KIRAN KOTHADIYA
B. Com. (Hons.), LL.M.
ADVOCATE

In Reply Please Quote Ref. No.	

Office & Correspondence :
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Court :
Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005.

August 23, 2013

Title Report

Property	All those pieces of land situate at village Vadgaon, Taluka Maval, District Pune, within the limits of Registration District of Pune, Sub.Registrar Maval, and Gram Panchayat of village Vadgaon, bearing (i) Survey No.126, Hissa No.1A, admeasuring "Hectare 0.92 Are" plus fallow (*pot kharaba*) "Hectare 0.11 Are", thus total "Hectare 1.03 Are", assessed at "Rs.1.02 ps. and which is bounded by on East – Survey No.126/1B South – Forest West – Forest North – Survey No.126/3B (ii) Survey No.126, Hissa No.1B, admeasuring "Hectare 0.92 Are" plus fallow (*pot kharaba*) "Hectare 0.11 Are", thus total "Hectare 1.03 Are", assessed at "Rs.1.02 ps. and which is bounded by on East – Survey No.126/1C South – Forest West – Survey No.126/1A North – Survey No.124/1 (iii) Survey No.126, Hissa No.1C, admeasuring "Hectare 0.91 Are" plus fallow (*pot kharaba*) "Hectare 0.12 Are", thus total "Hectare 1.03 Are", assessed at "Rs.1.02 ps. and which is bounded by on East – Survey No.126/3B South – Forest West – Survey No.126/1B North – Survey No.126/2 individually referred to by their **Survey Number** and *collectively* referred to as the said **Land**

Instructions	This title report is drawn at the instructions and information from **Naiknavare Townships LLP** represented by its designated partner **Hemant Dattaji Naiknavare**, of 1204/4, Ghole Road, Shivajinagar, Pune: 411 004 (said "**Owner**"). It is pertinent to observe that Naiknavare Township Private Limited was a company, duly incorporated and registered under provisions of the Companies Act,1956. However, the said company stands converted into a Limited Liability Partnership as permissible under section 56 of the Limited Liability Partnership Act,2008. Accordingly, the Registrar of Companies, Pune, issued certificate in Form No.19, evidencing said conversion, and allotting LLP Identification No.AAB-0754, while at DPIN 00763082, the name of Hemant Dattaji Naiknavare is endorsed as Designated Partner under the provisions of the LLP Act,2008. On conversion of the said Company into LLP, by virtue of section 58 (1) of the LLP Act,2008, all assets, liabilities, rights, obligations and properties statutorily vest in the Naiknavare Townships LLP. The reference herein therefore, as 'Naiknavare Township Private Limited' herein, would resultantly include the 'Naiknavare Townships LLP'.

Search	Advocate **Vishal Kale**, Pune, took the search in the office of the Sub.Registrar Maval, relating to the said land, *vide* Application No. 1626/ 2103, dated 22.08.2013, for the period from 1984 till 2013. He has furnished his search report dated 23.08.2013.

	It is stated by him that except the transactions herein recorded, no transaction relating to the said Land or any transaction encumbering the said Land was found to have been effected by any registered instrument. He has however, maintained that the said search was subject to the registers not available in the said Office, the same either having been sent for binding or in torn condition or not available.
Public Notice and Objections	advocate **Sunil V. Zunjarrao** issued a public notice in Pune marathi daily "Prabhat", dated 24.03.2007, inviting objections, if any, from concerned people, for the then proposed transaction relating to the said Land. Smt.Ruplekha Khanderao Dhore, Manoj Khanderao Dhore and Sachin Khanderao Dhore through their advocate V.N. Ghokhale, raised objection dated 01.04.2007, contending that they are the heirs of deceased Khanderao Babanrao Dhore, who died in the year 2002. It was contended that concerned owners of the said Land had agreed to sell the said Land to the deceased and also delivered possession thereof, to him. It was further contended that his said clients are in occupation and possession of the said Land. By letter dated 09.04.2007, advocate Sunil Zunzarrao for his client, called upon advocate VN Gokhale to send copies of the documents on which such claim was raised, for perusal. It was also written that if no such document is sent, it would be presumed that the claim of his clients is baseless and false. However, no such document was sent nor any reply was given by the office of advocate VN Gokhale. Similarly, said Mrs.Ruplekha Khanderao through her advocate Ms.Veena Rane, published objections in daily

	"Prabhat" dated 08.05.2007, contending that the owners Balu Shivram Dhore, Chandrakant Shivram Dhore and others, agreed to sell the said Land to her husband late Khanderao Babanrao Dhore, so also raised contentions similar to the earlier. Advocate DV Urunkar by his notice dated 19.04.2007, addressed to advocate Ms.Veena Rane, so also her above clients, denied all contentions and called upon her clients to withdraw false objections raised. The reply further confirms that the possession of the said Land continues to be with his clients Balu Shivram Dhore, Chandrakant Shivram Dhore, Raju Shivram Dhore, Prakash Sagaji Dhore, Pappu Prabhakar Dhore, Popat Baburao Dhore, Janardan Baburao Dhore, Rodba Baburao Dhore and Balu Manohar Dhore and Shridhar Namdeo Dhore, which was never parted with to any person, much less to her clients. The said notice is not replied nor any proceedings have been taken by her clients so far, giving credence to the contention that no such transaction ever took place, nor possession was parted with nor there is any such evidence.

Incidents		
Mutation Entries	Particulars	
M.E.No.276, dated 23.05.1933	Pursuant to the application of Mahadu Maruti Dhore	The names of Mahadu Maruti Dhore, Tukaram Maruti Dhore and Khandu Satava Dhore were entered in the record of rights of the Survey No.126, Hissa No.1, admeasuring "Hectare 2.75 Are" plus fallow (*pot kharaba*) "Hectare 0.34 Are", thus total

		"Hectare 3.09 Are", assessed at "Rs.3.06 paise" (said "**Survey No.126/1**"), each having 1/3 share therein
M.E.No.1444, dated 01.05.1964	Mahadu Maruti Dhore died on 01.01.1964	The names of Namdeo Mahadu Dhore, Eknath Mahadu Dhore, Sadguru Mahadu Dhore, Kondabai Ranganath Murhe and Smt.Shewantabai Mahadu Dhore were entered as his legal heirs
M.E.No.2201, dated 14.09.1975	Tukaram Maruti Dhore died abount 3 years prior, leaving behind a son deceased Sitaram Shivram Dhore through his legal heirs, 4 sons (son's sons); Sitaram Shivaram Dhore, Chandrakant Shivram Dhore, Balu Shivram Dhore and Raju Shivram Dhore, 3 duaghters (sons' duaghers); Hirabai Shivram Dhore, Meerabai Shivram Dhore, Birabai Shivram Dhore and a wife Smt.Muktabai Shivram Dhore and grand-mother Smt. Deubai Tukaram Dhore and 3 daughers Sarswati	The name only of Smt.Deubai Tukaram Dhore, as *karta* and manager of Join family was entered in the record of rights.

