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DD/46/2022

Date: 15/10/2022

**Format A
(Circular No. 28)
LEGAL TITLE REPORT**

**To,
MahaRERA**

Sub: Title clearance certificate with respect to all that piece and parcel of the property area totally admeasuring about 2162.11 Sq. Mtr. out of CTS No. 153/1, 153/2, 153/3, 153/4 and 153/7 (Having its old Plot No. 96 which was piece and parcel of S.No. 199+204+205+206/1+209/1) situated at village: Lohagaon, Taluka: Haveli, District: Pune, within the Limits of Pune Municipal Corporation and jurisdiction of Sub registrar Haveli, Pune, alongwith all rights, title and interest thereof (Hereinafter referred to as "Said Plots/ Project Land").

- I. I have investigated the title of the Said Plots/Project land on request of **M/s. Ambar Icon LLP having its Office at- Office No. 101, 1st Floor, Turning Point, Vimannagar, Pune-411014 through it's Designated Partner Mr. Jeetendra Yashwant Dhende and following documents i.e.:-**

1. Description of Property:

All that piece and parcel of the property area totally admeasuring about 2162.11 Sq. Mtr. out of CTS No. 153/1, 153/2, 153/3, 153/4 and 153/7 (Having its old Plot No. 96 which was piece and parcel of S.No. 199+204+205+206/1+209/1) situated at village: Lohagaon, Taluka: Haveli, District: Pune, within the Limits of Pune Municipal Corporation and jurisdiction of Sub registrar Haveli, Pune:

ON OR TOWARDS:-

EAST - By CTS No. 25 (Plot No 95)
SOUTH - By 18 mtr. wide DP Road



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WEST - By Property owned by Ambar Icon LLP in CTS 153/3 and CTS 154 (Plot No 97)
NORTH - By CTS 179

2. DOCUMENTS REFERRED :

1. Copy of Property card of CTS 153/1
2. Copy of Property card of CTS 153/2
3. Copy of Property card of CTS 153/3
4. Copy of Property card of CTS 153/4
5. Copy of Property card of CTS 153/7
6. Copy of 7/12 extract of Plot No. 96
7. Copy of order passed by Dy. Collector & Competent Authority, Pune U/sec. 8(4) of Urban Land (C&R) Act 1976 on 23/12/1985 in Case No. 858/80.
8. Copy of Deed of Confirmation dt. 30/01/1996 executed by Mr. Jayant Kumar Bose in favor of Dr. Sanjeev Gopal Kulkarni and Mrs. Mrunalini Sanjeev Kulkarni which is registered in the office of Sub registrar Haveli No. 8 at Sr. No. 531/1996.
9. Copy of Deed of Assignment dt. 03/02/1996 executed by Dr. Gopal Raghavendra Kulkarni and Smt. Amarja Gopal Kulkarni in favor of Asif Abdulla Ismail and Zarina Abdulla Ismile which is registered in the office of Sub registrar Haveli No. 8 at Sr. No. 633/1996.
10. Copy of Deed of Assignment dt. 16/08/1997 executed by Dr. Sanjeev Gopal Kulkarni and Mrs. Mrunalini Sanjeev Kulkarni and consented by i) Mr. Sirsir Kumar Bose, ii) Col. Sameer Kumar Bose, iii) Mr. Jayant Kumar Bose in favor of Mrs. Salma Akbar Patel which is registered in the office of Sub registrar Haveli No. 8 at Sr. No. 3109/1998.
11. Copy of Mortgage Deed dt. 11/10/2002 which is registered in the office of Sub registrar Haveli No. 8 at Sr. No. 3890/2002.
12. Copy of order bearing no. न.भू./क्षे.दु/का.वि.१३०२/लोहगाव न.भू.क्र. १५३/२०१७ dt. 24 Aug 2017 passed by Superintendent of Land Records, Pune.
13. Copy of Release Deed dated 04/11/2011 executed by Col. Sameer Kumar Bose in favor of Mr. Jayant alias Jayantokumar, registered before Sub Registrar, Haveli No. 13, at Serial No. 9160/2011.
14. Copy of Release Deed dated 16/01/2012 executed by Alok Sarkar in favor of Mr. Jayantkumar alias Jayantokumar, registered before Sub Registrar, Haveli No. 13, at Serial No. 480/2011.
15. Copy of Gift Deed dated 03/11/2011 executed by Col. Sameerkumar Bose in favour of Mr. Jayant Kumar alias Jayantokumar Bose registered before Sub Registrar, Haveli No. 4, at Serial No. 10144/2011.



