

DATE :06/03/2017

SEARCH AND TITLE CERTIFICATE**I. DESCRIPTION OF THE PROPERTY :-**

All those pieces and parcels of land consisting of

- A. land admeasuring 28 Ares at Survey No. 56/2
- B. land admeasuring 28 Ares at Survey No. 56/3
- C. land admeasuring 28 Ares at Survey No. 56/4
- D. land admeasuring 24 Ares at Survey No. 56/5
- E. land admeasuring 28 Ares at Survey No. 56/6
- F. land admeasuring 24 Ares at Survey No. 56/7
- G. land admeasuring 28 Ares at Survey No. 56/8

All land at Village Hadapsar, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation and within the limits of office of Sub Registrar Pune,

(Hereinafter together referred to as Schedule Property)

II] DOCUMENTS PERUSED

- 1. 7/12 Extract of Survey No.56 for the year 1981-1982 to 1987-1988, 1990-1991 to 2000-2001
- 2. 7/12 extract of Survey No.56 Hissa No.2 for the year 1991-2001, 2001-2011, 2011-2012 to 2015-2016
- 3. 7/12 extract of Survey No.56 Hissa No.3 for the year 1990-2001, 2001-2011, 2011-2012 to 2015-2016
- 4. 7/12 extract of Survey No.56 Hissa No.4 for the year 1990-2001, 2001-2011, 2011-2012 to 2015-2016
- 5. 7/12 extract of Survey No.56 Hissa No.5 for the year 1992-2001, 2001-2011, 2011-2012 to 2015-2016
- 6. 7/12 extract of Survey No.56 Hissa No.6 for the year 1992-2001, 2001-2011, 2011-2012 to 2015-2016
- 7. 7/12 extract of Survey No.56 Hissa No.7 for the year 1991-2001, 2001-2011, 2011-2012 to 2015-2016
- 8. 7/12 extract of Survey No.56 Hissa No.8 for the year 1992-2001, 2001-2011, 2011-2012 to 2015-2016
- 9. Mutation Entry Nos. 4109,15303,15304,15305,15406,15407, 15408, 15408, 15689, 37530, 35855, 36155, 37737,38575,40362, 35703, 39265, 39365, 38069, 40236,

Survey No.56/2

- 10.Sale Deed dated 23/08/1991 registered in the Office of Sub Registrar at Haveli No.2 at Sr.No.13723/1991,
- 11.Development Agreement dated 20/04/2011 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.3615/2011,
- 12.Irrevocable General Power of Attorney dated 20/04/2011 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.4/3616/2011,
- 13.Release Deed dated 20/11/2015 registered in the Office of Sub Registrar at Haveli No.20 at Sr.No.6897/2015,
- 14.Development Agreement dated 28/10/2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.7663/2016,
- 15.Irrevocable General Power of Attorney dated 28/10/2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.7664/2016,

Survey No. 56/3

- 16.Sale Deed dated 14/08/1991 registered in the Office of Sub Registrar at Haveli No.2 at Sr.No.13117/1991,
- 17.General Power of Attorney dated 01/01/2009 registered in the Office of Sub Registrar at Haveli No.11 at Sr.No.73/2009,
- 18.Development Agreement dated 28/09/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.7742/2010,
- 19.Irrevocable General Power of Attorney dated 28/08/2010 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.4/7743/2010,

Survey No. 56/4

- 20.Sale Deed dated 19/08/1991
- 21.Development Agreement dated 24/11/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.9239/2010,
- 22.Irrevocable General Power of Attorney dated 24/11/2010 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.4/9240/2010,

Survey No. 56/5

23. Sale Deed dated 17/09/1991 registered in the Office of Sub Registrar at Haveli No.2 at Sr.No.15150/1991,
24. Development Agreement dated 21/10/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.8348/2010
25. Irrevocable General Power of Attorney dated 21/10/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.4/8349/2010,
26. Sale Deed dated 14/07/2010 registered in the Office of Sub Registrar at Haveli No.11 at Sr.No.6915/2010,
27. Development Agreement dated 21/12/2013 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.11080/2013
28. Irrevocable General Power of Attorney dated 21/12/2013 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.11079/2013,
29. Gift Deed dated 09/09/2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.6450/2016
30. Development Agreement dated 12/09/2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.6487/2016
31. Irrevocable General Power of Attorney dated 12/09/2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.6488/2016,
32. Sale Deed dated 25/09/2009 registered in the Office of Sub Registrar at Haveli No.6 at Sr.No.6604/2009
33. Development Agreement dated 20/09/2016 registered in the Office of Sub Registrar at Haveli No.2 at Sr.No.7712/2016
34. Irrevocable General Power of Attorney dated 20/09/2016 registered in the Office of Sub Registrar at Haveli No.2 at Sr.No.4/7714/2016,

Survey No. 56/6

35. Sale Deed dated 30/08/1991
36. Development Agreement dated 13/12/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.211/2011
37. Irrevocable General Power of Attorney dated 13/12/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.4/212/2011
38. Development Agreement dated 20/10/2012 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.9903/2012

