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- u) M.E. 7266 dt 5/12/96 Varasnond Dattoba Mahapa Vanshiv expired on 05/10/89 his legal heirs as follows :Sons 1) Sadashiv Dattoba Vanshiv 2) Popot dattoba Vanshiv daughters 1) Alka Yashwant Gaikwad wife Tarabai Dattoba Gaikwad.
- v) M.E. 7267 dt 5/12/96 Varasnond Arjun Sudam Vanshiv expired on 3/12/93 his legal heirs Sons 1) Bhimrao Arjun Vanshiv 2) Namdev Arjun Vanshiv 3) Hanumant Arjun Vanshiv 4) Pandurang Arjun Vanshiv 5) Shankar Arjun Vanshiv daughters 1) Vatsala Vasant Vanshiv 2) Shalan Balu Kadam wife Babaiebai Arjun Kadam.
- w)Mutation Entry No.18309 shows that Legal heirs entry was made of Rangubai Thaku Vanshiv died on 23/03/2002 her legal heirs as follows : 1) Kailas Thaku Vanshiv age 52 SON 2) Ramesh Thaku Vanshiv age: 37 SON 3) Kalpana Vilas Sonawane age : 42 Daughter.
- x) On perusal of Order of Tahasildar dated 20/9/1996 with respect to the S. No. 39/24 area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, for regnant of Mahar Vatan Land on New Condition (Navi Sharat) in favour of Owners Maruti Vitthal Vanshiv coupled with the condition that in case said Land is used for non-agriculture purpose, that 75% of the market price thereof would be paid to the Sate of Maharashtra as the Nazrana.
- y) On perusal of the Development Agreement no. 3849/2005 and POA no. 3850 both dated 30/12/2005 with respect to the S. No. 39/24 area admeasuring of the 1/4th share of 00 H : 33 Ares i.e. 00H : 8.25 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that Mr. Chandrasekhar Narayan Shinde took the development rights of the 1/4th shares of the land owners 1) Uttam Bhikaji Vanshiv and 2) Harubai Bhikaji Vanshiv for consideration of Rs. 4,95,000/- the said Development Agreement and POA are registered at haveli 20 on 30/12/2005.
- z) On perusal of the Development Agreement no. 3862/2005 and POA no. 3863 both dated 30/12/2005 with respect to the S. No. 39/24 area admeasuring of the 1/4th share of 00 H : 33 Ares i.e. 00H : 8.25 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that Mr. Chandrasekhar Narayan Shinde took the development rights of the land owners of 09 of the land owners 1) Bhimrao Arjun Vanshiv 2) Namdev Arjun Vanshiv 3) Hanumant Arjun Vanshiv 4) Pandurang Arjun Vanshiv 5) Shankar Arjun Vanshiv 6) Babubai Arjun Vanshiv 7) Vatsala Vashat Kadam 8) Shalan Balu Kadam and 9) Sandip Dada Vanshiv for consideration of Rs. 4,95,000/- the said Development Agreement and POA are registered at haveli 20 on 30/12/2005.
- aa)On perusal of the Development Agreement no. 3864/2005 and POA no. 3865 both dated 29/12/2005 with respect to the S. No. 39/24 area admeasuring of the