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16. Copy of Reconveyance Deed dt.29/01/2014 which is registered in the office of Sub registrar Haveli No. 20 at Sr. No. 671/2014.
17. Commencement certificate bearing No. CC/4176/2013 dated 21.03.2014
18. Copy of Deed of Mortgage dated 27/11/2015 executed by M/S Prashanti Constructions through Mr. Jayant Kumar alias Jayantokumar Bose in favor of Corporation Bank Ltd. which is registered before Sub Registrar, Haveli No. 8 at Serial No. 11152/2015.
19. Copy of Reconveyance Deed dated 08/06/2016 executed by Corporation Bank Ltd. in favour of M/S Prashanti Constructions through Mr. Jayant Kumar alias Jayantokumar Bose which is registered before Sub Registrar, Haveli No. 7 at Serial No. 5264/2016.
20. Copy of Deed of Mortgage dated 11/06/2016 executed by M/S Prashanti Constructions through Mr. Jayant Kumar alias Jayantokumar Bose in favor of Indusind Bank Ltd registered before Sub Registrar, Haveli No.21, Pune at Serial No. 7549/2016.
21. Copy of Deed of Mortgage dated 25/02/2019 executed by Mr. Jayant Kumar alias Jayantokumar Bose in favour of Indusind Bank Ltd registered before Sub Registrar, Haveli No.10, Pune at Serial No. 4187/2019.
22. Copy of Deed Of Mortgage dated 11/11/2019 executed by Mr. Jayant Kumar alias Jayantokumar Bose, Mrs. Dipti Jayant Kumar alias Jayantokumar Bose and Mr. Gujranjan Bose Through its power of attorney holder Mr. Jayant Kumar alias Jayantokumar Bose in favour of Indusind Bank Ltd registered before Sub Registrar, Haveli No.10, Pune at Serial No. 25280/2019.
23. Copy of Agreement to Sale dt. 03/05/2017 executed by Jayanto Kumar Bose in favor of Gopalkrushnan Venkateshwaran, Suguna Gopalkrushnan and G Sujata Krushnan which is registered in the office of Sub registrar Haveli No. 23 at Sr. No. 4147/2017.
24. Copy of Agreement to Sale dt. 04/10/2018 executed by Jayanto Kumar Bose in favor of Shilpa Uday Bathiya and Uday Suvalal Bathiya which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 8106/2018.
25. Copy of Agreement to Sale dt. 04/10/2018 executed by Jayanto Kumar Bose in favor of Uday Suvalal Bathiya and Shilpa Uday Bathiya which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 8107/2018.
26. Copy of Transfer Deed dt. 22/11/2018 executed by Jayanto Kumar Bose in favor of Shilpa Uday Bathiya and Uday Suvalal Bathiya which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 9371/2018.
27. Copy of Transfer Deed dt. 22/11/2018 executed by Jayanto Kumar Bose in favor of Uday Suvalal Bathiya and Shilpa Uday Bathiya which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 9372/2018.
28. Copy of Cancellation Deed dt. 22/09/2022 executed by Gopalkrushnan Venkateshwaran, Suguna Gopalkrushnan and G Sujata Krushnan in favor



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of Jayanto Kumar Bose which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 19059/2022 on 23/09/2022.

29. Copy of Cancellation Deed dt. 22/09/2022 executed by Shilpa Uday Bathiya and Uday Suvalal Bathiya in favor of Jayanto Kumar Bose which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 19012/2022.
30. Copy of Cancellation Deed dt. 22/09/2022 executed by Uday Suvalal Bathiya and Shilpa Uday Bathiya in favor of Jayanto Kumar Bose which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 19013/2022.
31. No Dues Certificate from Indusind Bank dated 31/08/2021.
32. Copy of Development Agreement and Power of Attorney dt. 05/10/2021 executed by Mr. Jayant Kumar Bose in favour of M/s Ambar Icon LLP through partner Mr. Jitendra Yashwant Dhende registered before Sub Registrar, Haveli No. 1, at Serial No. 12862/2021 and 12863/2021.
33. Copy of Sale Deed dt. 22/02/2022 executed by Mrs. Neha Sanjay Asher and Mr. Sanjay Jaysinha Asher in favor of M/s. Ambar Icon LLP through its partner Mr. Jeetendra Yashwant Dhende which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 3061/2022 on 24/02/2022.
34. Copy of Correction Deed dt. 15/06/2022 executed by Mr. Jayant Kumar Bose in favour of M/s Ambar Icon LLP through partner Mr. Jitendra Yashwant Dhende registered before Sub Registrar, Haveli No. 1, Pune at Serial No. 11952/2022.
35. Copy of Supplementary Development Agreement dated 15/06/2022 which is duly registered in the office of Sub-Registrar, Haveli No. 1, Pune at Sr. No. 11953/2022.
36. Copy of Power of Attorney dated 15/06/2022 which is duly registered in the office of Sub-Registrar, Haveli No. 1, Pune at Sr. No. 11953/2022.

3. Search Report of last 30 years from 1993 to 2022

- II. Based on the above referred documents and subject to the terms and conditions contained therein and further subject to what is stated in my Title Certificate dt. 15/10/2022 enclosed herewith as Annexure A, in my opinion title of 1) **Mr. Jayant alias Jayanto Kumar Bose**, 2) **Mrs. Salma Akbar Patel**, 3) **M/s. Ambar Icon LLP** through its partner **Mr. Jeetendra Yashwant Dhende** (being the owner of their respective plot) has a clear and marketable title to the property without any encumbrances except mentioned in Title Certificate.

III. Owners of Land

1. **Mr. Jayant alias Jayanto Kumar Bose** is true and lawful owner of area admeasuring about 1844.11 sq. mts. Out of CTS No. 153/1, 153/2, 153/4



Title Opinion

and 153/7 (which is part of Plot No. 96 of the land bearing Survey No. 199+204+205+206/1 +209/1).

2. **Mrs. Salma Akbar Patel** is true and lawful owner of 126.66 Sq. Mtr. out of CTS No. 153/3 (which is part of Plot No. 96 of the land bearing Survey No. 199+204+205+206/1 +209/1).
3. **Mr. Jayant alias Jayanto Kumar Bose** is true and lawful owner of 58.68 Sq. Mtr. out of CTS No. 153/3 (which is part of Plot No. 96 of the land bearing Survey No. 199+204+205+206/1 +209/1).
4. **M/s. Ambar Icon LLP** through its partner **Mr. Jeetendra Yashwant Dhende** is true and lawful owner of 132.66 Sq. Mtr. out of CTS No. 153/3 (which is part of Plot No. 96 of the land bearing Survey No. 199+204+205+206/1 +209/1).

IV. The flow of title of promoter to the property is mentioned in my Title Certificate enclosed herewith as “Annexure-A”

Pune

Date: 15/10/2022

Encl: Annexure ‘A’


Dattatray Deshmukh
Advocate



DATTATRAY DESHMUKH

Advocate

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Mobile: +91 9975925896, Email: advdeshmukhds@gmail.com

DD/47/2022

Date: 15/10/2022

**Format A
(Circular No. 28)**

FLOW OF THE TITLE OF THE SAID LAND

To,
M/s. Ambar Icon LLP
Having its Office at- Office No. 101,
1st Floor, Turning Point, Vimannagar,
Pune-411014
Through it's Designated Partner
Mr. Jeetendra Yashwant Dhende

Sub: All that piece and parcel of the property area totally admeasuring about 2162.11 Sq. Mtr. out of CTS No. 153/1, 153/2, 153/3, 153/4 and 153/7 (Having its old Plot No. 96 which was piece and parcel of S.No. 199+204+205+206/1+209/1) situated at village: Lohagaon, Taluka: Haveli, District: Pune, within the Limits of Pune Municipal Corporation and jurisdiction of Sub registrar Haveli, Pune, alongwith all rights, title and interest thereof (Hereinafter referred to as "Said Plots/ Project Land").