- 39. Irrevocable General Power of Attorney dated 20/10/2012 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.9904/2012
- 40. Deed of Sale dated 08/09/2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.6412/2016
- 41. Irrevocable General Power of Attorney dated 08/09/2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.6413/2016

Survey No. 56/7

- 42. Sale Deed dated 06/09/1991
- 43. Power of Attorney dated 12/01/2009 registered in the Office of Sub Registrar at Haveli No.11 at Sr.No.283/2009.
- 44. Development Agreement dated 12/10/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.8011/2010
- 45. Irrevocable Power of Attorney dated 12/10/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.4/8012/2010

Survey No. 56/8

- 46. Sale Deed dated 09/01/1992
- 47. Power of Attorney dated 12/01/2009 registered in the Office of Sub Registrar at Haveli No.11 at Sr.No.282/2009.
- 48. Development Agreement dated 24/12/2010 registered in the Office of Sub Registrar at Haveli No.10 at Sr.No.12453/2010
- 49. Irrevocable Power of Attorney dated 24/12/2010 registered in the Office of Sub Registrar at Haveli No.10 at Sr.No.4/12463/2010
- 50. Order dated 07/03/2015 bearing No.PMH/NA/SR/93/2013 of the Collector Pune,
- 51. Commencement Certificate bearing No.CC/2301/2012 dated 07/11/2012, and Commencement Certificate dated 07/12/2016 bearing No. CC/2795/16
- 52. Zone Certificate dated 19/06/2010
- 53. Notarised Affidavit dated 2nd March 2017
- 54. GRAS Challan dated 03/03/2017 bearing CIN No. MH008989168201617E

III]

1. In Mutation Entry No.4109 dated 21st January 1950 it is recorded that Govind Ganpat Kale died on 13/12/1948 and his legal heir is his son Baburao Govind Kale. Hence his name is mutated in the 7/12 Extract of Survey No. 56 admeasuring 9 Hectors 61 Ares by the said Mutation Entry.
2. From Sale Deed dated 23/08/1991, registered in the Office of Sub Registrar at Haveli No.2 at Sr.No.13723/1991, it is seen that Baburao Govindrao Kale as Karta of his HUF property, had entered into an Agreement with Seema Suresh Mehta and received earnest money against land at Survey No. 56.
3. By Irrevocable Power of Attorney dated 22nd July 1991, registered in the Office of Sub Registrar at Haveli No.2 at Sr.No.473/1991, Shri Baburao Govindrao Kale namely Anandibai Baburao Kale, Vishwas Baburao Kale, Pratap Baburao Kale, Purshottam Baburao Kale and Ms Mamta Baburao Kale alias Mamta Bhimrao Saste, being the members of HUF of Baburao Govindrao Kale, granted all irrevocable powers in respect of their land totally admeasuring 9 Hectors 61 Ares at Survey No.56 at Village Hadapsar to Shri Baburao Govindrao Kale and Mrs Seema Sureshchandra Mehta.

SURVEY NO. 56/2

4. From Mutation Entry No.15303 dated 05/10/1991, and Sale Deed dated 23/08/1991, registered in the Office of Sub Registrar at Haveli No.2 at Sr.No.13723/1991, it is seen that Baburao Govindrao Kale with consent of Seema Suresh Mehta sold an area admeasuring 28 Ares from total land at Survey no. 56 to (1) Ms Indira Mylarapu, (2) Smt Rashmi Ravindra Pandit (3) Smt Seema Ulhas Patankar (4) Sunil Bhargav Jhankar (5)Shobhna Bharavram Jhankar(6)Ramesh Vithhhhal Salunkhe(7)Vijayalaxmi Mahendra Deewakar(8) Shrikant Vinayakrao Kulkarni(9) Vijay Narsayya Ankam.(10) Shri Dattatray Raghunath Yadav(11) Shri S.T. Sheshadri(12) Sau Jyotsna Suhas Dongre(13) Shri Suhas Dinkar Dongre(14)Shri Vilas Chandrao Takawale, with each Purchaser purchasing 2 Ares. The Said land admeasuring 28 Ares was given Survey no. 56/2 and the balance land admeasuring 9 Hectors 33

Ares held by the Owner Baburao Govind Kale, was given Survey No.56/1. But in the 7/12 Extract the Survey no continued to be Survey No. 56.