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- 1/4th share of 00 H : 33 Ares i.e. 00H : 8.25 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that Mr. Chandrasekhar Narayan Shinde took the rights for development of the shares of the land owners of 09 of the land owners 1) Balasaheb Manaji Vanshiv 2) Anjali Bharat Vanshiv 3) Bhiku Manaji Vanshiv 4) Sadashiv Dattoba Vanshiv 5) Popot Dattoba Vanshiv 6) Tarabai Dattoba Vanshiv 7) Alka Yashwant Gaikwad 8) Shevantbaao Dynoba Vanshiv and 9) Bandu Mahdev Vanshiv for consideration of Rs. 4,95,000/- the said Development Agreement and POA are registered at haveli 20 on 04/01/2006.
- bb) On perusal of the Development Agreement registered by its S.no. 6143/2006 and POA no. 6144 both dated 25/08/2006 with respect to the S. No. 39/24 area admeasuring of the 1/4th share of 00 H : 33 Ares i.e. 00H : 8.25 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that Mr. Chandrasekhar Narayan Shinde took the development rights of the land owners of 09 of the land owners 1) Vilas Maruti Vanshiv 2) Shobha Ravindra Vanshiv 3) Rahul Ravindra Vanshiv 4) Vrushal Ravindra Vanshiv 5) Chabubai Maruti Vanshiv 6) Siddharth Geneba Vanshiv 7) Subhash Geneba Vanshiv 8) Kailash Thaku Vanshiv and 9) Ramesh Thaku Vanshiv for consideration of Rs. 1,25,000/- the said Development Agreement and POA are registered at haveli 20 on 25/08/2006.
- cc) On perusal of the Development Agreement no. 8770/2006 and POA no. 8771 both dated 07/12/2006 with respect to the S. No. 39/24 area admeasuring 00 H : 33 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that Mr. Shriniwas Laxman Raskonda and Mahesh Tejraj Rathi took the rights for development of the land owners 1) Uttam Bhikaji Vanshiv and others with the consent of Mr. Chandrasekhar Narayan Shinde for consideration of Rs. 24,75,000/- the said Development Agreement and POA are registered at haveli 02 on 07/12/2006.
- dd) On perusal of the Vinamobadla Manyatapatra no. 2829/2011 and POA no. 2830/2011 both dated 23/03/2011 with respect to the S. No. 39/24 area admeasuring 00 H : 33 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that the land owners 1) Alka Laxman Vanshiv and others gave consent to the Development Agreement No. 8770/2006 and POA 8771/2006 in favour of Mr. Shriniwas Laxman Raskonda and Mahesh Tejraj Rathi, the said Vinamobadla Manyatapatra and POA are registered at haveli 02 on 01/04/2011.
- ee) On perusal of the Vinamobadla Manyatapatra no. 8006/2011 and POA no. 8007/2011 both dated 22/08/2011 with respect to the S. No. 39/24 area admeasuring 00 H : 33 Ares out of total area admeasuring 01 H : 05 Ares of

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Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that the land owners 1) Aniketh Dilip Vanshiv and others gave consent to the Development Agreement No. 8770/2006 and POA 8771/2006 in favour of Mr. Shrinivas Laxman Raskonda and Mahesh Tejraj Rathi, the said Vinamobadla Manyatapatra and POA are registered at haveli 02 on 23/08/2011.

- ff) On perusal of the Vinamobadla Manyatapatra no. 10111/2011 and POA no. 10112/2011 both dated 24/10/2011 with respect to the S.No. 39/24 area admeasuring 00 H : 33 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that the land owners 1) Bandu Mahadev Vanshiv and others gave consent to the Development Agreement No. 8770/2006 and POA 8771/2006 in favour of Mr. Shrinivas Laxman Raskonda and Mahesh Tejraj Rathi, the said Vinamobadla Manyatapatra and POA are registered at haveli 02 on 03/12/2011.
- gg) On perusal of the Vinamobadla Manyatapatra no. 895/2012 and POA no. 894/2012 both dated 30/01/2012 with respect to the S.No. 39/24 area admeasuring 00 H : 33 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that the land owners 1) Ashok Shripati Vanshiv and others gave consent to the Development Agreement No. 3849/2005 dt.29/12/2005, 3862/2005 dt.29/12/2005, 3864/2005 dt.29/12/2005 and 6143/2006 dt 24/08/2006 in favour of Mr. Chandrasekhar Narayan Shinde, the said Vinamobadla Manyatapatra and POA are registered at haveli 02 on 30/01/2012.
- hh) On perusal of the Vinamobadla Manyatapatra no. 2280/2012 and POA no. 2281/2012 both dated 17/03/2012 with respect to the S.No. 39/24 area admeasuring 00 H : 33 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that the land owners 1) Kuldeep Balasaheb Vanshiv and others gave consent to the Development Agreement No. 3849/2005 dt.29/12/2005, 3862/2005 dt.29/12/2005, 3864/2005 dt.29/12/2005 and 6143/2006 dt 24/08/2006 in favour of Mr. Chandrasekhar Narayan Shinde, the said Vinamobadla Manyatapatra and POA are registered at haveli 02 on 21/05/2012.
- ii) On perusal of the Agreement to Sell no. 5929/2012 and POA no. 5930/2012 both dated 10/07/2012 with respect to the S.No. 39/24 area admeasuring 00 H : 33 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that the land owners 1) Uttam Bhikaji Vanshiv and others gave Agreed to Sell the said Land in favour of Windsor Shelters with consent of Shrinivas Laxman Raskonda and Mahesh Tejraj Rathi and Chandrasekhar Narayan Shinde, the said Agreement to Sell and POA are registered at haveli 09 on 10/07/2012.