I have prepared this opinion on the title of **M/s. Ambar Icon LLP** having its Office at- Office No. 101, 1st Floor, Turning Point, Vimannagar, Pune-411014 through its Designated Partner **Mr. Jeetendra Yashwant Dhende** to the property on the basis of papers/documents (as listed herein below) and the information provided by my clients viz. **M/s. Ambar Icon LLP** and based on the same I am to opinion as follows:

I. DESCRIPTION OF PROPERTY:

All that piece and parcel of the property area totally admeasuring about 2162.11 Sq. Mtr. out of CTS No. 153/1, 153/2, 153/3, 153/4 and 153/7 (Having its old Plot No. 96 which was piece and parcel of S.No. 199+204+205+206/1+209/1) situated at village: Lohagaon, Taluka: Haveli,



Title Opinion

District: Pune, within the Limits of Pune Municipal Corporation and jurisdiction of Sub registrar Haveli, Pune:

ON OR TOWARDS:-

EAST - By CTS No. 25 (Plot No 95)
SOUTH - By 18 mtr. wide DP Road
WEST - By Property owned by Ambar Icon LLP in CTS 153/3 and CTS 154 (Plot No 97)
NORTH - By CTS 179

II. DOCUMENTS REFERRED :

1. Copy of Property card of CTS 153/1
2. Copy of Property card of CTS 153/2
3. Copy of Property card of CTS 153/3
4. Copy of Property card of CTS 153/4
5. Copy of Property card of CTS 153/7
6. Copy of 7/12 extract of Plot No. 96
7. Copy of order passed by Dy. Collector & Competent Authority, Pune U/sec. 8(4) of Urban Land (C&R) Act 1976 on 23/12/1985 in Case No. 858/80.
8. Copy of Deed of Confirmation dt. 30/01/1996 executed by Mr. Jayant Kumar Bose in favor of Dr. Sanjeev Gopal Kulkarni and Mrs. Mrunalini Sanjeev Kulkarni which is registered in the office of Sub registrar Haveli No. 8 at Sr. No. 531/1996.
9. Copy of Deed of Assignment dt. 03/02/1996 executed by Dr. Gopal Raghavendra Kulkarni and Smt. Amarja Gopal Kulkarni in favor of Asif Abdulla Ismail and Zarina Abdulla Ismile which is registered in the office of Sub registrar Haveli No. 8 at Sr. No. 633/1996.
10. Copy of Deed of Assignment dt. 16/08/1997 executed by Dr. Sanjeev Gopal Kulkarni and Mrs. Mrunalini Sanjeev Kulkarni and consented by i) Mr. Sirsir Kumar Bose, ii) Col. Sameer Kumar Bose, iii) Mr. Jayant Kumar Bose in favor of Mrs. Salma Akbar Patel which is registered in the office of Sub registrar Haveli No. 8 at Sr. No. 3109/1998.
11. Copy of Mortgage Deed dt. 11/10/2002 which is registered in the office of Sub registrar Haveli No. 8 at Sr. No. 3890/2002.
12. Copy of order bearing no. न.भू./क्षे.दु/का.वि.१३०२/लोहगाव न.भू.क्र. १५३/२०१७ dt. 24 Aug 2017 passed by Superintendent of Land Records, Pune.
13. Copy of Release Deed dated 04/11/2011 executed by Col. Sameer Kumar Bose in favor of Mr. Jayant alias Jayantokumar, registered before Sub Registrar, Haveli No. 13, at Serial No. 9160/2011.



Title Opinion

14. Copy of Release Deed dated 16/01/2012 executed by Aloka Sarkar in favor of Mr. Jayantkumar alias Jayantokumar, registered before Sub Registrar, Haveli No. 13, at Serial No. 480/2011.
15. Copy of Gift Deed dated 03/11/2011 executed by Col. Sameerkumar Bose in favour of Mr. Jayant Kumar alias Jayantokumar Bose registered before Sub Registrar, Haveli No. 4, at Serial No. 10144/2011.
16. Copy of Reconveyance Deed dt.29/01/2014 which is registered in the office of Sub registrar Haveli No. 20 at Sr. No. 671/2014.
17. Commencement certificate bearing No. CC/4176/2013 dated 21.03.2014
18. Copy of Deed of Mortgage dated 27/11/2015 executed by M/S Prashanti Constructions through Mr. Jayant Kumar alias Jayantokumar Bose in favor of Corporation Bank Ltd. which is registered before Sub Registrar, Haveli No. 8 at Serial No. 11152/2015.
19. Copy of Reconveyance Deed dated 08/06/2016 executed by Corporation Bank Ltd. in favour of M/S Prashanti Constructions through Mr. Jayant Kumar alias Jayantokumar Bose which is registered before Sub Registrar, Haveli No. 7 at Serial No. 5264/2016.
20. Copy of Deed of Mortgage dated 11/06/2016 executed by M/S Prashanti Constructions through Mr. Jayant Kumar alias Jayantokumar Bose in favor of Indusind Bank Ltd registered before Sub Registrar, Haveli No.21, Pune at Serial No. 7549/2016.
21. Copy of Deed of Mortgage dated 25/02/2019 executed by Mr. Jayant Kumar alias Jayantokumar Bose in favour of Indusind Bank Ltd registered before Sub Registrar, Haveli No.10, Pune at Serial No. 4187/2019.
22. Copy of Deed Of Mortgage dated 11/11/2019 executed by Mr. Jayant Kumar alias Jayantokumar Bose, Mrs. Dipti Jayant Kumar alias Jayantokumar Bose and Mr. Gujranjan Bose Through its power of attorney holder Mr. Jayant Kumar alias Jayantokumar Bose in favour of Indusind Bank Ltd registered before Sub Registrar, Haveli No.10, Pune at Serial No. 25280/2019.
23. Copy of Agreement to Sale dt. 03/05/2017 executed by Jayanto Kumar Bose in favor of Gopalkrushnan Venkateshwaran, Suguna Gopalkrushnan and G Sujata Krushnan which is registered in the office of Sub registrar Haveli No. 23 at Sr. No. 4147/2017.
24. Copy of Agreement to Sale dt. 04/10/2018 executed by Jayanto Kumar Bose in favor of Shilpa Uday Bathiya and Uday Suvalal Bathiya which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 8106/2018.
25. Copy of Agreement to Sale dt. 04/10/2018 executed by Jayanto Kumar Bose in favor of Uday Suvalal Bathiya and Shilpa Uday Bathiya which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 8107/2018.