5. By Development Agreement dated 20/04/2011 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.3615/2011, and Irrevocable General Power of Attorney dated 20/04/2011 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.4/3616/2011, (1) Ms Indira Mylarapu, (2) Smt Rashmi Ravindra Pandit (3) Smt Seema Ulhas Patankar (4) Sunil Bhargav Zankar(5) Shobhna Bharavram Zankar (6)Ramesh Vithhhal Salunkhe(7)Vijayalaxmi Mahendra Deewakar(8) Shrikant Vinayakrao Kulkarni(9) Vijay Narsayya Ankam (10) Shri S.T. Sheshadri(11) Sau Jyotsna Suhas Dongre(12) Shri Suhas Dinkar Dongre(13)Shri Vilas Chandrao Takawale, granted development rights and granted irrevocable powers to develop , in respect of their land admeasuring 26 Ares at Survey No. 56/2 in favour of M/s Rahul Constructions a Partnership Firm through its Partners Shri Rahul Raichand Kunkulol and Shri Pankaj Chandrakant Tupe. As per the terms of the said Development Agreement the Developer Rahul Constructions has agreed to allot One Flat to each of the Owners, having saleable built up area admeasuring 1125 sq.ft and one car park, as consideration for grant of development rights by the Owners named therein.
6. From Release Deed dated 20/11/2015 registered in the Office of Sub Registrar at Haveli No.20 at Sr.No.6897/2015, it is seen that Shri Dattatray Raghunath Yadav one of the Purchasers named above, died on 03/04/2010 at Pune and his legal heirs were his wife Jayashree Dattatray Yadav, daughter Prajakta Tejas Parmar, daughter Preeti Prashant Dedge and son Pratik Dattatray Yadav.
7. By Release Deed dated 20/11/2015 registered in the Office of Sub Registrar at Haveli No.20 at Sr.No.6897/2015, Jayashree Dattatray Yadav , Pratik Dattatray Yadav and Prajakta Tejas Parmar(maiden name Prajakta Dattatray Yadav) released all their rights in the said undivided land quantified as admeasuring 2 Ares at Survey No. 56/2, Village Hadapsar, Taluka Haveli, District Pune, in favour of Preeti Prashant Dedge(maiden name Preeti Dattatray Yadav).

8. By Development Agreement dated 28th October 2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.7663/2016, Mrs Preeti Prashant Dedge(maiden name Preeti Dattatray Yadav), granted development rights in respect of said undivided land quantified as admeasuring 2 Ares from total land admeasuring 28 Ares at Survey No. 56/2, Village Hadapsar Taluka Haveli, District Pune in favour of Rahul Constructions, a Partnership Firm through Partner Pankaj Chandrakant Tupe.
9. By Irrevocable Power of Attorney dated 28th October 2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.7664/2016, Mrs Preeti Prashant Dedge(maiden name Preeti Dattatray Yadav), granted irrevocable powers for development of her undivided share in land to Mr Pankaj Chandrakant Tupe, Partner of Rahul Constructions.

SURVEY NO. 56/3

10. From Mutation Entry No.15304 dated 05/10/1991 and Sale Deed dated 14/08/1991 registered in the Office of Sub Registrar at Haveli No.2 at Sr.No.13117/1991, it is seen that Baburao Govind Kale with consent Seema Suresh Mehta sold land admeasuring 28 Ares to (1) Vidya Rajeev Kashikar(2) Neela Shrihari Vaidya(3) Shri A.P.S Rao(4) Shri Pandurang Krishnaji Kanse(5) Malan Jalindar Bhore(6) Meera Purshottam Ingale(7) Smt T. Kaveri(8) Ms Subramaniam Annapurni(9) Rama Ravindra Patwardhan (10 Samuel Robert Stephen (11) Gayatri Mudliyar(12)Prabha V Nair (13) Smt R. Nirmala (14) Smt Mecna Bharatan, with each Purchaser purchasing 2 Ares. The Said land admeasuring 28 Ares was given Survey no. 56/3 and the balance land continued to be owned by Baburao Govind Kale.
11. In Mutation Entry No.37737 dated 09/02/2009 it is recorded that one of the above name Purchasers namely Meena Bharatam demised on 15/04/2005 and her legal heirs are her son Suresh and Rajesh. Therefore the names of her sons Suresh and Rajesh Bharatan were mutated in the 7/12 extract of Survey no. 56/3 for area admeasuring 2 Ares.
12. By General Power of Attorney dated 01/01/2009 registered in the Office of Sub Registrar at Haveli No.11 at Sr.No.73/2009, Smt R. Nirmala granted powers for executing and registering all documents

in respect of her land admeasuring 2 Ares at Survey no. 56/3 in favour of Smt Meera Purshottam Ingale.

13. By Development Agreement dated 28/09/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.7742/2010, and Power of Attorney dated 28/09/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.4/7743/2010, (1) Vidya Rajeev Kashikar(2) Neela Shrihari Vaidya(3) Shri A.P.S. Rao(4) Shri Pandurang Krishnaji Kanse(5) Malan Jalindar Bhore(6) Meera Purshottam Ingale(7) Smt T. Kaveri (8)Ms Subramaniam Annapurni(9)Rama Ravindra Patwardhan(10) Samuel Robert Stephen (11) Gayatri Mudliyar(12)Prabha V Nair (13) Smt R. Nirmala (14)(a) Mr Suresh Bharatan and (14)(b) Rajesh Bharatan, granted development rights and granted irrevocable powers to develop , in respect of their land admeasuring 28 Ares at Survey No. 56/3 in favour of M/s Rahul Constructions a Partnership Firm through its Partners Shri Rahul Raichand Kunkulol and Shri Pankaj Chandrakant Tupe. As per the terms of the said Development Agreement the Developer Rahul Constructions has agreed to allot One Flat to each of the Owners, having saleable built up area admeasuring 1125 sq.ft and one car park, as consideration for grant of development rights by the Owners named therein.

