold and conveyed the said property i.e. land admeasuring 00 Hectare 33.5 Ares out of Survey No.286/1B to M/S. NIRCON DEVELOPERS, a registered partnership firm, having its registered office at-17-C, Renuka Society, Chintamani Nagar, Bibwewadi, Pune-411037; through its partners- [1] Mr. Prabhakar Rajaram Kshirsagar and [2] Mr. Ajit Sudam Harisangam. The said Sale Deed, dated-07/05/2008 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.4018/2008 on the same day. The name of M/S. NIRCON DEVELOPERS has been mutated in the record of rights as the owner of the said property vide Mutation Entry No.27577.

- 5) M/S. NIRCON DEVELOPERS had entered into a Joint Development Agreement, dated-30/12/2013 (which has been duly registered in the office of Sub-Registrar Haveli No.8 at Sr. No.10711/2013) with M/s. Sai Developers in respect of the said property No. 3. The said Joint Development Agreement, dated-30/12/2013 has been duly cancelled by the parties thereto in terms of Deed of Cancellation, dated-12/06/2015 which has been duly registered in the office of Sub-Registrar Haveli No.23 at Sr. No.4647/2015.

- 6) By Development Agreement, dated-12/06/2015 M/S. NIRCON DEVELOPERS, through its partners- [1] Mr. Prabhakar Rajaram Kshirsagar, [2] Mrs. Sanjivani Prabhakar Kshirsagar, [3] Mr. Ajit Sudam Harisangam and [4] Mrs. Vidya Ajit Harisangam granted and entrusted the development rights of the said property No.3 to "LAXMI DEVELOPMENTS", a registered partnership firm, having its office at-Laxmi Satyam Residency, Survey No.19, Dhanori, Pune-411015; through its duly authorized Partners-[1] Mr. Gangabisan Barumal Agarwal, [2] Mr. Sanjay Shamlal Singhal and [3] Mr. Kapil Suresh Gupta. The said Development Agreement, dated-12/06/2015 has been registered in the office of Sub-Registrar Haveli No.23 at Sr. No.4656 on 12/06/2015.

- 7] **W/S. NIRCON DEVELOPERS**, through its partners- [1] Mr. Prabhakar Rajaram Kshirsagar, [2] Mrs. Sanjivani Prabhakar Kshirsagar, [3] Mr. Ajit Sudam Harisangam and [4] Mrs. Vidya Ajit Harisangam also executed a Power of Attorney, dated-12/06/2015 in favour of [1] Mr. Gangabisan Barumal Agarwal, [2] Mr. Sanjay Shamlal Singhal and [3] Mr. Kapil Suresh Gupta, partners of 'Laxmi Developments' authorising them to do all acts, deeds and things mentioned therein. The said Power of Attorney, dated-12/06/2015 has been registered in the office of Sub-Registrar Haveli No.23 at Sr. No.4657 on 12/06/2015.

v] **The said Property No. 4:-**

- 1] The land admeasuring 00 Hectare 67 Ares out of Survey No.286/1B was earlier owned by Mr. Bolhu Raghunath Moze, Mr. Yashwant Raghunath Moze, Mrs. Vimal Vitthal Bendawale, Mrs. Ranjana Shahaji Khandave and Smt. Kamal Raghunath Moze.

- 2] By Development Agreement, dated-29/12/2007 [1] Mr. Bolhu Raghunath Moze, [2] Kumari. Neelam Bolhu Moze, [3] Mast. Rushabh Bolhu Moze, [4] Mrs. Lalita Bolhu Moze, [5] Mr. Yashwant Raghunath Moze, [6] Kumari. Payal Yashwant Moze, [7] Mast. Ramesh Yashwant Moze, [8] Mrs. Vaishali Yashwant Moze, [9] Smt. Kamal Raghunath Moze and [10] Mrs. Ranjana Shahaji Khandave granted development rights in respect of an area admeasuring 00 Hectare 53.60 Ares in favour of Mr. Haridas Baban Moze and Mr. Balasaheb Ganpat Ghule. The said Mr. Bolhu Raghunath Moze and others also executed an Irrevocable Power of Attorney, dated-29/12/2007 in favour of Mr. Haridas Baban Moze and Mr. Balasaheb Ganpat Ghule authorizing them to do all acts, deeds and things incidental to the development and sale of the said portion admeasuring 53.60 Ares. The said Development Agreement and Power of Attorney, both dated-29/12/2007 have been duly registered in the office of Sub-Registrar Haveli No.15 at Sr. Nos. 452/2008 and 453/2008 on 17/01/2008.