Title Opinion

26. Copy of Transfer Deed dt. 22/11/2018 executed by Jayanto Kumar Bose in favor of Shilpa Uday Bathiya and Uday Suvalal Bathiya which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 9371/2018.
27. Copy of Transfer Deed dt. 22/11/2018 executed by Jayanto Kumar Bose in favor of Uday Suvalal Bathiya and Shilpa Uday Bathiya which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 9372/2018.
28. Copy of Cancellation Deed dt. 22/09/2022 executed by Gopalkrushnan Venkateshwaran, Suguna Gopalkrushnan and G Sujata Krushnan in favor of Jayanto Kumar Bose which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 19059/2022 on 23/09/2022.
29. Copy of Cancellation Deed dt. 22/09/2022 executed by Shilpa Uday Bathiya and Uday Suvalal Bathiya in favor of Jayanto Kumar Bose which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 19012/2022.
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32. Copy of Development Agreement and Power of Attorney dt. 05/10/2021 executed by Mr. Jayant Kumar Bose in favour of M/s Ambar Icon LLP through partner Mr. Jitendra Yashwant Dhende registered before Sub Registrar, Haveli No. 1, at Serial No. 12862/2021 and 12863/2021.
33. Copy of Sale Deed dt. 22/02/2022 executed by Mrs. Neha Sanjay Asher and Mr. Sanjay Jaysinha Asher in favor of M/s. Ambar Icon LLP through its partner Mr. Jeetendra Yashwant Dhende which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 3061/2022 on 24/02/2022.
34. Copy of Correction Deed dt. 15/06/2022 executed by Mr. Jayant Kumar Bose in favour of M/s Ambar Icon LLP through partner Mr. Jitendra Yashwant Dhende registered before Sub Registrar, Haveli No. 1, Pune at Serial No. 11952/2022.
35. Copy of Supplementary Development Agreement dated 15/06/2022 which is duly registered in the office of Sub-Registrar, Haveli No. 1, Pune at Sr. No. 11953/2022.
36. Copy of Power of Attorney dated 15/06/2022 which is duly registered in the office of Sub-Registrar, Haveli No. 1, Pune at Sr. No. 11953/2022.

III. TITLE HISTORY

A. OWNERSHIP OF THE PROPERTY CTS 153:



Title Opinion

On perusal of property card of CTS No. 153/1, 153/2, 153/3, 153/4 and 153/7 (Having its old Plot No. 96 which was piece and parcel of S.No. 199+204+205+206/1+209/1) situated at village: Lohagaon, Taluka: Haveli, District: Pune, within the Limits of Pune Municipal Corporation and jurisdiction of Sub registrar Haveli, Pune it appears that, the property bearing S. No. 199, 204, 205, 206/1 and 209/1 situated at village: Lohagaon, Taluka: Haveli, District: Pune was owned by Hind Co-Op. Housing Society Ltd. (Herein after referred to as the **"Said Society"**). That said society obtained approved sanction of the layout of the said entire land in 1 to 129 plots in the year 1968 from the Pune Municipal Corporation.

That said society was declared in liquidation by Govt. Gazette dt. 08/07/1969 and liquidator of Hind Co-Op. Housing Society Ltd., Shri. Shripad Bapurao Joshi sold Plot No. 96 admeasuring about 2251.39 Sq. Mtr. out of S.No. 199+204+205+206/1+209/1 to Brig. Sisir Kumar Bose vide Sale Deed on 23/05/1975 and accordingly his name has been entered in the 7/12 extract of newly created 7/12 extract of Plot No. 96. (Hereinafter referred to as **"Said Entire Plot"**).

On perusal of order dt. 23/12/1985 passed by Dy. Collector & Competent Authority, Pune Urban Agglomeration, Pune passed order U/sec. 8(4) of Urban Land (C&R) Act 1976 in Case No. 858/80 it appears that Brig. Sisir Kumar Bose has filed affidavit before Dy. Collector & Competent Authority, Pune Urban Agglomeration, Pune that said entire plot has been acquired from the ancestral funds therefore the said property was belongs to HUF in which his two major sons viz. Samir Kumar Bose and Jayant Alias Jayanto Kumar Bose having notional share. That considering the affidavit Dy. Collector & Competent Authority, Pune Urban Agglomeration, Pune passed order U/sec. 8(4) of Urban Land (C&R) Act 1976 on 23/12/1985 and declared that Samir Kumar Bose and Jayant Kumar Bose as sons of Sisir Kumar Bose are entitled for 1/3rd share. And Brig. Sisir Kumar Bose, Samir Kumar Bose and Jayant Alias Jayanto Kumar Bose became the absolute Owner of the said entire Plot. (Hereinafter referred to as **"Said Original Owner/s of Entire Plot"**).