	Dhondiba Kalokhe, Shantabai Vinode, Rukmini Kale,	
M.E.No.2282, dated 31.03.1977	Eknath Mahadu Dhore died on 10.03.1977	The names of Smt.Savitrabai Eknath Dhore, Yamunabai Haribhau Dabhade and Shakuntala Ananta Kalekar were entered as his legal heirs
-	Sale Deed dated 27.11.1981, registered in the office of the Sub.Registrar, Maval, at serial No.1996/ 1981 on the same day	Said Mrs.Yamuna Haribhau Dabhade and Mrs.Shakuntala Anant Kalekar sold their undivided share in the said Survey No.126/1 unto Namdeo Mahadeo Dhore
M.E.No.2673, date not legible	Order bearing No.Tamah/ 1293/ 81/ 82, dated 30.10.1982 passed by the Tahasildar, Maval, under section 85 of the Maharashtra Land Revenue Code,1966.	In the said partition whereby (i) a portion, admeasuring "Hectare 1.03 Are" bearing Survey No.126/1A was given to the share of Sitaram Shivram Dhore, (ii) a portion, admeasuring "Hectare 1.03 Are" bearing Survey No.126/1B was given to the share of Chandrakant Shivram Dhore and (iii) the balance portion, admeasuring "Hectare 1.03 Are" bearing Survey No.126/1C was given to the share of Balu Shivram Dhore through his guardian Muktabai Shivram Dhore.
–	Development Agreement dated 28.12.2007, registered in the	Sitaram Shivram Dhore (for self and *karta* and manager of his coparcenary), Mrs.Kamal Sitaram Dhore, Nivrutti Sitaram Dhore,

	office of the Sub.Registrar, Maval, at serial No.12321/ 2007 on 29.12.2007 Power of Attorney dated 28.12.2007, registered in the office of the Sub.Registrar, Maval, at serial No.12322/ 2007 on 29.12.2007	Dnyaneshwar Sitaram Dhore and Reshma Sitaram Dhore through their natural guardian father and *karta/* manager, Chandrakant Shivram Dhore (for self and *karta* and manager of his coparcenary), Mrs.Sharda Chandrakant Dhore, Sharad Chandrakant Dhore, Swapnil Chandrakant Dhore, Sagar Chandrakant Dhore, Suresh @ Balu Shivram Dhore (for self and *karta* and manager of his coparcenary), Mrs.Shushila Suresh @ Balu Dhore, Pappu Suresh @ Balu Dhore and Atul Suresh @ Balu Dhore through their natural guardian father and *karta/* manager, Rajendra Shivram Dhore (for self and *karta* and manager of his coparcenary), Mrs.Jayashree Rajendra Dhore, Rahul Rajendra Dhore and Rohit Rajendra Dhore through through their natural guardian father and *karta/* manager, Rajendra Shivram Dhore, Mrs.Heerabai Sitaram Malpote, Smt.Meera Murlidhar Gade, Mrs.Tarabai Bhaskar Jagdale and Mrs.Muktabai Shivram Dhore,

		(all for brevity, *collectively* referred to herein, as said "**Dhore**") agreed to sell the said Land and further granted development rights thereto, in favour of Naiknavare Township Private Limited. They also appointed the said developer as their attorney, in consideration received by them under the said development agreement.
M.E.No.8713, dated 01.05.2010	Order bearing No.HaNo/ Kawi/ Awet 42/ 2009, dated 29.04.2010 passed by the Tahasildar, Maval	The names of Yamunabai Haribhau Dabhade and Shakuntala Anant Kalekar were deleted from the other rights column of the record of rights of the Survey No.126/1A.
M.E.No.9424, dated 01.03.2012	Order bearing No.HaNo/ Kawi/ Awet 123/ 2011, dated 01.03.2012 passed by the Tahasildar, Maval	The names of Saraswati Dhondiba Kalokhe, Shantabai Dagadu Vinode and Rukminibai Kale were deleted from the other rights column of the record of rights of the Survey No.126/1A.
M.E.No.9808, dated 15.04.2013	Balu Shivram Dhore became major so filed an application to remove the name of Mukabai Shivram Dhore as his guardian.	The name of Mukabai Shivram Dhore as guardian of Balu Dhore was deleted.
Sale Deed dated 12.06.2013, registered in the office of the Sub-Registrar, Maval, at serial No.4353/ 2013 on the same day relating to the		Said Dhore sold the said Land unto and in favour of Naiknavare Townships LLP.

said Land (described in clause 1 above)	It is seen from the contents of the said instrument that the Office of the Collector, Pune, permitted non-agricultural use of the said Land for the purposes residence. On the date of the said instrument therefore, the said Land is seen to be a non-agricultural land. The proceedings for mutation entry for recording the said transaction and the name of the said purchaser however, have reportedly commenced and shortly be completed.

Statutes	Effects
The Urban Land (Ceiling and Regulation) Act, 1976	The said Land is partly within the limits of Pune Urban Agglomeration, Pune, as is seen from a certificate dated 08.05.2007, issued by Competent Authority, Pune Urban Agglomeration, Pune. It is informed by Hemant Naiknavare that the owners had not filed any statement under section 6 of the Urban Land (Ceiling and Regulation) Act,1976 relating to the said Land, after it came into 'residential zone' with effect from 10.02.1998, nor any proceedings took place relating to the said Land thereunder. The said Act is now repealed by the Urban Land (Ceiling and Regulation) Repeal Act,1999, adopted by the Legislative Assembly and Legislative Council of the State of Maharashtra,

	vide their resolution dated 01.12.2007 published in the Maharashtra State Gazzette (Extra-ordinary) dated 05.12.2007.

The Maharashtra Regional and Town Planning Act, 1966	In the regional sanctioned plan, the said Land is shown in a 'residential zone', as is seen from the Zone Certificate No.1112, dated 27.01.2012, issued by the Assistant Director of Town Planning, Pune
The Maharashtra Land Revenue Code,1966	The Hon'ble District Collector, Pune, *vide* his order dated 06.09.2012, bearing No.PMA/ NA/ SR/ 721/ 2011, permitted non-agricultural use of the said Land for the purposes of residence, so also sanctioned the plans for construction of various buildings on the said Land.

Opinion	On the basis of the perusal of the documents, search and information gathered, as herein before mentioned, I am of the opinion that, (a) said Owner; Naiknavare Township LLP, is the owner of the said Land, (b) the said Land is free from encumbrances, and is marketable, (c) the said Owner; Naiknavare Township LLP, is entitled to develop the said Land, construct a building/s thereon as per the sanctioned building plans, and to dispose the said Land or parts thereof, of with or without buildings thereon.
Kiran Kothadiya Advocate	

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[I:\Law Smith\Documents\NT_Tlr_126-1A-Final-71057.Doc/ kk/ sz/ August 23, 2013]

KIRAN KOTHADIYA
B.Com. (Hons.), LL.M.
Advocate

In Reply Please Quote Ref. No.	