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- jj) On perusal of the Vinamobadla Manyatapatra no. 6780/2012 and POA no. 6781/2012 both dated 10/08/2012 with respect to the S.No. 39/24 area admeasuring 00 H : 33 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that the land owners 1) Indubai Baskar Chavan and others gave consent to the Development Agreement No. 3849/2005 dt.29/12/2005, 3862/2005 dt.29/12/2005, 3864/2005 dt.29/12/2005 and 6143/2006 dt 24/08/2006 in favour of Mr.Chandrshekar Narayan Shinde, the said Vinamobadla Manyatapatra and POA are registered at haveli 02 on 10/08/2012.
- kk) On perusal of the Manyatapatra no. 6329/2013 and POA no. 6330/2013 both dated 08/08/2013 with respect to the S.No. 39/24 area admeasuring 00 H : 33 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that seems that the land owners 1) Madhukar Ramdas Gaikwad and others gave consent to the Development Agreement Nos. 8770 and POA 8770 dt. 07/12/2006 and 5929/2012 and 5930/22012 dt 10/07/2012 in favour of Windsor Shelters through its Partner Mr. Shriniwas Laxman Raskonda, the said Vinamobadla Manyatapatra and POA are registered at haveli 02 on 08/08/2013.
- ll) On perusal of the Manyatapatra no. 2957/2014 and POA no. 2958/2014 both dated 15/04/2014 with respect to the S.No. 39/24 area admeasuring 00 H : 33 Ares out of total area admeasuring 01 H : 05 Ares of Village Ambegaon Budruk Tal. Haveli, Dist Pune, seems that seems that the land owners 1) Subhadra Genu Vanshiv and others gave consent to the Development Agreement Nos. 8770 and POA 8770 dt. 07/12/2006 and 5929/2012 and 5930/22012 dt 10/07/2012 in favour of Windsor Shelters through its Partner Mr. Shriniwas Laxman Raskonda, the said Manyatapatra and POA are registered at haveli 02 on 15/04/2014.
- mm) On perusal of Manyatapatra no. 2846/2015 and POA no. 2847/2015 both dated 16/04/2015 with respect to the S.No.39/24 area 33 Ares it appears that the land owner Pramila alias Chandrabhaga Tulsiram Yadav gave consent to the Document nos. 8770/2006, 8771/2006 6143/2006 registered at haveli 2, 5929/2012 5930/2012, registered at haveli 9 3849/2005, 3860/2005 registered at haveli 20, 3862/2005 and 3864/2005 registered at haveli 20 in favour of Windsor Shelters through its Partner Mr. Shriniwas Laxman Raskonda, the said Manyatapatra and POA are registered at haveli 02 on 16/04/2014.
- nn) On perusal of Manyatapatra Sr. No. 6715 and POA 6716 dated 10/08/2016 in respect of S.No.39/24 area 01H 05 Ares executed by Ashok Shripati Vanshiv and others Owners through the POA holder Partner Shriniwas Laxman Raskonda in favour of Windsor Shelters which is registered at the Office of the Sub-Registrar, Haveli No. 02, it appears that the Owners has given consent the Document nos.



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dt.03/12/2011 which is registered at the various Office of the Sub-Registrar, Haveli Pune,

ss) On perusal of copy of Sale Deed no.4962/2017 dated 05/07/2017 with respect of S.No.39/24 area 00 H 33 Ares executed by land owners Ashok Shripati Vanshiv and others through their Power of Attorney Holder Shrinivas Laxman Raskonda Partner of Windsor Shelters through the Agreement to Sell no. 5929/2012 and POA 5930/2012 to and in favour of **Windsor Shelters**.