On perusal of NA Order dt. 06/09/1990 it appears that, the said original Owner/s of the Plot have obtained Non-Agriculture Permission from The Collector, Pune vide its order bearing No. PRN/NA/SR/524/90 dt. 06/09/1990 for the Non-agriculture use of said entire plot. (Hereinafter referred to as **"Said NA Order"**).



Title Opinion

On perusal of order bearing no. न.भू./क्षे.दु/का.वि.१३०२/लोहगाव न.भू.क्र. १५३/२०१७ dt. 24 Aug 2017 passed by Superintendent of Land Records, Pune it appears that, among the said original owners of plot Mr. Jayantkumar Bose filed application dt. 10/02/2015 before Superintendent of Land Records, Pune to correct the area mentioned on the property card of CTS 153 from 25225 Sq. Mtr. to 2251.39. That after receipt of said application the City Survey Officer No. 2 has demarcated said CTS 153 and after demarcation they came to conclusion regarding exact area of CTS 153 and as per the record and demarcation they confirmed and corrected the area of CTS 153 from 25225 Sq. Mtr. to 2162.11 Sq. Mtr. vide order bearing no. न.भू./क्षे.दु/का.वि.१३०२/लोहगाव न.भू.क्र. १५३/२०१७ dt. 24 Aug 2017 and effect of the said order has been given to the revenue record of CTS 153 vide Mutation Entry No. 563. (Hereinafter referred to as **"Said Order of Area Correction"**)

On perusal of CTS Extract of CTS No. 153/1, 153/2, 153/3, 153/4 and 153/7 it appears that, the City Engineer, Pune Municipal Corporation sanctioned layout bearing No. DPO/3165/V/199 Dated 19/1/1994 and effect of the same has been given after demarcation bearing Mo.Ra.No. 15/2018 and accordingly City Survey No. 153 divided into 7 sub plots i.e. 1) City Survey No. 153 Hissa No. 1 admeasuring about 552.11 Sq. Mtr., 2) City Survey No. 153 Hissa No. 2 admeasuring about 300 Sq. Mtr., 3) City Survey No. 153 Hissa No. 3 admeasuring about 318 Sq. Mtr., 4) City Survey No. 153 Hissa No. 4 admeasuring about 246 Sq. Mtr., 5) City Survey No. 153 Hissa No. 5 admeasuring about 241 Sq. Mtr., 6) City Survey No. 153 Hissa No. 6 admeasuring about 243 Sq. Mtr., 7) City Survey No. 153 Hissa No. 7 admeasuring about 262 Sq. Mtr., (Hereinafter referred to as **"Said Sub Division of CTS No. 153"**).

B. OWNERSHIP OF CTS 153/1, CTS 153/2, CTS 153/4, CTS 153/7

It appears that, Dr. Sisir Kumar Bose died intestate on 06/02/2000 at Puttaparthi leaving behind legal heirs Col. Samir Kumar Bose (Son), Mr. Jayant Alias Jayanto Kumar Bose (Son) and married daughter Smt. Aloka Sarkar.

On perusal of Deed of Release (Without Consideration) dt. 04/11/2011 it appears that, Col. Samir Kumar Bose executed Deed of Release (Without Consideration) dt. 04/11/2011 of 211.061 Sq. Mtr. land out of CTS 153 and 29.65 Sq. Mtr. construction in favor of Mr. Jayant alias Jayanto Kumar Bose which is registered in the office of Sub registrar Haveli 13 at Sr. No. 9160/2011.



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On perusal of Gift Deed dt. 03/11/2011 it appears that, Col. Samir Kumar Bose executed Gift Deed dt. 03/11/2011 of 633.183 Sq. Mtr. land out of CTS 153 and 88.95 Sq. Mtr. built up construction in favor of Mr. Jayant alias Jayanto Kumar Bose which is registered in the office of Sub registrar Haveli 4 at Sr. No. 10144/2011.

On perusal of Deed of Release (Without Consideration) dt. 16/01/2012 it appears that, Smt. Aloka Sarkar executed Deed of Release (Without Consideration) dt. 16/01/2012 of 211.061 Sq. Mtr. land out of CTS 153 and 29.65 Sq. Mtr. construction in favor of Mr. Jayant alias Jayanto Kumar Bose which is registered in the office of Sub registrar Haveli 13 at Sr. No. 480/2012.

It appears that, on execution of above mentioned Deed of Release (Without Consideration) dt. 04/11/2011, Gift Deed dt. 03/11/2011, Deed of Release (Without Consideration) dt. 16/01/2012 in favour of Mr. Jayant Kumar Bose, he became absolute owner of CTS 153/1.

On perusal of Commencement certificate bearing No. CC/4176/2013 dated 21/03.2014 it appears that, Mr. Jayant Kumar Bose was intended to construct a building submitted building plan to Pune Municipal Corporation and obtained Commencement Certificate bearing No. CC/4176/2013 dated 21/03/2014.

On perusal of Deed of Mortgage dated 27/11/2015 it appears that, M/s Prashanti Constructions through Proprietor Mr. Jayant Kumar alias Jayantokumar Bose borrowed loan from Corporation Bank Ltd., Viman Nagar Branch by mortgaging land area admeasuring about 1899.55 Sq. Mtr. out of CTS 153 and construction admeasuring about 266.85 Sq. Mtr. vide Mortgage Deed dt. 27/11/2015 which is registered before Sub Registrar, Haveli No. 8 at Serial No. 11152/2015.

On perusal of Reconveyance Deed dated 08/06/2016 it appears that M/s Prashanti Constructions through Proprietor Mr. Jayant Kumar alias Jayantokumar Bose has repaid the loan borrowed from Corporation Bank Ltd., Viman Nagar Branch by mortgaging land area admeasuring about 1899.55 Sq. Mtr. out of CTS 153 and construction admeasuring about 266.85 Sq. Mtr. vide Mortgage Deed dt. 27/11/2015 hence Corporation Bank Ltd. has executed Reconveyance Deed dated 08/06/2016 in favour of M/S Prashanti Constructions through Mr. Jayant Kumar alias Jayantokumar Bose which is registered in the office of Sub Registrar, Haveli No. 7 at Serial No. 5264/2016.