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E-mail: kk@kblaw.net

Court:
Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005

Supplement to Title Report

September 07, 2016

1. **Property descripition:**

All those pieces of land situate at village Vadgaon, Taluka Maval, District Pune, within the limits of Registration District of Pune, Sub. Registrar Maval, and Gram Panchayat of village Vadgaon, bearing

(i) Survey No.126, Hissa No.1A, admeasuring "00 Hectare 92 Are" plus fallow (pot kharaba) "00 Hectare 11 Are" thus total "01 Hectare 03 Are", assessed at Rs.1.02 Ps. and which is bounded by on
East – Survey No.126/1B
South – Forest
West – Forest
North – Survey No.126/3B

(ii) Survey No.126, Hissa No.1B, admeasuring "00 Hectare 92 Are" plus fallow (pot kharaba) "00 Hectare 11 Are" thus total "01 Hectare 03 Are", assessed at Rs.1.02 Ps. and which is bounded by on
East – Survey No.126/1C
South – Forest
West – Survey No.126/1A
North – Survey No.124/1

(iii) Survey No.126, Hissa No.1C, admeasuring "00 Hectare 91 Are" plus fallow (pot kharaba) "00 Hectare 12 Are" thus total "01 Hectare 03 Are", assessed at Rs.1.02 Ps. and which is bounded by on
East – Survey No.126/3B
South – Forest
West – Survey No.126/1B
North – Survey No.126/2

Individually referred to by their Survey Number and collectively referred to as the **'said Land'**.

2) **Instructions:**

Under instructions from **Naiknavare Township LLP**, through its designated Partner Hemant Dattaji Naiknavare, of 1204/4, Ghole Road, Shivajinagar, Pune: 411 004 (the said "**Developer**"), I issued the Title Report dated 23.08.2013 (herein after referred to as said "**Title Report**") relating to the said Land. I am now instructed by the said Developer to furnish this further supplement to the said Title Report.

3) **Documents:**

I am now supplied with the photocopies of:

a) Confirmation Deed dated 27.09.2013, registered in the office of the Sub-Registrar, Maval at Serial No.6798/2013 executed by the Sitaram Shivram Dhore and others in favour of Developer

b) Power of Attorney dated 27.09.2013, registered in the office of the Sub-Registrar, Maval at Serial No.6799/2013 executed by the Dnyaneshwar Sitaram Dhore and others in favour of Developer.

c) Deed of Mortgage dated 09.05.2014, registered in the office of the Sub-Registrar, Haveli No.11 at Serial No.3993/2014 executed by the Developer and others in favour of IL & FS Trust Company, Bandra Kurla Complex, Bandra (East), Mumbai – 400051

d) Mutation Entry No. 10269, dated 23.01.2015, whereby the charge of the IL & FS Trust Company is recorded in the VF 7/7A/12 of the said Land.

e) Development Certificate and Commencement Certificate dated 03.03.2016 bearing No.PMA/M.Vadgaon/S.No.126/1A and others/3578 permitting development and commencement of construction on the said land together with Survey No.126/3B, 126/3A/1 and 126/3A/2 issued by Pune Metropolitan Regional Development Authority (PMRDA).

f) List of the documents comprising of various agreements executed by the Promoter in favour of various purchasers in respect of Flats constructed in the project known as "Eagles Nest' on the said Land.

4. **Information and Search:**

(i) I also gathered information found necessary in respect of the said Land from Hemant Dattaji Naiknavare, the designated Partner of the said Developer.

(ii) The search is taken by Advocate **Mr. Vishal D. Kale**, Pune, in the office of the Sub-Registrar, Maval relating to the said Land, *vide* Application GRN No.MH007410378201516M, dated 18/02/2016, for the period from 2013 till 18.02.2016, for which he has furnished his search report dated 18.02.2016. Similarly, he has furnished search report dated 11.08.2016 *vide* Application GRN No. MH003429329201617E, for the period from 01.01.2016 till 11.08.2016.

(iii) It is deduced from the said search reports that except the transactions herein recorded, no transaction relating to the said Land or any transaction encumbering the said Land was found to have been effected.

(iv) He has however, maintained that the said search was subject to the registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

5. **Incidents:**

(a) I have furnished the said Title Report. This Supplement therefore, be read together with the said Title Report.

(b) The owner of the said land Sitaram Shivram Dhore and others, Chandrakant Shivram Dhore and others, Suresh @ Balu Shivram Dhore and others, Rajendra Shivram Dhore and others, Hirabai Sitaram Malpote and others, sold the said land unto and in favour of Naiknavare Townships LLP by a Sale Deed dated 12.06.2013, registered in the office of the Sub-Registrar; Maval at serial No.4353/2013 on the same day.

(c) The said Developer by Deed of Mortgage dated 09.05.2014, registered in the office of the Sub-Registrar, Haveli No.11 at Serial No.3993/2014 mortgaged inter alia the said Land, with IL & FS Trust Company, Bandra Kurla Complex, Bandra (East), Mumbai - 400051. The name of IL & FS Trust Company is recorded in the VF

7/7A/12 of the said Land vide Mutation Entry No. 10269, dated 23.01.2015.

(d) The said Developer obtained Development Certificate and Commencement Certificate dated 03.03:2016 bearing No.PMA/M.Vadgaon/S.No.126/1A and others/3578 permitting development and commencement of construction on the said land together with Survey No. 126/3B, 126/3A/1 and 126/3A/2 issued by Pune Metropolitan Regional Development Authority (PMRDA).

(e) It is informed to me that the mortgagee IL & FS Trust Company, Mumbai , has been issuing consent and 'no objection' letter for sale of each flat in the scheme.

(f) It is seen that the said owner/developer, by various agreement to sell the units entered into with their respective purchasers, enumerated in the annexure given hereto, agreed to sell the respective units to them respectively.

6. <u>Opinion</u>:

While thus, retaining the opinion given in the earlier Title Report, I reiterate the opinion subject to the charge of IL & FS Trust Company, Mumbai,

(a) the said Land (described in clause 1 above) is owned by the said Naiknavare Township LLP,

(b) the said Land is free from encumbrances and is marketable,

(c) the said Developer; Naiknavare Township LLP, is entitled to develop the said Land, construct buildings thereon in accordance with sanctioned plans and to sell the flats therein to any intending purchaser.

Kiran Kothadiya
Advocate

KIRAN KOTHADIYA
B. Com. (Hons.), LL.M.
ADVOCATE

In Reply Please Quote Ref. No.	

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Fax : (020) 2553 9716

Court :
Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005.

August 23, 2013

Title Report

Property	All that Survey No.126, Hissa No.3A/1, admeasuring "Hectare 0.89.5 Are" plus fallow (*pot kharaba*) "Hectare 0.07.5 Are", thus total "Hectare 0.97 Are", assessed at "Rs.1.04 ps. situate at village Vadgaon, Taluka Maval, District Pune, within the limits of Registration District of Pune, Sub.Registrar Maval, and Gram Panchayat of village Vadgaon, and which is bounded by on East – Survey No.127/2 South – Survey No.122 West – Survey No.126/3A/2 North – Survey No.126/2 (the said **Land)**

Instructions	This title report is drawn at the instructions and information from **Naiknavare Townships LLP** represented by its designated partner **Hemant Dattaji Naiknavare**, of 1204/4, Ghole Road, Shivajinagar, Pune: 411 004 (said "**Owner**"). It is pertinent to observe that Naiknavare Township Private Limited was a company, duly incorporated and registered under provisions of the Companies Act,1956. However, the said company stands converted into a Limited Liability Partnership as permissible under section 56 of the Limited Liability Partnership Act,2008. Accordingly, the Registrar of Companies, Pune, issued certificate in Form No.19, evidencing said conversion, and allotting LLP Identification No.AAB-0754, while at DPIN 00763802, the name of Hemant Dattaji Naiknavare is endorsed as Designated Partner under the provisions of the LLP Act,2008.