C) S.No. 39/25 - "Said Property No. 11".

- a) Mutation Entry No. 668 shows that the name of Sopana Vithu Mahar was recorded as owner of the property bearing S.No. 39/25 admeasuring of 00 H. 52 Ares i.e. 5200 sq.mtrs., situated at Ambegaon Budruk, Pune, vide Faalani No.12.
- b) Mutation Entry No. 965 shows that the owner Shri.Sopana Vithu Vanshiv alias Mahar died in year 1940 and after his demise names of (1) Shri. Ganapat Vitthal Vanshiv & (2) Shri. Maruti Vitthal Vanshiv were recorded and brought on the 7/12 extracts of the said property, vide mutation entry no.965 dated 12/02/1948.
- c) Mutation Entry No.1293 shows that on the application of Ganapati Vitthal Vanshiv names of the owners were rectified as (1) Ganapati Vitthal Vanshi & (2) Maruti Vitthal Vanshiv vide mutation entry no. 1293 dated 30/01/1961.
- d) Mutation Entry No. 1307 shows that due to application of the provisions of Bombay Inferior village watans abolition Act, 1952 names of Watandar were recorded under the line and name of Government to pay price three times of cess amount to be re-granted the Watan lan in the name of Watandars.
- e) Mutation Entry No. 1580 shows that provisions of Maharashtra Weights and Measures Act, 1958 and Indian Coinage Act, 1956 become applicable to the lands in Ambegaon Budruk, Pune.
- f) Mutation Entry No. 1648 shows that by virtue of order no. Watan Vashi/1930 date 27/07/1971 issued by Tahasildar Haveli captioned land was re-granted to the erstwhile Watandar Vitthal Ganapat Vanshiv and others.
- g) Mutation Entry No. 2497 shows that by 28/05/1971 Shri.Ganpati Vitthal Vanshiv died intestate leaving behind Parvati Janardan Chavan, Kantabaal Damu Dhende & Tanhubal Ganpati Vanshiv. And their names were entered into all the relevant Government Land Records.
- h) Mutation Entry No. 4141 shows that by 11/04/1988 Parvati Janardan Chavan released here share in the name of Maruti Vitthal Vanshiv by release deed. And their names were entered into all the relevant Government Land Records.

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- i) Mutation Entry No.4780 that on 04/03/1984 Kantabai Damu Dhende died intestate leaving behind Dhanraaj Damu Dhende & Devraaj Damu Dhende. And their names were entered into all the relevant Government Land Records.
- j) Mutation Entry No. 4781 that by 22/01/1987 Tanhubai Ganpati Vanshiv died intestate leaving behind Dhanraaj Damu Dhende & Devraaj Damu Dhende. And their names were entered into all the relevant Government Land Records.
- k) Mutation Entry No. 4844 that by 21/08/1989 Dhanraaj Damu Dhende & Devraaj Damu Dhende released their share to Maruti Vitthal Vanshiv by registered Release Deed. And their names were entered into all the relevant Government Land Records.
- l) Mutation Entry No.7022 the said property of S.No.39/25 was regranted in old condition(juni shart) vide order no.PTK/SR/115/11 dated 23/08/1996 by order of District Collector, Pune and Tahasildar Order no.TAHANA/607/96 dated 28/08/1996.
- m) Mutation Entry No.12673 shows that, owner Shri Maruti Vitthal Vanshiv died intestate on 04/03/2002 leaving behind him the following persons as his class I legal heirs and successors of the said property.

Sr.No.	Name of Legal heirs	Relation with deceased
1.	Smt. Chhabubai Maruti Vanshiv	Wife
2.	Shri. Vilas Maruti Vanshiv	Son
4.	Shri. Ravindra Maruti Vanshiv	Son
5.	Sou. Ashabai Bhagwan Kemble	Daughter
6.	Sou. Jayashri Janardhan Jagtap	Daughter
7.	Sou. Mira Ashok Jahav	Daughter
8.	Sou. Sharada Vinayak Bhalerao	Daughter