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On perusal of Deed of Mortgage dated 11/06/2016 it appears that, M/s Prashanti Constructions through Proprietor Mr. Jayant Kumar alias Jayantokumar Bose borrowed loan from Indusind Bank Ltd by mortgaging land area admeasuring about 10165 Sq. Ft. out of CTS 153 and construction situated on ground and first floor admeasuring about 3528 Sq. Ft. vide Deed of Mortgage dated 11/06/2016 which is registered in the office of Sub Registrar, Haveli No.21, Pune at Serial No. 7549/2016.

On perusal of Deed of Mortgage dated 25/02/2019 it appears that, Mr. Jayant Kumar alias Jayantokumar Bose borrowed loan from Indusind Bank Ltd by mortgaging land area admeasuring about 852.11 Sq. Mtr. out of CTS 153/1 and construction situated on ground and first floor admeasuring about 266.85 Sq. Mtr. vide Deed of Mortgage dated 11/06/2016 which is registered in the office of Sub Registrar, Haveli No.10, Pune at Serial No. 4187/2019.

On perusal of Deed Of Mortgage dated 11/11/2019 executed by Mr. Jayant Kumar alias Jayantokumar Bose, Mrs. Dipti Jayant Kumar alias Jayantokumar Bose and Mr. Gujranjan Bose Through its power of attorney holder Mr. Jayant Kumar alias Jayantokumar Bose borrowed loan from Indusind Bank Ltd by mortgaging land area admeasuring about 852.11 Sq. Mtr. out of CTS 153/1 and CTS 153/2 and construction admeasuring about 266.85 Sq. Mtr. vide Deed of Mortgage dated 11/06/2016 which is registered in the office of Sub Registrar, Haveli No.10, Pune at Serial No. 25280/2019.

On perusal of Agreement to Sale dt. 03/05/2017 it appears that, Jayanto Kumar Bose has agreed to Sale of Flat No. 202 situated on 2nd floor of building "Brindavan" which was to be constructed on land admeasuring about 751.77 Sq. Mtr. out of CTS 153 to Gopalkrushnan Venkateshwaran, Suguna Gopalkrushnan and G Sujata Krushnan and accordingly executed Agreement to Sale dt. 03/05/2017 which is registered in the office of Sub registrar Haveli No. 23 at Sr. No. 4147/2017.

On perusal of Agreement to Sale dt. 04/10/2018 it appears that, Jayanto Kumar Bose has agreed to Sale of Flat No. 204 situated on 2nd floor of building "Brindavan" which was to be constructed on land admeasuring about 751.77 Sq. Mtr. out of CTS 153 to Shilpa Uday Bathiya and Uday Suvalal Bathiya accordingly executed Agreement to Sale dt. 04/10/2018 which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 8106/2018.



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On perusal of Agreement to Sale dt. 04/10/2018 it appears that, Jayanto Kumar Bose has agreed to Sale of Flat No. 203 situated on 2nd floor of building "Brindavan" which was to be constructed on land admeasuring about 751.77 Sq. Mtr. out of CTS 153 to Uday Suvalal Bathiya and Shilpa Uday Bathiya accordingly executed Agreement to Sale dt. 04/10/2018 which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 8107/2018.

On perusal of Transfer Deed dt. 22/11/2018 it appears that, Jayanto Kumar Bose has agreed to Sale of Flat No. 204 situated on 2nd floor of building "Brindavan" which was to be constructed on land admeasuring about 751.77 Sq. Mtr. out of CTS 153 to Shilpa Uday Bathiya and Uday Suvalal Bathiya accordingly executed Transfer Deed dt. 22/11/2018 which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 9371/2018.

On perusal of Transfer Deed dt. 22/11/2018 it appears that, Jayanto Kumar Bose has agreed to Sale of Flat No. 203 situated on 2nd floor of building "Brindavan" which was to be constructed on land admeasuring about 751.77 Sq. Mtr. out of CTS 153 to Uday Suvalal Bathiya and Shilpa Uday Bathiya and accordingly executed Transfer Deed dt. 22/11/2018 which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 9372/2018. Thereafter, Mr. Jayantkumar alias Jayanto Bose, have been repaid full outstanding to Indusind Bank vide account no. 700000006571 dated 05.08.2019 hence there are No Dues.

On perusal of Cancellation Deed dt. 22/09/2022 it appears that, Gopalkrushnan Venkateshwaran, Suguna Gopalkrushnan and G Sujata Krushnan have cancelled to Purchase Flat No. 202 situated on 2nd floor of building "Brindavan" which was to be constructed on land admeasuring about 751.77 Sq. Mtr. out of CTS 153 to and accordingly executed Cancellation Deed dt. 22/09/2022 with respect to Cancellation of Agreement to Sale dt. 03/05/2017 which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 4147/2017 in favor of Jayanto Kumar Bose which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 19059/2022 on 23/09/2022.

On perusal of Cancellation Deed dt. 22/09/2022 it appears that, Shilpa Uday Bathiya and Uday Suvalal Bathiya have cancelled to Purchase Flat No. 204 situated on 2nd floor of building "Brindavan" which was to be constructed on land admeasuring about 751.77 Sq. Mtr. out of CTS 153 to and accordingly executed Cancellation Deed dt. 22/09/2022 with respect to Cancellation of Agreement to Sale dt. 04/10/2018 which is registered in



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the office of Sub registrar Haveli No. 1 at Sr. No. 8106/2018 and Transfer Deed dt. 22/11/2018 which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 9371/2018 in favor of Jayanto Kumar Bose which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 19012/2022.