	On conversion of the said Company into LLP, by virtue of section 58 (1) of the LLP Act,2008, all assets, liabilities, rights, obligations and properties statutorily vest in the Naiknavare Townships LLP. The reference herein therefore, as 'Naiknavare Township Private Limited' herein, would resultantly include the 'Naiknavare Townships LLP'.

Search	Advocate **Vishal Kale**, Pune, took the search in the office of the Sub.Registrar Maval, relating to the said land, *vide* Application No.1626/ 2103, dated 22.08.2013, for the period from 1984 till 2013. He has furnished his search report dated 23.08.2013. It is stated by him that except the transactions herein recorded, no transaction relating to the said Land or any transaction encumbering the said Land was found to have been effected by any registered instrument. He has however, maintained that the said search was subject to the registers not available in the said Office, the same either having been sent for binding or in torn condition or not available.

Public Notice and Objections	advocate **Sunil V. Zunjarrao** issued a public notice in Pune marathi daily "Prabhat", dated 24.03.2007, inviting objections, if any, from concerned people, for the then proposed transaction relating to the said land. Smt.Ruplekha Khanderao Dhore, Manoj Khanderao Dhore and Sachin Khanderao Dhore through their advocate V.N. Ghokhale, raised objection dated

01.04.2007, contending that they are the heirs of deceased Khanderao Babanrao Dhore, who died in the year 2002. It was contended that concerned owners of the said land had agreed to sell the said land to the deceased and also delivered possession thereof, to him. It was further contended that his said clients are in occupation and possession of the said land.

By letter dated 09.04.2007, advocate Sunil Zunzarrao for his client, called upon advocate VN Gokhale to send copies of the documents on which such claim was raised, for perusal. It was also written that if no such document is sent, it would be presumed that the claim of his clients is baseless and false. However, no such document was sent nor any reply was given by the office of advocate VN Gokhale.

Similarly, said Mrs.Ruplekha Khanderao through her advocate Ms.Veena Rane, published objections in daily "Prabhat" dated 08.05.2007, contending that the owners Balu Shivram Dhore, Chandrakant Shivram Dhore and others, agreed to sell the said land to her husband late Khanderao Babanrao Dhore, so also raised contentions similar to the earlier.

Advocate DV Urunkar by his notice dated 19.04.2007, addressed to advocate Ms.Veena Rane, so also her above clients, denied all contentions and called upon her clients to withdraw false objections raised. The reply further confirms that the possession of the said land continues to be with his clients Balu Shivram Dhore, Chandrakant Shivram Dhore, Raju Shivram Dhore, Prakash Sagaji Dhore, Pappu Prabhakar Dhore, Popat Baburao Dhore, Janardan Baburao Dhore, Rodba

	Baburao Dhore and Balu Manohar Dhore and Shridhar Namdeo Dhore, which was never parted with to any person, much less to her clients. The said notice is not replied nor any proceedings have been taken by her clients so far, giving credence to the contention that no such transaction ever took place, nor possession was parted with nor there is any such evidence.

Incidents		
Mutation Entries	Particulars	
VF No.VII/VIIA/XII for the years from 1930 till 1944	It is disclosed that prior to the year 1954, the Survey No.126, Hissa No.3A, admeasuring "Hectare 1.49.5 Are" and fallow (*pot kharaba*) "Hectare 0.07.5 Are", thus aggregating to "Hectare 1.57 Are" ("Acre 3 .27 Guntha" and fallow; *pot kharaba* "Acre 0.77 Guntha" thus aggregating to "Acre 3.35 Guntha") assessed at Re.1.11 ps. was shown in the name of Kashinath Parashram Dhore as owners thereof.	
M.E.No.590, dated 14.05.1944	Said Kashinath Parashram Dhore died about 2 years prior, leaving behind his full brother Jinya Parashram Dhore, and cousins (sons of brother of his father) Rama Raju Dhore and Babu Raju Dhore.	The name of Babu Raju Dhore, was entered as a *karta* and manager of joint family *inter alia* for the land bearing Survey No.126/3A

M.E. No.1629, dated 25.04.1966	-	The entry indicates that the said Babu Raju Dhore availed loan "Well Tagai" of Rs.150/- on 28.06.1966.
M.E. No.1937, dated 18.03.1971	Said Babu Raju Dhore died on 10.02.1967, leaving behind 5 sons; Sagaji Babu Dhore, Popat Babu Dhore, Manohar Babu Dhore, Janardhan Babu Dhore, Ramchandra Babu Dhore, and 2 daughters Bababai Mahadu Dabhade, Anjanabai Shankar Shinde, and wife Smt.Parvatibai Babu Dhore	Name of Sagaji Babu Dhore as the *karta* and manager of joint family.
M.E. No.2295, dated 14.07.1977	Said Sagaji Babu Dhore died on 11.05.1977, leaving behind 2 sons; Prabhakar Sagaji Dhore, Prakash Sagaji Dhore, a wife Smt.Banabai Sgaji Dhore and daughter Suman Kisan Bhondave,	The name of Prabhakar Sagaji Dhore, as *karta* and manager of Joint family, was entered into the record of rights.

M.E. No.2709, dated 31.05.1984	-	The entry indicates that the said Prabhakar Sagaji Dhore availed loan of Rs.3,150/- on 31.05.1984 from Vadgaon Multipurpose Co.operative Society.
M.E. No.2731, dated 23.07.1984	Order bearing No.Tamak/ 85/ 32/ 83, dated 27.07.1984 passed by the Tahasildar, Maval, under section 85 of the Maharashtra Land Revenue Code,1966.	In the said partition whereby, a portion admeasuring "Hectare 0.97 Are" numbered as Survey No.126/3A/1 was given to the share of Prabhakar Sagarji Dhore, while another portion admeasuring "Hectare 0.60 Are" numbered as Survey No.126/3A/2, was allotted to Popat Sagaji Dhore. The Tehsil Office, Maval, by its letter dated 21.08.2012, bearing No.975/2012 informed that the said proceedings could not be located on file. Consequently, the said order or proceedings could not be perused, though the mutation is presumed to be correct *inter alia* in view of section 157 if the Maharashtra Land Revenue Code,1966.
M.E. No.3087, dated 04.07.1987	-	The entry indicates that the said Prabhakar Sagaji Dhore availed loan of Rs.2,000/- on