- n) And in pursuance of that names of aforesaid owners were brought on the 7/12 extract of the said property, vide mutation entry no.12673 dated 12/02/2005 issued by the Resident Tahasildar, Havell, Pune names of the following owners were recorded on the 7/12 extract for their undivided share in the said property,

Sr.No.	Name of Legal heirs	Relation with deceased
1.	Smt. Shobha Ravindra Vanshiv	Wife
2.	Shri. Rahul Ravindra Vanshiv	Son
3.	Shri Vrushal Ravindra Vanshiv	Son

Previous owners and their family members, viz (1) Smt. Chhabubai Maruti Vanshiv, (2) Shri. Vilas Maruti Vanshiv, (3) Sou. Nimiala Vilas Vanshiv (4) Shri Abhay Vilas Vanshiv (5) Shri Kiran Vilas Vanshiv (6) Shri. Rahul Ravindra Vanshiv (6) a- Master Aditya Rahul Vanshiv (6) b- Master Abhishek Rahul Vanshiv (7) Sou. Surekha Rahul Vanshiv (8) Shri Vrushal Ravindra Vanshiv (8) a-Master Kaustubh Vrushal Vanshiv (8) b-Miss Siddhi Vrushal Vanshiv (9) Sou

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Smita Vrushal Vanshiv (10) Smt. Shobha Ravindra Vanshiv has entrusted and conferred the development rights of the captioned property bearing S.No.39/25 situated at Ambegaon Budruk, Pune to and in favour of the Partnership firm named "Shree Swami Samarth Housing" by executing development agreement and power of attorney on 14/08/2005 registered at haveli no.09 at Serial no. 6487 on 14/08/2008.

- o) Mutation Entry No.15757 shows that sisters namely (1) Sou. Ashabai Bhagwan Kamble (2) Sou. Javashri Janardan Jagtap (3) Sou. Mira Ashok Jadhav & (4) Sou. Sharada Vinayak Bhalerao have released and relinquished their undivided rights and interests of the said property in favour of Shri Vilas Maruti Vanshiv and said release deed if the said transaction has been registered in the office of the Sub-Registrar, Haveli No.10 at serial no. 3117 on 21/04/2006 and effect of the same is given on the 7/12 extract of the said property vide mutation entry no.15757 dated 28/06/2010.

Therefore, the aforesaid owners and their family members sold and conveyed the captioned property bearing S.No. 39/25 situated Ambegaon Budruk, Pune to and in favour of the Partnership firm named "Shree Swami Samarth Housing" by executing Sale Deed on 29/06/2010 registered at haveli no.09 at Serial no. 5329 on 29/06/2010 and in furtherance of this sale deed, name of the partnership firm, named "Shree Swami Samarth Housing" along with its partners names is mutated and recorded on the 7/12 extract of the said property as an absolute owners thereof vide mutation entry no. 16139 dated 13/01/2010.

- P) the Collector of Pune, permitted to use a Part of said land for Non-agricultural use, (i.e residential use) and the balance area for other purposes thereto as mentioned in its order dated 24.01.2013, vide its order No. PMH/NA/SR/1023/12, passed in favour of "Shree Swami Samarth Housing".
- q) That on perusal of the M.E.No. 18567 and Sale Deed No. 2766/2015 dated 10/04/2015 by M/S. Shree Swami Samarth Housing through its four partners to and in favour of Mrs. Chaitrali Uday Jagtap, Mrs. Shweta Shriniwas Raskonda, Mrs. Ashwini Ajay Baswekar, Mrs Sapna Mahesh Rath and Mrs. Rani Deepak Beldare registered at sub registrar haveli no.16 on 18/01/2015.
- r) That on perusal of the M.E.No. 18589 and Sale Deed No. 3507/2015 dated 13/05/2015 by Mrs. Chaitrali Uday Jagtap, Mrs. Shweta Shriniwas Raskonda, Mrs. Ashwini Ajay Baswekar, Mrs Sapna Mahesh Rath and Mrs. Rani Deepak Beldare in favour of **Windsor Shelters** for area of 00H 23.35 Ares registered at sub registrar haveli no.02 on 13/05/2015.
- s) That on perusal of the M.E.No. 19370 with respect to the said property no.10 the area admeasuring **00 H 21.4325 Ares** for Reservation and area admeasuring **00 H 1.9175 Ares** for internal Road out of area 00 H 23.35 Ares has been