On perusal of Cancellation Deed dt. 22/09/2022 it appears that, Uday Suvalal Bathiya and Shilpa Uday Bathiya have cancelled to Purchase Flat No. 203 situated on 2nd floor of building "Brindavan" which was to be constructed on land admeasuring about 751.77 Sq. Mtr. out of CTS 153 to and accordingly executed Cancellation Deed dt. 22/09/2022 with respect to Cancellation of Agreement to Sale dt. 04/10/2018 which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 8107/2018 and Transfer Deed dt. 22/11/2018 which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 9372/2018 in favor of Jayanto Kumar Bose which is registered in the office of Sub registrar Haveli No. 1 at Sr. No. 19013/2022.

C. OWNERSHIP OF CTS 153/3

On perusal of Deed of Confirmation dt. 30/01/1996 it appears that, Mr. Jayant Kumar Bose executed Agreement for Sale in favor of Dr. Sanjeev Gopal Kulkarni and Mrs. Mrunalini Sanjeev Kulkarni with respect to sell of construction and land out of CTS 153/3 but due to unavoidable circumstances the parties failed to appear before the sub registrar and register the agreement therefore said owners of plot and Dr. Sanjeev Gopal Kulkarni and Mrs. Mrunalini Sanjeev Kulkarni have executed Deed of Confirmation dt. 30/01/1996 which is registered in the office of Sub registrar Haveli No. 8 at Sr. No. 531/1996.

On perusal of Deed of Assignment dt. 16/08/1997 it appears that, Dr. Sanjeev Gopal Kulkarni and Mrs. Mrunalini Sanjeev Kulkarni being assigners and said original owners i) Mr. Sirsir Kumar Bose, ii) Col. Sameer Kumar Bose, iii) Mr. Jayant Kumar Bose being consenting party have executed Deed of Assignment dt. 16/08/1997 in favor of Mrs. Salma Akbar Patel which is registered in the office of Sub registrar Haveli No. 8 at Sr. No. 3109/1998. And accordingly her name has been recorded to the revenue record for 126.66 Sq. Mtr.

On perusal of Mortgage Deed dt. 11/10/2002, it appears that, Mrs. Salma Akbar Patel has borrowed loan from The Karad Urban Co-op Bank Ltd., Karad Camp, Pune branch by mortgaging her property out of CTS 153 vide



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Mortgage Deed dt. 11/10/2002 which is registered in the office of Sub registrar Haveli No. 8 at Sr. No. 3890/2002.

On perusal of Reconveyance Deed dated 29/01/2014 it appears that Mrs. Salma Akbar Patel has repaid the loan borrowed from The Karad Urban Co-op Bank Ltd., Karad Camp, Pune branch by mortgaging her property out of CTS 153 and construction vide Mortgage Deed dt. 11/10/2002 hence The Karad Urban Co-op Bank Ltd., Karad Camp, Pune branch has executed Reconveyance Deed dated 29/01/2014 in favour of Mrs. Salma Akbar Patel and released their charge vide Reconveyance Deed dated 29/01/2014 which is registered in the office of Sub Registrar, Haveli No. 20 at Sr. No. 671/2014.

On perusal of Assignment Deed dt. 10/11/2003 it appears that, i) Mr. Asif Abdulla Ismile through his POA Holder Mr. Abdullah Mousa Ismile, ii) Mrs. Zarina Abdul Ismile sold constructed area admeasuring about 132.66 Sq. Mtr. to Mrs. Neha Sanjay Asher and Mr. Sanjay Jaysinha Asher vide Sale Deed dt. 10/11/2003 which is registered in the office of Sub registrar Haveli 8 at Sr. No. 5013/2003.

On perusal of Sale Deed dt. 22/02/2022 it appears that, Mrs. Neha Sanjay Asher and Mr. Sanjay Jaysinha Asher sold area 132.66 Sq. Mtr. to **M/s. Ambar Icon LLP** through its partner **Mr. Jeetendra Yashwant Dhende** vide Sale Deed dt. 22/02/2022 which is registered in the office of Sub registrar Haveli 1 at Sr. No. 3061/2022 on 24/02/2022 and accordingly name of **M/s. Ambar Icon LLP** through its partner **Mr. Jeetendra Yashwant Dhende** has been recorded to the City Survey Record of CTS 153/3.

IV. DEVELOPMENT RIGHTS:

On perusal of Development Agreement and Power of Attorney dated 05/10/2021 it appears that, Mr. Jayant Kumar Bose being owner have executed the Development Agreement and Power of Attorney dt. 05/10/2021 of 1844.11 Sq. Mtr. out of CTS No. 153/1, 153/2, 153/4 and 153/7 in favor of **M/s. Ambar Icon LLP** through its partner **Mr. Jeetendra Yashwant Dhende** which is duly registered in the office of Sub-Registrar, Haveli No. 1, Pune at Sr. No. 12862/2021 and 12863/2021.

On perusal of Development Agreement and Power of Attorney dated 13/04/2022 it appears that, Mrs. Salma Akbar Patel being owner of 126.66 Sq. Mtr. out of CTS No. 153/3 has executed Development Agreement and Power of Attorney in favor of **M/s. Ambar Icon LLP** through its partner



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Mr. Jeetendra Yashwant Dhende which is duly registered in the office of Sub-Registrar, Haveli No. 1, Pune at Sr. No. 7341/2022 and 7342/2022.

On perusal of Correction Deed 15/06/2022 it appears that, due to typographical error and eyesight there were some corrections in said Development Agreement dt. 05/10/2021, therefore Mr. Jayant alias Jayanto Kumar Bose executed Correction Deed dt. 15/06/2022 and rectified the said errors. Said Correction Deed dt. 15/06/2022 is registered in the office of Sub-Registrar, Haveli No. 1, Pune at Sr. No. 11952/2022.

On perusal of Supplementary Development Agreement dated 15/06/2022 it appears that, Mr. Jayant alias Jayanto Kumar Bose being owner of 58.68 Sq. Mtr. out of CTS No. 153/3 has executed Development Agreement and Power of Attorney in favor of M/s. **Ambar Icon LLP** through its partner **Mr. Jeetendra Yashwant Dhende** which is duly registered in the office of Sub-Registrar, Haveli No. 1, Pune at Sr. No. 11953/2022. (Hereinafter referred to as "**Said Promoter/Developer**").