- 3] By another Development Agreement, dated-29/12/2007 Mrs. Vimal Vitthal Bendawale granted development rights in respect of an area admeasuring 00 Hectare 13.40 Ares in favour of Mr. Haridas Baban Moze and Mr. Balasaheb Ganpat Ghule. The said Mrs. Vimal Vitthal Bendawale also executed an Irrevocable Power of Attorney, dated-29/12/2007 in favour of Mr. Haridas Baban Moze and Mr. Balasaheb Ganpat Ghule authorizing them to do all acts, deeds and things incidental to the development and sale of the said portion admeasuring 13.40 Ares. The said Development Agreement and Power of Attorney, both dated-29/12/2007 have been duly registered in the office of Sub-Registrar Haveli No.15 at Sr. Nos. 454/2008 and 455/2008 on 09/01/2008.

- 4] By Sale Deed, dated-07/05/2008 [1] Mr. Bolhu Raghunath Moze, [2] Kumari. Neelam Bolhu Moze, [3] Mast. Rushabh Bolhu Moze, [4] Mrs. Lalita Bolhu Moze, [5] Mr. Yashwant Raghunath Moze, [6] Kumari. Payal Yashwant Moze, [7] Mast. Ramesh Yashwant Moze, [8] Mrs. Vaishali Yashwant Moze, [9] Smt. Kamal Raghunath Moze, [10] Mrs. Ranjana Shahaji Khandave and

Handwritten signature
KACHHAR

ADVOCATE

11, Shri. ...
...-411 000

[11] Mrs. Vimal Vitthal Bendawale through their constituted attorneys Mr. Haridas Baban Moze and Mr. Balasaheb Ganpat Ghule sold and conveyed the said property No.4 admeasuring 00 Hectare 33.5 Ares to Mr. Balaprasad Madanlal Oza. The said Sale Deed, dated-07/05/2008 has been registered in the office of Sub-Registrar Haveli No.8 at sr. No.4019/2008 on the same day. The name of Mr. Balaprasad Madanlal Oza was entered to the record of rights as the owner of the said property No.4 vide Mutation Entry No.27576.

- 5] Thereafter by Sale Deed, dated-20/07/2011 Mr. Balaprasad Madanlal Oza with the consent of Mr. Kaurbhan Bhagatram Gupta and Mrs. Kanta Kaurbhan Gupta sold and conveyed the said property No.4 to M/S. SAI DEVELOPERS, a registered partnership firm, through its partners-[1] Dr. Vitthal Laxman Bhujadi and [2] Mr. Sanjay Bhagwat Pawar. The said Sale Deed, dated-20/07/2011 has been registered in the office of Sub-Registrar Haveli No.8 at sr. No.7351/2011 on the same day. The name of M/S. SAI DEVELOPERS, has been entered in the record of rights as the owner of the said property No.4 vide Mutation Entry No.37530.

vi] The said Property No. 5:-

- 1] The said property No.5 i.e. land admeasuring 464.68 sq. mtrs. i.e. 4.65 Ares out of Survey No.286/1A was owned by [1] Mr. Sadaashiv Dattatraya Khandave, [2] Mr. Sunil Dattatraya Khandave, [3] Mr. Santosh Dattatraya Khandave, [4] Mr. Ganpat Rambhau Khandave, [5] Mr. Anil Ganpat Khandave, [6] Mrs. Meena Anil Khandave, [7] Mrs. Champabai Gulab Khandave, [8] Mr. Sagar Gulab Khandave and [9] Mr. Sangram Gulab Khandave who sold and conveyed the said property No.5 to M/S. SAI DEVELOPERS, a registered partnership firm, through its partners-[1] Dr. Vitthal Laxman Bhujadi and [2] Mr. Sanjay Bhagwat Pawar by Sale Deed, dated-21/04/2012 which has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No. 4360/2012 on the same day. The name of M/S. SAI DEVELOPERS has been mutated in the record of rights as the owner of the said property No.5 vide Mutation Entry No.39523.

- 2] By Development Agreement, dated-12/06/2015 M/S. SAI DEVELOPERS, through its partners- [1] Dr. Vitthal Laxman Bhujadi and [2] Mr. Sanjay Bhagwat Pawar granted and entrusted the development rights of the said property Nos.4 & 5 to "LAXMI DEVELOPMENTS", through its duly authorized Partners-[1] Mr. Gangabisaan Barumal Agarwal, [2] Mr. Sanjay Shamlal Singhal and [3] Mr. Kapil Suresh Gupta. The said Development Agreement, dated-12/06/2015 has been registered in the office of Sub-Registrar Haveli No.23 at Sr. No.4654 on 12/06/2015.