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transferred by Windsor Shelters through its Partners in favour of Pune Municipal Corporation by transfer Deed dated 16/01/2017 registered at serial no. 357/2017 at sub registrar haveli no.16 on 18/01/2017.

t) That on perusal of Supplement & Corrigendum to Agreement to Sell dated 15/02/2017 in respect of S No. 39/25, area admeasuring 00 H 23.35 Ares out total area admeasuring 00H 52 Ares, executed by Windsor Shelters and Owners in favour of Shweta Shriniwas Raskonda registered at serial no. 1093/2017 at Haveli II, it appears that the Developer has allotted the 08 flats in favour of Shweta Shriniwas Raskonda has retaining the 45% salable area in the constructed buildings.

u) That on perusal of Supplement & Corrigendum to Agreement to Sell dated 15/02/2017 in respect of S No. 39/25, area admeasuring 00 H 23.35 Ares out total area admeasuring 00H 52 Ares, executed by Windsor Shelters and Owners in favour of Sapna Mahesh Rathil registered at serial no. 1092/2017 at Haveli II, it appears that the Developer has allotted the 04 flats in favour of Sapna Mahesh Rathil has retaining the 45% salable area in the constructed buildings.

V) Search for 05 years i.e. Since 2013 till 2017 for following Properties :

S.No. 39/18 - "Said Property No. 02".

That on perusal of the M.E.No. 19370 with respect to the said property no.02 the area admeasuring **00 H 01.29 Ares** for amenity space has been transferred by Windsor Shelters through its Partners in favour of Pune Municipal Corporation by transfer Deed dated 16/01/2017 registered at serial no. 357/2017 at sub registrar haveli no.16 on 18/01/2017.

S.No. 39/18/1 - "Said Property No. 03".

That on perusal of the M.E.No. 19370 with respect to the said property no.03 the area admeasuring **00 H 03.04 Ares** for amenity space has been transferred by Windsor Shelters through its Partners in favour of Pune Municipal Corporation by transfer Deed dated 16/01/2017 registered at serial no. 357/2017 at sub registrar haveli no.16 on 18/01/2017.

S.No. 39/19 - "Said Property No. 04".

That on perusal of the M.E.No. 19370 with respect to the said property no.04 the area admeasuring **00 H 03.96 Ares** for amenity space has been transferred by Windsor Shelters through its Partners in favour of Pune Municipal Corporation by transfer Deed dated 16/01/2017 registered at serial no. 357/2017 at sub registrar haveli no.16 on 18/01/2017.

S.No. 39/20 - "Said Property No. 05".

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That on perusal of the M.E.No. 19370 with respect to the said property no.05 the area admeasuring **00 H 04.19 Ares** for amenity space has been transferred by Windsor Shelters through its Partners in favour of Pune Municipal Corporation by transfer Deed dated 16/01/2017 registered at serial no. 357/2017 at sub registrar haveli no.16 on 18/01/2017.

S.No. 39/21 - "Said Property No. 06".

That on perusal of the M.E.No. 19370 with respect to the said property no.06 the area admeasuring **00 H 03.92 Ares** for amenity space has been transferred by Windsor Shelters through its Partners in favour of Pune Municipal Corporation by transfer Deed dated 16/01/2017 registered at serial no. 357/2017 at sub registrar haveli no.16 on 18/01/2017.

S.No. 39/22 - "Said Property No. 07".

That on perusal of the M.E.No. 19370 with respect to the said property no.07 the area admeasuring **00 H 0.94 Ares** for DP Road has been transferred by Windsor Shelters through its Partners in favour of Pune Municipal Corporation by transfer Deed (dated 16/01/2017 registered at serial no. 357/2017 at sub registrar haveli no.16 on 18/01/2017.

S.No. 39/23 - "Said Property No. 08".

That on perusal of the M.E.No. 19370 with respect to the said property no.08 the area admeasuring **00 H 13 Ares** for DP Road has been transferred by Windsor Shelters through its Partners in favour of Pune Municipal Corporation by transfer Deed dated 16/01/2017 registered at serial no. 357/2017 at sub registrar haveli no.16 on 18/01/2017.