SURVEY NO. 56/4

14. From Mutation Entry No.15305 dated 05/10/1991 and Sale Deed dated 19/08/1991, it is seen that Baburao Govind Kale with consent Seema Suresh Mehta sold land admeasuring 28 Ares to (1) Manjushah Sitaram Ghai(2) Shaila Prakash Barve (3)Dibendu R. Ghosh(4) Manisha Madhukar Bhosale (5) Anant Laxman Kulkarni(6) Kanta Sudhir More (7) Shivajirao Thorat(8)Meenaskhi Rajkumar Gaikwad(9)Rajkumar Vithhalrao Gaikwad(10) Nitin Dattatray Kulkarni(11) Nandu Tukaram Khalate(12) Sulekha Gajanan Bhide (13) Padmavati Damodaran (14) Sunanda Purshottam Warale, with each Purchaser purchasing 2 Ares. The Said land admeasuring 28 Ares was given Survey no. 56/4 and the balance land continued to be owned by Baburao Govind Kale.
15. By Development Agreement dated 24/11/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.9239/2010 and Irrevocable General Power of Attorney dated 24/11/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.4/9240/2010,(1)

Manjushah Sitaram Ghai(2) Shaila Prakash Barve (3)Dibendu R. Ghosh(4) Manisha Madhukar Bhosale (5) Anant Laxman Kulkarni(6) Kanta Sudhir More (7) Shivajirao Thorat(8)Meenaskhi Rajkumar Gaikwad(9)Rajkumar Vithhalrao Gaikwad(10) Nitin Dattatray Kulkarni(11) Nandu Tukaram Khalate(12) Sulekha Gajanan Bhide(13)Padmavati Damodaran (14)Sunanda Purshottam Warale, granted development rights and granted irrevocable powers to develop, in respect of their land admeasuring 28 Ares at Survey No. 56/4 in favour of M/s Rahul Constructions a Partnership Firm through its Partners Shri Rahul Raichand Kunkulol and Shri Pankaj Chandrakant Tupe. As per the terms of the said Development Agreement the Developer Rahul Constructions has agreed to allot One Flat to each of the Owners, having saleable built up area admeasuring 1125 sq.ft and one car park, as consideration for grant of development rights by the Owners named therein.

SURVEY NO. 56/5

16. From Mutation Entry No. 15406 dated 31/10/1991 and Sale Deed dated 17/09/1991 registered in the Office of Sub Registrar at Haveli No.2 at Sr.No.15150/1991, it is seen that Baburao Govind Kale with consent Seema Suresh Mehta sold land admeasuring 24 Ares to (1) Shri Dhananjay Kondiba Dhebe 2 Ares (2) Suryakant Nana Chavan 2 Ares (3) Meena Suresh Gaikwad 2 Ares (4) Dattatray Narsingh Sawant 2 Ares (5) Manikrao Kallapra Narayanpethkar 2 Ares (6) Nazira Azim Sayyed 2 Ares (7) Narmada Pandurang Kamble 2 Ares (8) Kamlakar Wamn Chandratre 2 Ares (9) Sandhya Pravin Paigaonkar 4 Ares, (10)Anil Achyutrao Swakul, 2 Ares (11)Subhasini Dattatray Gumaste 2 Ares. The Said land admeasuring 24 Ares was given Survey no. 56/5 and the balance land continued to be owned by Baburao Govind Kale.
17. In Mutation Entry No. 37530 dated 22/12/2008 it is recorded that Anil Achyutrao Swakul (one of the Purchasers above) died on 19/01/2005 leaving behind him his wife Nilima , two sons Abhijit and Satyajit and their names were mutated in the 7/12 extract of the said Survey no.56/5, by the said Mutation Entry.
18. In Mutation Entry no. 38575 dated 03/10/2009 it is recorded that Smt Narmada Pandurang Kamble, sold her land admeasuring 2 Ares to Shri Vasudeo Sopan Holkar.