V. SEARCH:

I was instructed to take search for a period of last 30 years i.e. from the year 1993 to 2022 (both inclusive). I took the search of records maintained under Index II for the purpose of verifying that whether any document is registered pertaining to the said property.

I have paid the necessary charges through the Grass system of Revenue Department, for search of the Index II record for Last 30 years. For which I have got the Challan bearing number MH 009335914202223P dated 15/10/2022.

I have conducted the Online Search (paid online search) for the Index II records. On perusal of the record available, of Index II, I have not found any adverse entry of Index II regarding the said 'Property'. The system generated search receipts bearing number 1112595120 dated 15/10/2022 is enclosed herewith. It is pertinent to note that, as the Search Receipt is system generated (online through internet for paid search) and there is only option to insert Survey Number / CTS Number / Gat Number; however, the particular City Survey Number is not mentioned into the receipt of the online payment made for the search, and the same shows only one of the City Survey Number. As per the instructions of client I am issuing the present Search report only in respect of the said Property, as described above.



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I have taken the search of the above said records at the Sub-Registrar's office Haveli 23 for the year 1993 to 2001. On search of the records so available for my perusal on that day in the said office, no entry of any nature pertaining to the said property against the interest of my client. The Index II registers in the said office were not maintained properly, most of the pages of the Index II registers were in loose sheets and in mixed and in torn condition. Some of the pages of the register were in such a condition that it was not possible to read the contents of those pages.

I have carried out online search of last 21 years from 2002 to 2022. I have not found any adverse transaction registered with respect to the said Property against the interest of owner of CTS No. 153/1, CTS No. 153/2, area out of CTS No. 153/3, CTS No. 153/4 and CTS No. 153/7 i.e. **Mr. Jayant alias Jayanto Kumar Bose** and co-owner of CTS No. 153/3 1) **Mrs. Salma Akbar Patel**, 2) **M/s. Ambar Icon LLP** through its partner **Mr. Jeetendra Yashwant Dhende**

VI. ENCUMBRANCES:

I also inquired with land owners/ the Promoters & Builders of the landed property as regard any charges created by them in respect of the said landed property with any institution or any person/s and they assures me that they have not created any charges or encumbrances whatsoever in nature in and upon said landed property or not executed any deed/s and documents as regards said landed property except above entries I have not come across any entry in respect of sale or otherwise of said landed property and as per above said search there is no any entry pertaining to sell, mortgage, charge, lien etc. in respect of the landed property.

VII. OPINION:

Relying on the documents made available to me and subject to whatever said above facts and circumstances, I hereby give my opinion as under;

- a. **Mr. Jayant alias Jayanto Kumar Bose** is true and lawful owner of area admeasuring about 1844.11 sq. mts. Out of CTS No. 153/1, 153/2, 153/4 and 153/7 (which is part of Plot No. 96 of the land bearing Survey No. 199+204+205+206/1 +209/1) as mentioned above.
- b. **Mrs. Salma Akbar Patel** is true and lawful owner of 126.66 Sq. Mtr. out of CTS No. 153/3 (which is part of Plot No. 96 of the land bearing Survey No. 199+204+205+206/1 +209/1) as mentioned above.



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- c. **Mr. Jayant alias Jayanto Kumar Bose** is true and lawful owner of 58.68 Sq. Mtr. out of CTS No. 153/3 (which is part of Plot No. 96 of the land bearing Survey No. 199+204+205+206/1 +209/1) as mentioned above.
- d. **M/s. Ambar Icon LLP** through its partner **Mr. Jeetendra Yashwant Dhende** is true and lawful owner of 132.66 Sq. Mtr. out of CTS No. 153/3 (which is part of Plot No. 96 of the land bearing Survey No. 199+204+205+206/1 +209/1) as mentioned above.
- e. The owner named above have a clean, clear and marketable title to their respective share out of CTS No. 153/1, 153/2, 153/3, 153/4 and 153/7 (which is part of Plot No. 96 of the land bearing Survey No. 199+204+205+206/1 +209/1).
- f. The rights, title and interest of the Owner of the respective CTS No. 153/1, 153/2, 153/3, 153/4 and 153/7 (which is part of Plot No. 96 of the land bearing Survey No. 199+204+205+206/1 +209/1) are free from encumbrances of any nature whatsoever, and all benefits attached thereto.
- g. The said Developer i.e. **M/s. Ambar Icon LLP** through its partner **Mr. Jeetendra Yashwant Dhende** having all the rights to develop All that piece and parcel of the property area totally admeasuring about 2162.11 Sq. Mtr. out of CTS No. 153/1, 153/2, 153/3, 153/4 and 153/7 (Having its old Plot No. 96 which was piece and parcel of S.No. 199+204+205+206/1+209/1) situated at village: Lohagaon, Taluka: Haveli, District: Pune, within the Limits of Pune Municipal Corporation and jurisdiction of Sub registrar Haveli, Pune, as mentioned above and take all the necessary steps to develop the said property.

VIII. Litigations if any-No

Pune

Date: 15/10/2022

Dattatray Deshmukh
Advocate

Note: This privileged opinion is issued for and as per the instructions and relying on the information & documents submitted to me. It is presumed that the documents submitted and information given to me is all true and genuine. All the documents are returned herewith.



CHALLAN
MTR Form Number-6

MH009335914202223P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Oct 2022	Receipt	Receipt no.: 1112595120
Name of the Applicant : Dattatray Deshmukh		
Details of property of which document has to be searched :		Dist :Pune Village :Lohgaon S.No/CTS No/G.No. : 153
Period of search :		From :2002 To :2022
Received Fee :		525
The above mentioned Search fee has been credited to government vide GRN no :MH009335914202223P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		