S.No. 39/24 - "Said Property No. 09".

That on perusal of the M.E.No. 19370 with respect to the said property no.09 the area admeasuring **00 H 20.74 Ares** for DP Road has been transferred by Windsor Shelters through its Partners in favour of Pune Municipal Corporation by transfer Deed dated 16/01/2017 registered at serial no. 357/2017 at sub registrar haveli no.16 on 18/01/2017.

VI) That on perusal of the copy of Modified Partnership Deed dated 04/10/2016 executed between the Partners of the Windsor Shelters it appears that from 3 of the Partners one partner namely Mr. Navin Ashok Agarwal age : 33 years Occ: Business R/at : 432, New Mangalwar Peth, Pune - 411011 has been retired from the said partnership firm "Windsor Shelter" since 04/10/2016 and the remaining two Partner shall be the continuing partners of the said Firm.

VII) That on perusal of the copy of Reconveyance Deed dated 25/05/2017 with respect of S No. 39/17B, 18,18/1,19,20 and 24 by Mahesh Sahakari Bank Ltd. in favour of Windsor Shelters through its Partners 1) Mr. Mahesh Tejraj Rathil 2) Mr. Shrinivas

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Laxman Raskonda 3) Navin Ashok Agarwal it appears that Windsor Shelters through its Partners has repaid the loan amount of Rs. 6,50,00,000/- (Rupees Six Crore Fifty Lakhs Only) to Mahesh Sahakari Bank Ltd. and thus the said bank has executed and registered the said Reconveyance Deed.

LITIGATIONS :

Since Verifying pending litigations in respect of above mentioned properties become difficult due to various reasons including records of litigations maintained by Courts and other judiciary authority are not updated nor maintained descriptively and not easily available/accessible, however litigations can be filed/instituted before the various courts and Authorities etc. I am however relied upon representation and assured by Client Windsor Shelter through its Partners Mr. Shrinivas Laxman Raskonda and Mr. Mahesh Tejraj Rathi there is no litigation pending which is affecting the rights of Windsor Shelters for the Project know as Windsor County of captioned Property.

VIII) OPINION:

On the basis of photocopies of relevant documents as mentioned above as made available to me and subject to whatever stated herein above and the subject to the explanation sought hereinabove, I am of the opinion that,

- i) Subject to this during my search, perusing all the concerned and available documents/entries provided to me and found in E-Search, on the date of inspection, during search of Index-II records, I have found no adverse entries except the Mortgage Deed dated 18/05/2017 by Windsor Shelters through its Partner Mahesh Tejraj Rathi in favour of Bajaj Finance Ltd. for Loan amount of Rs.8,00,00,000/- (Rupees Eight Crore Only) pertaining on the 34 number of unsold Units/Flats of the Phase I of said Property.
- ii) Title of the Present Developer Windsor Shelters so mentioned herein above to the said property of S.No. 39/17B, 18, 18/1, 19, 20, 21, 22, 23, 24 & 25(P) area admeasuring about 30835.00 sq.mtrs., and to it deducting the area admeasuring 7251.69 sq.mtrs., transferred in favour of Pune Municipal Corporation for Amenity Space, Reservation and DP Road, hence from it remaining area admeasuring of 23583.31 sq.mtrs., appears to be clear and marketable subject to the encumbrance/charge of the Mortgage of the 34 number of unsold Units/Flats of the Phase I on the said Property in favour of Bajaj Fainance Limited.
- iii) The Developer Windsor Shelters through it's partner Shri. Shrinivas Laxman Raskonda and Mahesh Tejraj Rathi is entitled to develop the said Property and

Shrinivas Laxman Raskonda
Adv.

Mr. SHRIKANT L.KADAM
B.S.L.L.L.B. ADVOCATE
Reg No. : MH/3888/2007



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M.No. 9970096745

Date: - 13/07/2017

sell the tenements therein to the prospective purchasers subject to the tenements of Landowners and after obtaining necessary permissions from the concern Authorities and abiding the rules and regulations and acts imposed by the Central and State Government or/and Local Authorities.

Place : Pune

Mr. SHRIKANT L. KADAM
Advocate