19. By Development Agreement dated 21/10/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.8348/2010 and Irrevocable General Power of Attorney dated 21/10/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.4/8349/2010 (1) Shri Dhananjay Kondiba Dhebe 2 Ares (2) Suryakant Nana Chavan 2 Ares (3) Dattatray Narsingh Sawant 2 Ares (4) Manikrao Kallapra Narayanpethkar 2 Ares (5) Nazira Azim Sayyed 2 Ares (6) Kamlakar Waman Chandratre 2 Ares (7) Sandhya Pravin Paigaonkar 4 Ares, (8)(a) Nilima Sakul (8)(b) Abhijit Sakul (8)(c) Satayajit Sakul (jointly 2 Ares)(9) Subhashini Dattatray Gumaste 2 Ares granted development rights and granted irrevocable powers to develop, in respect of their land admeasuring 20 Ares at Survey No. 56/5 in favour of M/s Rahul Constructions a Partnership Firm through its Partners Shri Rahul Raichand Kunkulol and Shri Pankaj Chandrakant Tupe. As per the terms of the said Development Agreement the Developer Rahul Constructions has agreed to allot One Flat to No.1 to No. 6 and No.8 and No. 9 of the Owners named above and 2 Flats to No.7, each Flat having saleable built up area admeasuring 1125 sq.ft and one car park, as consideration for grant of development rights by the Owners named therein.
20. By Sale Deed dated 14th July 2010 registered in the Office of Sub Registrar at Haveli No.11 at Sr.No.6915/2010, Meena Suresh Gaikwad sold her undivided share in land admeasuring 1 Are at Survey No.56/5 to Rajani Vasant Sawant and the name of Rajani Vasant Sawant was mutated in the 7/12 Extract of Survey No.56/5 by Mutation Entry No.40362 dated 10/12/2010.
21. By Development Agreement dated 21st December 2013 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.11080/2013 Rajani Vasant Sawant granted development rights in respect her undivided share in land admeasuring 1 Ares from total land admeasuring 28 Ares at Survey No.56/5 in favour of Rahul Constructions, a Partnership Firm through Partner Mr Rahul Raichand Kunkulol and Mr Pankaj Chandrakant Tupe.
22. By Irrevocable General Power of Attorney dated 21/12/2013 registered in the Office of Sub Registrar at Haveli No.4 at Sr.No.11079/2013 Rajani Vasant Sawant granted all powers in respect

of her undivided share in land given for development to Mr Rahul Raichand Kunkulol, Partner of Rahul Constructions.

23. By Gift Deed dated 9th September 2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.6450/2016, Meena Suresh Gaikwad as Donor, gifted her undivided share in balance land admeasuring 1 Are at Survey no.56/5 to Rajani Vasant Sawant as Donee.
24. By Development Agreement dated 12th September 2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.6487/2016, Rajani Vasant Sawant granted development rights in respect of her undivided share in land admeasuring 1 Are from total land admeasuring 24 Ares at Survey No. 56/5 to Rahul Constructions.
25. By Irrevocable General Power of Attorney dated 12th September 2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.6488/2016 Rajani Vasant Sawant granted all powers in respect of her undivided share in land given for development to Mr Rahul Raichand Kunkulol, Partner of Rahul Constructions.
26. By Sale Deed dated 25th September 2009 registered in the Office of Sub Registrar at Haveli No.6 at Sr.No.6604/2009, Narmada Pandurang Kamble, sold her undivided share in land admeasuring 2 Are from total land admeasuring 24 Arc at Survey No.56/5 to Vasudeo Sopan Holkar and his name was mutated in the said 7/12 extract by Mutation Entry No. 38575 dated 03/10/2009 for area admeasuring 2 Ares.
27. By Development Agreement dated 20th September 2016 registered in the Office of Sub Registrar at Haveli No.2 at Sr.No.7712/2016 Vasudev Sopan Holkar, granted development rights in respect of his undivided share in land admeasuring 2 Ares from total land admeasuring 24 Are at Survey No.56/5 in favour of Rahul Constructions and Vinod Vasudeo Holkar joined as consenting party to the said agreement.
28. By Irrevocable General Power of Attorney dated 20th September 2016 registered in the Office of Sub Registrar at Haveli No.2 at Sr.No.4/7714/2016 Vasudev Sopan Holkar and Vinod Vasudeo Holkar, granted all powers in respect of land owned by Vasudev Sopan Holkar admeasuring 2 Ares at Survey No.56/5 in favour of Pankaj Chandrakant Tupe Partner of Rahul Constructions.

SURVEY NO. 56/6

29. From Mutation Entry No. 15407 dated 31/10/1991 and Sale Deed dated 30/08/1991 it is seen that Baburao Govind Kale with consent Seema Suresh Mehta sold land admeasuring 24 Ares to (1) Gajanan Thakaram Dube, 2 Ares (2) Dattatray Mhasku Wagh 2 Ares (3) Shivprasad Shrikisan Khandelwal 2 Ares (4) Baban Laxman Dhake 2 Ares (5) Madhukar Mukutrao Shelke 2 Ares (6) Ganesh Anil Jinde 2 Ares (7) Ambika Narayanan 2 Ares (8) Insiya Moyat Tapia 2 Ares (9) Eknath Baburao Shivle 2 Ares (10) Meera Jayant Doke 2 ares (11) Daulat Maruti Garud 2 Ares (12) Prema Suresh (13) Pushpalata Kisan Natkar 2 Ares (14) Khwajabhai Mustafa Lukade 2 Arcs. The Said land admeasuring 28 Ares was given Survey no. 56/6 and the balance land continued to be owned by Baburao Govind Kale.
30. In Mutation Entry No. 35703 dated 04/10/2007 it is recorded that in pursuance of Order of the Collector Pune and Competent Authority under Urban Land Ceiling and Regulation Act, an area admeasuring 6575 sq.mtrs held by one Gangubai Laxman Raskar out of her holding from Survey no. 56/6B, 54/2, 54/6/1/A/2, was shown to be holding Surplus land under Section 10 (3) of the ULC Act 1976. Accordingly there was entry of Excess Land admeasuring 6575 sq.mtrs under Section 10(3) of Urban Land Ceiling and Regulation Act. Though it is specified in the Mutation Entry that it is the Excess Land of Gangubai Laxman Raskar, the name of Gangubai Laxman Raskar does not appear in any Revenue records of Survey No.56/6. In the Order dated 07/03/2015 issued by the Collector Pune, it is seen that they have made a detailed inquiry about this entry of ULC appearing in Other Rights Column of Survey No. 56/6. From the inquiry it is seen that Orders were passed under Urban Land Ceiling and Regulation Act against Gangubai Laxman Raskar and Ratan Marwadi declaring that their land at Survey No.54/6B, 54/2, 54/6/1-A/2 and 54/6/2, were declared as Excess Land. As such land at Survey No.56/6 is not Excess Land and the Mutation Entry has been wrongly made in 7/12 Extract of Survey No. 56/6.
31. In Mutation Entry No. 39265 dated 25/03/2010 it is recorded that Madhukar Mukutrao Shelke one of the above mentioned Purchasers died on 24/10/2009 and his legal heirs are his son Sachin Madhukar