		03.07.1987 from Vadgaon Multipurpose Co.operative Society.
M.E. No.3792, dated 25.06.1992	Order bearing No.Tagai/ Kavi/ 938/ 91, dated 22.11.1991 passed by the Tahasildar, Maval	The "Tagai" obtained prior 1988, was waived by the State and consequently, the endorsement thereof, appearing in "other rights" column of the record of rights, was deleted.
M.E. No.9198, dated 01.07.2011	Said Prabhakar Sagaji Dhore died on 17.06.1997, leaving behind a mother; Smt.Banabai Sgaji Dhore, a full brother Prakash Sagaji Dhore, a son; Ashok Prabhakar Dhore, a wife Smt. Chandrabhaga Prabhakar Dhore, 2 daughers; Anita Shankar Dabhade, Ratan Uttam Dhamankar and Suman Kisan Bhondave, as his legal heirs,	The names of said heirs were entered into the record of rights.
M.E. No.9636, dated 07.09.2012	-	On payment of entire amount by Prakash Sagaji Dhore, to Vadgaon Multipurpose Society. The name of said society was deleted from the "other rights" coloumn of the record of rights,

		on the basis of certificate dated 06.09.2012 issued by the said Society.
Agreement dated 16.01.2010, registered in the office of the Sub.Registrar, Maval, at serial No.354/ 2010 on 18.01.2010 Power of Attorney dated 16.01.2010, registered in the office of the Sub.Registrar, Maval, at serial No.355/ 2010 on 18.01.2010		Prakash Sagaji Dhore (for self and *karta* and manager of his coparcenary), Mrs.Ranjana Prakash Dhore, Master Atul Prakash Dhore, Miss Neha Prakash Dhore and Mst.Shubham Prakash Dhore through their natural guardian father and *karta/* manager, Smt.Banabai Sagaji Dhore, Ashok Prabhakar Dhore (for self and *karta* and manager of his coparcenary), Mrs.Jyoti Ashok Dhore, Master Rohit Ashok Dhore and Miss Rohini Ashok Dhore through her natural guardian father and *karta/* manager, Smt.Chandrabhaga Prabhakar Dhore, Mrs.Anita Shankar Dabhade, Mrs.Ratan Uttam Dhamankar and Mrs.Suman Kisanrao Bhondave, (all for brevity, *collectively* referred to herein, as said "**Dhore**")

	agreed to sell the said land and further granted development rights thereto, in favour of Naiknavare Township Private Limited. They also appointed the said developer as their attorney, in consideration received by them under the said development agreement.

Sale Deed dated 06.10.2012, registered in the office of the Sub-Registrar, Maval, at serial No.5927/ 2012 on the same day.	Said Dhore, sold the said land unto and in favour of Naiknavare Township Private Limited. It is seen from the contents of the said instrument that the Office of the Collector, Pune, permitted non-agricultural use of the said Land for the purposes residence. On the date of the said instrument therefore, the said Land is seen to be a non-agricultural land. The proceedings for mutation entry for recording the said transaction and the name of the said purchaser however, have reportedly commenced and shortly be completed.

Ligitaion	
Special Civil Suit No.520/ 2013, filled by said Dhore (Prakash Sagaji Dhore and others) against Naiknavare Township Private Limited and their directors; Hemant Naiknavare and Ranjit Naiknavare. The plaintiffs were permitted to amend the plaint by inserting the name of Naiknavare Townships LLP as one of the defendants, as per the orders passed below Exh.20 dated 09.05.2013	It is contended that • the defendants misled and unduly influenced the plaintiffs to execute the agreement to sell and power of attorney relating to the said land, which the plaintiffs did in good faith, thus mildly inferring fraud against the plaintiffs, • the defendants failed to pay the balance amount of agreed price of the said Land to the plaintiffs, and number of *post dated* cheques issued by the defendants under the registered agreement and power of attorney were dishonoured, • the defendants had no right to execute the sale deed in favour of Naiknavare Townships LLP, • the said sale deed is hence, illegal and void. The plaintiffs hence, sought • declaration that the said sale deed is void, • cancellation of the said sale deed and possession of the said land through court commissioner,

	• injunction from disturbing their possession. • the possession of the said Land be ordered to be granted through the court commissioner, In the written statement filed to application for temporary injunction, the defendants denied the allegations, contentions and claims, while by necessary implication contending that the said sale deed is complete and absolute, and that if at all, the plaintiffs would be entitled to unpaid purchase money from the defendants. It has also been contended that • the plaintiffs have accepted most of the amount of the agreed price from the defendants, • the plaintiffs deliberately did not encash the cheque of the last instalment already rendered to the plaintiffs, • the said Land since the very date of agreement to sell and power of attorney has been in occupation and possession of the defendants, • the said Land has been amalgamated with other adjoining pieces of land to which the defendants hold, thus losing its individual identity.

	The averments in the plaint are found to be lacking in particulars as to undue influence, breach of good faith and fraudulent actions alleged against the defendants. On conjoint reading of the agreement, power of attorney, plaint and written statement of the defendants, in my assessment, the grievance relates to non-receipt of some amount. This may be indicative that the figure of such amount for which cheque was issued by the defendants, is not acceptable to the plaintiffs. On overall view, in my assessment, it is most unlikely that the said sale deed is set aside or possession of the said Land is given back to the plaintiffs. Nonetheless, this title report is issued subject to the said pending litigation and its result.

Statutes	Effects
The Urban Land (Ceiling and Regulation) Act, 1976	The said land is partly within the limits of Pune Urban Agglomeration, Pune, as is seen from a certificate dated 08.05.2007, issued by Competent Authority, Pune Urban Agglomeration, Pune. It is informed by Hemant Naiknavare that the owners had not filed any statement under section 6 of the Urban Land (Ceiling and Regulation) Act,1976 relating to the said land, after it came into 'residential zone' with effect from 10.02.1998, nor any proceedings took place relating to the said land thereunder.

	The said Act is now repealed by the Urban Land (Ceiling and Regulation) Repeal Act,1999, adopted by the Legislative Assembly and Legislative Council of the State of Maharashtra, *vide* their resolution dated 01.12.2007 published in the Maharashtra State Gazzette (Extra-ordinary) dated 05.12.2007.
The Maharashtra Regional and Town Planning Act, 1966	In the regional sanctioned plan, the said land is shown in a 'residential zone', as is seen from the Zone Certificate No.1112, dated 27.01.2012, issued by the Assistant Director of Town Planning, Pune
The Maharashtra Land Revenue Code,1966	The Hon'ble District Collector, Pune, *vide* his order dated 06.09.2012, bearing No.PMA/ NA/ SR/ 721/ 2011, permitted non-agricultural use of the said land for the purposes of residence, so also sanctioned the plans for construction of various buildings on the said land.

Opinion	On the basis of the perusal of the documents, search and information gathered, as herein before mentioned, I am of the opinion that subject to otherwise mentioned above, (a) the said Owner; Naiknavare Township LLP, is the owner of the said land, (b) the said land is free from encumbrances, and is marketable,

	(c) the said Owner; Naiknavare Township Private Limited, is entitled to develop the said land, construct a building/s thereon, and to dispose the same of with or without buildings thereon.
Kiran Kothadiya Advocate	

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KIRAN KOTHADIYA
B.Com. (Hons.), LL.M.
Advocate

In Reply Please Quote Ref. No.	