M/S. SAI DEVELOPERS, a registered partnership firm, through its partners-[1] Dr. Vitthal Laxman Bhujadi and [2] Mr. Sanjay Bhagwat Pawar also executed a Power of Attorney, dated-12/06/2015 in favour of [1] Mr. Gangabisaan Barumal Agarwal, [2] Mr. Sanjay Shamlal Singhal and [3] Mr. Kapil Suresh Gupta, partners of 'Laxmi Developments' authorising them to

do all acts, deeds and things as mentioned therein. The said Power of Attorney, dated-12/06/2015 has been registered in the office of Sub-Registrar Haveli No.23 at Sr. No.4655 on 12/06/2015.

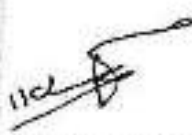
Subsequently, there were certain modifications in the terms and conditions of the Development Agreement, dated-12/06/2015 and hence the parties entered into a Supplement/Addendum, dated-20/08/2016 which has been duly registered in the office of Sub-Registrar Haveli No. 1 at Sr. No.5854/2016 on the same day. Pursuant to the said Supplement/Addendum, dated-20/08/2016 M/s. Sai Developers executed a Power of Attorney, dated-20/08/2016 in favour of Mr. Sanjay Shamial Singhal who is the partner of the Promoter firm authorizing him to do all acts, deeds and things incidental to the development of the said property Nos.4 and 5 and sale of units constructed thereupon. The said Power of Attorney, dated-20/08/2016 has been duly registered in the office of Sub-Registrar Haveli No. 1 at Sr. No.5855/2016 on the same day.

vii] The Assistant Director of Town Planning by its Letter, Layout/ NABP/ Village-Lohagaon/ Taluka-Haveli/ Survey No.286/1B +1D/SSP/6914, dated-08/10/2012 recommended the sanction of the layout and building plans. The Collector, Pune vide his Order No.PMH/NA/SR/650/2012, dated-23/02/2015 gave permission for non-agricultural use of the said properties and also approved the layout and building plans.

viii] Thus "LAXMI DEVELOPMENTS" is the sole and absolute owner of the said property Nos.1 & 2 and is entitled to the development rights of the said property Nos. 3, 4 & 5.

ix] I caused search of the Index-II registers to be taken at the offices of the Sub-Registrar Haveli for the last 30 years i.e. from 1988 to 2017 in respect of the said properties. From the available registers of Index-II extracts I state that no documents evidencing any subsisting mortgage, charge and encumbrances were found recorded. On the basis of the same and the documents which have been given for my perusal and subject to whatsoever stated above I am of the opinion that, Laxmi Developments, M/S. Nircon Developers and M/S. Sai Developers have a clean, clear and marketable title to their respective properties which are free from any encumbrances, charges or claims and demands of whatsoever nature.


JAGDISH NARAYANDAS KACHOLE
JAGDISH NARAYANDAS KACHOLE Advocate
B.A., LL.B., D.L.L. & L.D.
ADVOCATE
459, Shivajinagar,
Pune-411 005.


YASHAS KACHOLE

20270/28 - Lohagaon 286 - Land Developer



CHALLAN
MTR Form Number-6

GRN	MM00000458201715E	BARCODE	11001000100000000000000000000000		Date	27/07/2017-22 05 18		Form ID				
Department Inspector General Of Registration					Payer Details							
Search Fee					TAX ID (If Any)							
Type of Payment Other Items					PAN No.(If Applicable)		AMOPK1351A					
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		ADVOCATE JAGDISH NARAYANDAS KACHOLE					
Location PUNE					Flat/Block No.		459					
Year 2017-2018 One Time					Premises/Building							
Account Head Details				Amount In Rs.		Road/Street		SHIVAJINAGAR				
0030072201 SEARCH FEE				750 00		Area/Locality		PUNE				
						Town/City/District						
						PIN		4 1 1 0 0 5				
						Remarks (If Any)						
						SEARCH FEE RECEIPT OF PROPERTY - VILLAGE LCHAGAWN Survey						
						/ Gat No 295						
						Amount In Seven Hundred Fifty Rupees Only						
Total				750 00		Words						
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK							
Cheque/DD Details					Bank CIN		Ref No		02300042917072703002		900015908	
Cheque/DD No					Bank Date		RBI Date		27/07/2017-22 05 46		Not Verified with RBI	
Name of Bank					Bank Branch		BANK OF MAHARASHTRA					
Name of Branch					Scot No , Date		Not Verified with Scot					

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unreg stamp document.
 ધર રાશન 'દરર પ્રોપ ઓર્ડર' માટે જનર: કારનામણી રાશન માટે, ધર કારનામણી રિસી નોંધની ન કલચવાળા દસ્તાવેજી સામુ જાતી.