- Shelke, his married daughter Rohini Shashikant Pangare and his wife Sindhu Madhukar Shelke and their names were mutated in the 7/12 extract of Survey no.56/6 by the said mutation entry.
32. By Development Agreement dated 13/12/2010, registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.211/2011, and Irrevocable Power of Attorney dated 13/12/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.4/212/2011 (1) Gajanan Thakaram Dube, (2) Dattatray Mhasku Wagh (3) Shivprasad Shrikisan Khandelwal (4) Baban Laxman Dhake (5) (a) Sachin Madhukar Shelke, (b) Rohini Shashikant Pangare (c) Sindhu Madhukar Shelke (6) Ganesh Anil Jinde 2 Ares (7) Insiyah Mayyad Tapia 2 Ares (8) Eknath Baburao Shivle (9) Meera Jayant Doke (10) Daulat Maruti Garud (11) Premna Suresh (12) Khwajabhai Mustafa Lukade, granted development rights and granted irrevocable powers to develop, in respect of their land admeasuring 24 Ares from total land admeasuring 28 Ares at Survey No.56/6 in favour of M/s Rahul Constructions a Partnership Firm through its Partners Shri Rahul Raichand Kunkulol and Shri Pankaj Chandrakant Tupe. As per the terms of the said Development Agreement the Developer Rahul Constructions has agreed to allot One Flat to each of the Owners, having saleable built up area admeasuring 1125 sq.ft and one car park, as consideration for grant of development rights by the Owners named therein.
33. In Mutation Entry No.38069 dated 19/05/2009, it is recorded that Pushpalata Kisan Natkar died on 16/10/2005, her legal heirs are her two sons Ajay Kisan Natkar and Abhay Kisan Natkar.
34. In Mutation Entry no. 40236 dated 19/11/2010, it is recorded that Abhay Kisan Natkar died on 20/05/2010 and his legal heirs are son Siddhanth and Wife Savita. Accordingly their names are mutated in the said 7/12 Extract by the Mutation Entry No. 40236
35. By Development Agreement dated 20th October 2012 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.9903/2012, Ajay Kisan Natkar, Savita Abhay Natkar, Master Siddhanth Abhay Natkar, granted development rights in respect of their undivided share in land admeasuring 2 Ares from total land admeasuring 28 Ares at Survey No.56/6 to Rahul Constructions, a Partnership Firm through its partners Mr Rahul Raichand Kunkulol and Pankaj Chandrakant Tupe.

36. By Irrevocable General Power of Attorney dated 20th October 2012 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.9904/2012, Ajay Kisan Natkar and Savita Abhay Natkar, Master Siddhanth Natkar, granted powers for development in respect of their undivided share in land to Mr Rahul Raichand Kunkulol and Pankaj Chandrakant Tupe, Partners of Rahul Constructions.
37. By Deed of Sale dated 8th September 2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.6412/2016, Smt Ambika Narayanan Alias Ambikeshwari Narayanan and Mr Karim Tipu Shaikh,(to whom she had orally agreed to sell) sold their undivided share in land admeasuring 2 Ares from total land admeasuring 28 Ares at Survey No.56/6 to Rahul Constructions. But the name of Rahul Constructions is yet to be mutated in the said 7/12 Extract.
38. By Power of Attorney dated 8th September 2016 registered in the Office of Sub Registrar at Haveli No.1 at Sr.No.6413/2016, Smt Ambika Narayanan Alias Ambikeshwari Narayanan and Mr Karim Tipu Shaikh , granted all powers in respect of their undivided land admeasuring 2 Ares from total land admeasuring 28 Ares at Survey No.56/6 in favour of Rahul Raichand Kunkulol.