Office & Correspondence:
Shree Ameya Apartments,
1187/37, Shivajinagar, Kanitkar Path,
Off. Ghole Road, Pune - 411 005.
Tel.: (020) 2553 4463 / 25536776 / 25539716
E-mail: kk@kblaw.net

Court:
Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005

Supplement to Title Report

September 20, 2016

1. **Property descripition:**

All that land bearing Survey No.126, Hissa No.3A/1, admeasuring "00 Hectare 89.5 Are", plus fallow (pot kharaba) "00 Hectare 07.5 Are", total "00 Hectare 97 Are", assessed at Rs.01.04 Ps., situate at Village Vadgaon, Taluka Maval, District Pune, within the limits of Registration District of Pune, Sub. Registrar Maval, and Gram Panchayat of village Vadgaon, and which is bounded by on

East – Survey No.127/2

South – Survey No.122

West – Survey No.126/3A/2

North – Survey No.126/2

(the said **"Land"**)

2. **Instructions:**

Under instructions from **Naiknavare Township LLP**, through its designated Partner **Hemant Dattaji Naiknavare**, of 1204/4, Ghole Road, Shivajinagar, Pune: 411 004 (the said "**Developer**"), I issued the Title Report dated 23.08.2013 (herein after referred to as said "**Title Report**") relating to the said Land. I am now instructed by the said Owner to furnish this further supplement to the said Title Report.

3. **Documents:**

I am now supplied with the photocopies of:

a) Sale Deed dated 06.10.2012, registered in the office of the Sub-Registrar, Maval at Serial No.5927/2012 executed by the Prakash Sagaji Dhore and 13 others in favour of Naiknavare Township LLP.

b) Mutation Entry No. 9674 dated 15.10.2012, whereby the name of Naiknavare Township LLP is recorded in the VF 7/7A/12 of the said Land.

c) Plaint of Special Civil Suit No.520/2013 filed by Prakash Sagaji Dhore and others against Naiknavare Township Pvt. Ltd.

d) Notice of Lis Pendency dated 19.04.2013, registered in the office of the Sub-Registrar, Maval at Serial No.3039/2013 registered by the Prakash Sagaji Dhore and 13 others.

e) Mutation Entry No. 9902 dated 12.08.2013, whereby Notice of Lis Pendency dated 19.04.2013 is recorded in the VF 7/7A/12 of the said Land.

f) Deed of Mortgage dated 09.05.2014, registered in the office of the Sub-Registrar, Haveli No.11 at Serial No.3993/2014 executed by the Owner and others in favour of IL & FS Trust Company, Bandra Kurla Complex, Bandra (East), Mumbai - 400051.

g) Mutation Entry No. 10269, dated 23.01.2015, whereby the charge of the IL & FS Trust Company is recorded in the VF 7/7A/12 of the said Land.

h) Development Permission and Commencement Certificate dated 03.03.2016 bearing No. PMA/M.Vadgaon/S.No.126/1A and others/3578 permitting development and commencement of construction on the said land together with Survey No.126/1A, 126/1B, 126/1C, 126/3A/2 and 126/3B issued by Pune Metropolitan Regional Development Authority (PMRDA).

i) Written Statement in Special Civil Suit No.520/2013 filed by Naiknavare Township Pvt. Ltd.

j) Order below Exh.5 in Special Civil Suit No.520/2013 dated 22.10.2013.

k) Order passed Hon'ble High Court Bombay in Civil Application No.1487/2013 and 1255/2013 dated 22.01.2014.

l) Order of Hon'ble Supreme Court in Special Leave to Appeal (Civil) No.5797/2014 dated 10.03.2014.

m) Order passed by Hon'ble High Court Bombay in Appeal from Order No.1255/2013 and 148/2014 dated 16.02.2015.

n) Order passed by Tahasildar, Maval in No.HN/SR/100/2013 dated 18.02.2014.

o) List of the documents comprising of various agreements executed by the Promoter in favour of various purchasers in respect of Flats constructed in the project known as "Eagles Nest' on the said Land.

4. **Information and Search:**

(a) I also gathered information found necessary in respect of the said Land from Hemant Dattaji Naiknavare, the designated Partner of the said Owner.

(b) The search is taken by Advocate **Mr. Vishal D. Kale**, Pune, in the office of the Sub-Registrar, Maval relating to the said Land, *vide* Application GRN No.MH007410378201516M, dated 18/02/2016, for the period from 2013 till 18.02.2016, for which he has furnished his search report dated 18.02.2016. Similarly, he has furnished search report dated 11.08.2016 *vide* Application GRN No. MH003429329201617E, for the period from 01.01.2016 till 11.08.2016.

(c) It is deduced from the said search reports that except the transactions herein recorded, no transaction relating to the said Land or any transaction encumbering the said Land was found to have been effected.

(d) He has however, maintained that the said search was subject to the registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

5. **Incidents:**

(a) I have furnished the said Title Report. This Supplement therefore, be read together with the said Title Report.

(b) The owner of the said land Prakash Sagaji Dhore and others sold the said land unto and in favour of Developer by the Sale Deed dated 06.10.2012, registered in the office of the Sub-Registrar; Maval at serial No.5927/2012 on the same day. The name of Developer is recorded in the VF 7/7A/12 of the said Land vide Mutation Entry No. 9674 dated 15.10.2012.

(c) Prakash Sagaji Dhore and others filed Special Civil Suit No.520/2013 against Naiknavare Township Pvt. Ltd. for declaration that the said sale deed dated 06.10.2012 is void. They also prayed for cancellation of the said sale deed and for possession of the said land and for injunction. The said suit is pending.

(d) Prakash Sagaji Dhore and 13 others registered Notice of Lis Pendency dated 19.04.2013, registered in the office of the Sub-

Registrar, Maval at Serial No.3039/2013 in respect of Special Civil Suit No.520/2013. Mutation Entry No. 9902 dated 12.08.2013, whereby Notice of Lis Pendency dated 19.04.2013 is recorded in the VF 7/7A/12 of the said Land.

(e) The Developer filed its Written Statement in Special Civil Suit No.520/2013.

(f) The Ad-interim injunction application below Exh.5 in Special Civil Suit No.520/2013 was partly allowed on 22.10.2013 whereby the Developer and any other person on their behalf were temporarily restrained from alienating/disposing of the said land and creating third party interest therein, till the disposal of the suit.

(g) Against the order passed in below Exh.5 in Special Civil Suit No.520/2013, the Developer preferred the Appeal from Order No.1255/2013 in Hon'ble High Court, Bombay. Order below Civil Application No.1487/2013 is passed by Hon'ble High Court, Bombay dated 22.01.2014 whereby during pendency of the appeal, the order dated 22.10.2013 is stayed and permission is given to the Developer to deposit an amount of Rs.1,26,18,750/- in trial court by a pay order. The Developer deposited Rs.1,26,18,750/- by a Pay Order No.126386 dated 01.02.2014 drawn on Axis Bank Ltd. in trial court on 01.02.2014. The said Appeal from Order No.1255/2013 is pending before Hon'ble High Court. Bombay.

(h) Prakash Sagaji Dhore and others preferred Special Leave to Appeal (Civil) No.5797/2014 before Hon'ble Supreme Court which was dismissed on 10.03.2014.

(i) Appeal from Order No. 148/2014 filed by Prakash Sagaji Dhore and others against order passed below Exh.5 in Special Civil Suit No.520/201 is pending before Hon'ble High Court Bombay.

(j) Prakash Sagaji Dhore and others objected to said M.E.No. 9674 before the Tahasildar, Maval. The Tahasildar, Maval vide its order No.HN/SR/100/2013 dated 18.02.2014 dismissed the said objections and allowed the M.E.No.9674.