Survey No.56/7

39. From Mutation Entry No.15408 dated 31/10/1991 and copy of Sale Deed dated 06/09/1991 it is seen that Baburao Govind Kale with consent Seema Suresh Mehta sold land admeasuring 24 Ares to (1) Dinkar Sakharan Sonawane 2 Ares (2) Tukaram Sakharan Sonawane 2 Ares (3) Ashokkumar Madanmohan Suri 2 Ares (4) Maruti Kondiba Navghane 2 Are (5) Asha Dharamdas Motwani 4 Are (6) Simantini Vinod Panse 2 Ares (7)Dattatray Shivram Padyal 2 Are (8) Rukmini G Pakshirajan 2 Are (9)Kisan Bandoba Phalke 2 Are (10) Ahok Devram Babar 2 Ares (11) Vijaya Narayan Shinde 2 Ares. The Said land admeasuring 24 Ares was given Survey No. 56/7 and the balance land continued to be owned by Baburao Govind Kale.
40. In Mutation Entry No. 36155 dated 21/01/2008, it is recorded that Maruti Kondiba Navghane changed his name to Maruti Kondiba Yadav as published in the Maharashtra Government's Gazette dated

15/04/1999 at Sr.no. N2-91. Accordingly his name was changed in the 7/12 Extract at Survey No. 56/7.

41. In Mutation Entry No. 37250 dated 17/10/2008, it is recorded that Shri Dattatray Shivram Padyal died on 29/06/1999 and his legal heirs are his son Shivaji Dattatray Padyal his three married daughters Gayatri alias Sarika Gajanan Misal, Jyoti Atul Pawar and Kavita Rakesh Bane and wife Ranjana Dattatray Padyal. Accordingly the names of the said legal heirs were mutated in the 7/12 Extract of Survey No 56/7.
42. By Power of Attorney dated 12/01/2009 registered in the Office of Sub Registrar at Haveli No.11 at Sr.No.283/2009, Gayatri alias Sarika Gajanan Misal, Jyoti Atul Pawar and Kavita Rakesh Bane and Ranjana Dattatray Padyal, granted all powers in respect of their land to Shri Shivaji Dattatray Padyal.
43. By Development Agreement dated 12/10/2010, registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.8011/2010, and Irrevocable Power of Attorney dated 12/10/2010 registered in the Office of Sub Registrar at Haveli No.13 at Sr.No.4/8012/2010,(1) Dinkar Sakharam Sonawane (2) Tukaram Sakharam Sonawane (3) Ashokkumar Madanmohan Suri (4) Maruti Kondiba Yadav/ Navghane (5) Asha Dharamdas Motwani (6) Simantini Vinod Panse (7a) Shivaji Dattatray Padyal (7b) Gayatri alias Sarika Gajanan Misal, (7c) Jyoti Atul Pawar and (7d) Kavita Rakesh Bane (7e) Ranjana Dattatray Padyal, (8) Rukmini G Pakshirajan (9) Kisan Bandoba Phalke (10) Ahok Devram Babar (10) Vijaya Narayan Shinde, granted development rights and granted irrevocable powers to develop, in respect of their land admeasuring 24 Ares at Survey No. 56/7 in favour of M/s Rahul Constructions a Partnership Firm through its Partners Shri Rahul Raichand Kunkulol and Shri Pankaj Chandrakant Tupe. As per the terms of the said Development Agreement the Developer Rahul Constructions has agreed to allot One Flat to each of No.1 to 4 and No. 6 to 11 named above, and two Flats to No.5 named above, each flat having saleable built up area admeasuring 1125 sq.ft and one car park, as consideration for grant of development rights by the Owners named therein.

Survey No.56/8

44. From Mutation Entry No.15689 dated 28/02/1992 and copy of Sale Deed dated 09/01/1992 it is seen that Baburao Govind Kale with consent Seema Suresh Mehta sold land admeasuring 28 Ares to (1) Shobha Surendra Malve 2 Ares (2) Anjali Arvind Kotkar 2 Ares (3) Devidas Laxman Gatlewar 2 Ares (4) Sunanda Laxman Gatlewar 4 Ares (5) Shivaji Kashinath Pawar 2 Ares (6) Balasaheb Bhikoba Sonawane 2 Ares (7) Anita D.V Anand 2 Ares (8) Shami Narayan Naidu 2 Ares (9) Jayashree Subhash Pophale 2 Ares (10) Purshotam Narayan Ingle 2 Ares (11) Arvind Malhar Kulkarni 2 Ares (12) Shrikrishna Manohar Kulkarni 2 Ares (13) Sunanda Vinayak Mahajan 2 Ares. The Said land admeasuring 28 Ares was given Survey No. 56/8 and the balance land continued to be owned by Baburao Govind Kale.
45. In Mutation Entry No. 35855 dated 13/11/2004, it is recorded that Balasaheb Bhikoba Sonawane died on 10/09/2002 and his legal heirs are son Sandeep and Santosh and daughters Chaya and Manisha and wife Hirabai Balasaheb Sonawane. Accordingly the names of the legal heirs were mutated in 7/12 Extract of Survey No. 56/8 by the said mutation entry.
46. By Power of Attorney dated 12/01/2009 registered in the Office of Sub Registrar at Haveli No.11 at Sr.No.282/2009, Sandeep and Santosh and daughters Chaya and Manisha, granted all powers in respect of their land to Hirabai Balasaheb Sonawane.
47. By Development Agreement dated 24/12/2010, registered in the Office of Sub Registrar at Haveli No.10 at Sr.No.12453/2010, and Irrevocable Power of Attorney dated 24/12/2010 registered in the Office of Sub Registrar at Haveli No.10 at Sr.No.4/12463/2010 (1) Shobha Surendra Malve (2) Anjali Arvind Kotkar (3) Devidas Laxman Gatlewar (4) Sunanda Laxman Gatlewar (5) Shivaji Kashinath Pawar (6a) Chaya Balasaheb Sonawane (6b) Sandeep Balasaheb Sonawane (6c) Manisha Balasaheb Sonawane (6d) Santosh Balasaheb Sonawane (6e) Hirabai Balasaheb Sonawane (7) Anita D.V Anand (8) Shami Narayan Naidu (9) Jayashree Subhash Pophale (10) Purshotam Narayan Ingle (11) Arvind Malhar Kulkarni (12) Shrikrishna Manohar Kulkarni (13) Sunanda Vinayak Mahajan, granted development rights and granted irrevocable powers to develop, in respect of their land admeasuring 28 Ares at Survey No. 56/8 in favour of M/s Rahul Constructions a Partnership

Firm through its Partners Shri Rahul Raichand Kunkulol and Shri Pankaj Chandrakant Tupe. As per the terms of the said Development Agreement the Developer Rahul Constructions has agreed to allot One Flat to each of No.1 to 3 and No. 5 to 13 named above, and two Flats to No.4 named above, each flat having saleable built up area admeasuring 1125 sq.ft and one car park, as consideration for grant of development rights by the Owners named therein.

48. In view of the above mentioned Development Agreements and Deed of Sale dated 08/09/2016, with the Land Owners named above, M/s Rahul Constructions became entitled to develop the land totally admeasuring 1 Hecter 88 Ares at Survey Nos.56/2, 56/3, 56/4, 56/5, 56/6, 56/7, 56/8, Village Hadapsar.
49. The Pune Municipal Corporation has issued Zone Certificate dated 19/06/2010, that the land at Survey No.56 Village Hadapsar is in Residential Zone and there is reservation of 15 mtrs and 18 mtrs R.P. Road. I have been informed that there is no change in the zone of the Schedule Property.
50. By Order dated 07/03/2015 bearing No.PMH/NA/SR/93/2013 the Collector Pune, granted non Agriculture permission for residential purpose in respect of land admeasuring 17800 sq.mtrs from land at Survey No.56/2, 56/3, 56/4, 56/5, 56/6, 56/7, 56/8, Village Hadapsar.
51. By Commencement Certificate bearing No.CC/2301/2012 dated 07/11/2012, Pune Municipal Corporation sanctioned the amalgamation and layout of Building Plans, in respect of land bearing Survey No. 56/2+3+4+5+6+7+8 Hadapsar Pune. Pune Municipal Corporation further revised the Building Plans by Commencement Certificate dated 07/12/2016 bearing No. CC/2795/16
52. In pursuance of the Building Plan sanctioned by Pune Municipal Corporation Rahul Constructions is carrying out construction of the said building project. Rahul Constructions has informed that they have completed the construction of the Units agreed to be allotted to the Land Owners of the Schedule Property, as consideration.

53. By Notarised Affidavit dated 2nd March 2017 Mr Rahul Raichand Kunklul has stated that Rahul Constructions have neither mortgaged their development rights or their ownership rights in any manner nor any encumbrance or charge has been created in any manner against the Schedule Property. They have further stated that the Schedule Property is neither subject matter of litigation pending before any Court of Law nor the Schedule Property has been attached by any Court of Law or by any Tax Authorities etc.
54. We have conducted a computerized search in respect of the Schedule Property for the period 30 years from the records kept in the office of Sub-Registrar Haveli as well as on the website www.igrmaharashtra.gov.in and it appears that there is no encumbrance or any charge in respect of the Schedule Property. Necessary fees have been paid through GRAS Challan dated 03/03/2017 bearing CIN No. MH008989168201617E, for conducting the said search.
55. On the basis of search and the documents produced before us and documents inspected, as on date, subject to what is stated above, WE CERTIFY that the development rights of Rahul Constructions to the Schedule Property i.e all those pieces and parcels of land at Village Hadapsar Taluka Haveli District Pune consisting of
- A. land admeasuring 28 Ares at Survey No. 56/2
 - B. land admeasuring 28 Ares at Survey No. 56/3
 - C. land admeasuring 28 Ares at Survey No. 56/4
 - D. land admeasuring 24 Ares at Survey No. 56/5
 - E. land admeasuring 26 Ares at Survey No. 56/6
 - F. land admeasuring 24 Ares at Survey No. 56/7
 - G. land admeasuring 28 Ares at Survey No. 56/8
- are clean, clear and marketable and free from encumbrances AND The ownership right, title and interest of Rahul Constructions in land admeasuring 2 Ares at Survey No. 56/6, Village Hadapsar, Taluka Haveli, District Pune are clean, clear and marketable and free from encumbrances.

For Yande & Co.


Adv M.S. Yande