(k) The said Owner by the Deed of Mortgage dated 09.05.2014, registered in the office of the Sub-Registrar, Haveli No.11 at Serial No.3993/2014 mortgaged inter alia the said Land, with IL & FS Trust Company, Bandra Kurla Complex, Bandra (East), Mumbai -

400051. The name of IL & FS Trust Company is recorded in the VF 7/7A/12 of the said Land vide Mutation Entry No. 10269, dated 23.01.2015.

(l) The said Developer has been granted Development Permission and Commencement Certificate dated 03.03.2016 bearing No.PMA/M.Vadgaon/S.No.126/1A and others/3578 permitting development and commencement of construction on the said land together with Survey No.126/1A, 126/1B, 126/1C, 126/3A/2 and 126/3B issued by Pune Metropolitan Regional Development Authority (PMRDA).

(m) It is informed to me that the mortgagee IL & FS Trust Company, Mumbai, has been issuing consent and 'no objection' letters for sale of each flat in the scheme.

(n) It is seen that the said Developer, by various agreement to sell the units entered into with their respective purchasers, enumerated in the annexure given hereto, agreed to sell the respective units to them respectively.

6. **Opinion:**

While thus, retaining the opinion given in the earlier Title Report, I reiterate the opinion subject to the charge of IL & FS Trust Company, Mumbai and said pending litigation and its result, as follows:

(a) the said Land (described in clause 1 above) is owned by the said Naiknavare Township LLP,

(b) subject to otherwise stated, the said Land is free from encumbrances and is marketable,

(c) the said Naiknavare Township LLP, is entitled to develop the said Land, construct buildings thereon in accordance with sanctioned plans and to sell the flats therein to any intending purchaser.

Kiran Kothadiya
Advocate

KIRAN KOTHADIYA
B. Com. (Hons.), LL.M.
ADVOCATE

In Reply Please Quote Ref. No.	

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Off. Ghole Road, Pune - 411 005.
Tel. : (020) 2553 4463 / 2553 6776
Fax : (020) 2553 9716

Court :
Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005.

August 23, 2013

Title Report

Property	All that Survey No.126, Hissa No.3A/2, admeasuring "Hectare 0.60 Are", assessed at "Rs.0.64 ps. situate at village Vadgaon, Taluka Maval, District Pune, within the limits of Registration District of Pune, Sub.Registrar Maval, and Gram Panchayat of village Vadgaon, and which is bounded by on East – Survey No.126/3A/1 South – Survey No.122 West – Survey No.126/3B North – Survey No.126/2 (said "Land")

Instructions	This title report is drawn at the instructions and information from **Naiknavare Townships LLP** represented by its designated partner **Hemant Dattaji Naiknavare**, of 1204/4, Ghole Road, Shivajinagar, Pune: 411 004 (said "**Developer**"). It is pertinent to observe that Naiknavare Township Private Limited was a company, duly incorporated and registered under provisions of the Companies Act,1956. However, the said company stands converted into a Limited Liability Partnership as permissible under section 56 of the Limited Liability Partnership Act,2008. Accordingly, the Registrar of Companies, Pune, issued certificate in Form No.19, evidencing said conversion, and allotting LLP Identification No.AAB-0754, while at DPIN 00763802, the name of Hemant Dattaji Naiknavare is endorsed as Designated Partner under the provisions of the LLP Act,2008.

	On conversion of the said Company into LLP, by virtue of section 58 (1) of the LLP Act,2008, all assets, liabilities, rights, obligations and properties statutorily vest in the Naiknavare Townships LLP. The reference herein therefore, as 'Naiknavare Township Private Limited' herein, would resultantly include the 'Naiknavare Townships LLP'.

Search	Advocate **Vishal Kale**, Pune, took the search in the office of the Sub.Registrar Maval, relating to the said land, *vide* Application No. 1626/ 2103, dated 22.08.2013, for the period from 1984 till 2013. He has furnished his search report dated 23.08.2013. It is stated by him that except the transactions herein recorded, no transaction relating to the said Land or any transaction encumbering the said Land was found to have been effected by any registered instrument. He has however, maintained that the said search was subject to the registers not available in the said Office, the same either having been sent for binding or in torn condition or not available.

Public Notice and Objections	advocate **Sunil V. Zunjarrao** issued a public notice in Pune marathi daily "Prabhat", dated 24.03.2007, inviting objections, if any, from concerned people, for the then proposed transaction relating to the said land. Smt.Ruplekha Khanderao Dhore, Manoj Khanderao Dhore and Sachin Khanderao Dhore through their advocate V.N. Ghokhale, raised objection dated 01.04.2007, contending that they are the heirs of

deceased Khanderao Babanrao Dhore, who died in the year 2002. It was contended that concerned owners of the said land had agreed to sell the said land to the deceased and also delivered possession thereof, to him. It was further contended that his said clients are in occupation and possession of the said land.

By letter dated 09.04.2007, advocate Sunil Zunzarrao for his client, called upon advocate VN Gokhale to send copies of the documents on which such claim was raised, for perusal. It was also written that if no such document is sent, it would be presumed that the claim of his clients is baseless and false. However, no such document was sent nor any reply was given by the office of advocate VN Gokhale.

Similarly, said Mrs.Ruplekha Khanderao through her advocate Ms.Veena Rane, published objections in daily "Prabhat" dated 08.05.2007, contending that the owners Balu Shivram Dhore, Chandrakant Shivram Dhore and others, agreed to sell the said land to her husband late Khanderao Babanrao Dhore, so also raised contentions similar to the earlier.

Advocate DV Urunkar by his notice dated 19.04.2007, addressed to advocate Ms.Veena Rane, so also her above clients, denied all contentions and called upon her clients to withdraw false objections raised. The reply further confirms that the possession of the said land continues to be with his clients Balu Shivram Dhore, Chandrakant Shivram Dhore, Raju Shivram Dhore, Prakash Sagaji Dhore, Pappu Prabhakar Dhore, Popat Baburao Dhore, Janardan Baburao Dhore, Rodba Baburao Dhore and Balu Manohar Dhore and Shridhar

	Namdeo Dhore, which was never parted with to any person, much less to her clients. The said notice is not replied nor any proceedings have been taken by her clients so far, giving credence to the contention that no such transaction ever took place, nor possession was parted with nor there is any such evidence.

Incidents		
Mutation Entries	Particulars	
VF No.VII/VIIA/XII for the years from 1930 till 1944	It is disclosed that prior to the year 1954, the Survey No.126, Hissa No.3A, admeasuring "Hectare 1.49.5 Are" and fallow "Hectare 0.07.5 Are", thus aggregating to "Hectare 1.57 Are" ("Acre 3 .27 Guntha" and fallow; *pot kharaba* "Acre 0.77 Guntha" thus aggregating to "Acre 3.35 Guntha") assessed at Re.1.11 ps. was shown in the name of Kashinath Parashram Dhore as owners thereof.	
M.E.No.590, dated 14.05.1944	Said Kashinath Parashram Dhore died about 2 years prior, leaving behind his full brother Jinya Parashram Dhore, and cousins (sons of brother of his father) Rama Raju Dhore and Babu Raju Dhore.	The name of Babu Raju Dhore, was entered as a *karta* and manager of joint family
M.E. No.1629, dated 25.04.1966	-	The entry indicates that the said Babu Raju Dhore availed loan "Well Tagai" of Rs.150/- on 28.06.1966.

M.E. No.1937, dated 18.03.1971	Said Babu Raju Dhore died on 10.02.1967, leaving behind 5 sons; Sagaji Babu Dhore, Popat Babu Dhore, Manohar Babu Dhore, Janardhan Babu Dhore, Ramchandra Babu Dhore, and 2 daughters Bababai Mahadu Dabhade, Anjanabai Shankar Shinde, and wife Smt.Parvatibai Babu Dhore	Name of Sagaji Babu Dhore as the *karta* and manager of joint family.
M.E. No.2295, dated 14.07.1977	Said Sagaji Babu Dhore died on 11.05.1977, leaving behind 2 sons; Prabhakar Sagaji Dhore, Prakash Sagaji Dhore, a wife Smt.Banabai Sgaji Dhore and daughter Suman Kisan Bhondave,	The name of Prabhakar Sagaji Dhore, as *karta* and manager of Joint family, was entered into the record of rights.
M.E. No.2731, dated 23.07.1984	Order bearing No.Tamak/ 85/ 32/ 83, dated 27.07.1984 passed by the Tahasildar, Maval, under section 85 of the Maharashtra Land Revenue Code,1966.	In the said partition whereby, a portion admeasuring "Hectare 0.97 Are" numbered as Survey No.126/3A/1 was given to the share of Prabhakar Sagarji Dhore, while another portion admeasuring "Hectare 0.60 Are" numbered

		as Survey No.126/3A/2, was allotted to Popat Sagaji Dhore. The Tehsil Office, Maval, by its letter dated 21.08.2012, bearing No.975/2012 informed that the said proceedings could not be located on file. Consequently, the said order or proceedings could not be perused, though the mutation is presumed to be correct *inter alia* in view of section 157 if the Maharashtra Land Revenue Code,1966.
M.E. No.3792, dated 25.06.1992	Order bearing No.Tagai/ Kavi/ 938/ 91, dated 22.11.1991 passed by the Tahasildar, Maval	The "Tagai" obtained prior 1988, was waived by the State and consequently, the endorsement thereof, appearing in "other rights" column of the record of rights, was deleted.
M. E. No.8592, dated 13.01.2010	Partition Deed dated 30.10.2009, registered in the office of the Sub.Registrar, Maval, at serial No.6727/ 2009 on 31.10.2009.	In the partition taken place between Popat Baburao Dhore, Janardhan Baburao Dhore, Ramchandra Baburao Dhore and Balu Manohar Dhore, the *inter alia* of Survey No.126/3A/2 was granted and allotted to the share of Popat Baburao Dhore, Janardhan Baburao Dhore, Ramchandra Baburao Dhore and Balu Manohar Dhore.

-	Power of Attorney dated 31.12.2009, registered in the office of the Sub.Registrar, Maval, at serial No.8310/ 2009 on the same day	Smt.Vimal Janardhan Dhore appointed Satish Janardhan Dhore as her attorney, to perform various acts, deeds and things in respect of the said land.
-	Power of Attorney dated 31.12.2009, registered in the office of the Sub.Registrar, Maval, at serial No.8311/ 2009 on the same day	Popat Babura Dhore (for self and *karta* and manager of his coparcenary), Mrs.Sushila Popat Dhore appointed Kailash Popat Dhore as their attorney, to perform various acts, deeds and things in respect of the said land.
-	Agreement dated 16.01.2010, registered in the office of the Sub.Registrar, Maval, at serial No.347/ 2010 on the same day Power of Attorney dated 16.01.2010, registered in the office of the Sub.Registrar, Maval, at serial No.348/ 2010 on the same.	Popat Baburao Dhore (for self and *karta* and manager of his coparcenary), Mrs.Sushila Popat Dhore, Sudhir Popat Dhore, Mrs.Nanlini Sudhir Dhore, Miss.Tanuja Sudhir Dhore and Sujit Sudhir Dhore, through their natural guardian father and *karta/* manager, Dnyaneshwar Popat Dhore (for self and *karta* and manager of his coparcenary), Mrs.Archana Dnyaneshwar Dhore, Master Pranav Dnyaneshwar Dhore (through his father natural guardian, *karta* and manager)

		Kailas Popat Dhore, Mrs.Sarika Kailas Dhore, Miss Sakshi Kailas Dhore (through her father natural guardian, *karta* and manager), Mrs.Shaila Ramdas Jare, Balu Manohar Dhore (for self and *karta* and manager of his coparcenary), Mrs.Suvarna Balu Dhore, Miss Sarala Balu Dhore and Master Sumit Balu Dhore, (through their father natural guardian, *karta* and manager), Mrs.Lata Dilip Jadhav, Mrs.Shanta Arun Shinde, Janardhan Baburao Dhore (for self and *karta* and manager of his coparcenary), Mrs.Vimal Janardhan Dhore, Satish Janardhan Dhore (for self and *karta* and manager of his coparcenary), Mrs.Kunda Satish Dhore, Master Saurabh Satish Dhore, Master Sachin Satish Dhore (through their father natural guardian, *karta* and manager), Sunil Janardhan Dhore (for self and *karta* and manager of his coparcenary), Mrs.Jayashree

		Sunil Dhore, Kumari Disha Sunil Dhore Kumar Omkar Sunil Dhore (through his natural guardian father and *karta/* manager,), Mrs.Minakshi Avinash Bhalekar, Ramchandra *alias* Rodba Baburao Dhore (for self and *karta* and manager of his coparcenary), Mrs.Subhadra Ramchandra *alias* Rodba Dhore, Dinesh Ramchandra Dhore, Mrs.Vaishali Dinesh Dhore, Rajesh Ramchandra *alias* Rodba Dhore, Yogesh Ramchandra *alias* Rodba Dhore, Mrs.Ratnaprabha Ganesh Tikone, (all for brevity, *collectively* referred to herein, as said "**Dhore**") agreed to sell the said land and further granted development rights thereto, in favour of Naiknavare Township Private Limited. They also appointed the said developer as their attorney, in consideration received by them under the said development agreement.

M.E. No.9321, dated 20.10.2011	Sale Deed dated 29.09.2011, registered in the office of the Sub-Registrar, Maval, at serial No.6134/ 2011 on the same day	Said Dhore with the consent of Naiknavare Township Private Limited, sold the said land unto and in favour of Hemant Dataji Naiknavare, subject to the development rights of Naiknavare Township Private Limited, which now stands converted into Naiknavare Townships LLP.

Statutes	Effects
The Urban Land (Ceiling and Regulation) Act, 1976	The said land is partly within the limits of Pune Urban Agglomeration, Pune, as is seen from a certificate dated 08.05.2007, issued by Competent Authority, Pune Urban Agglomeration, Pune. It is informed by Hemant Naiknavare that the owners had not filed any statement under section 6 of the Urban Land (Ceiling and Regulation) Act,1976 relating to the said land, after it came into 'residential zone' with effect from 10.02.1998, nor any proceedings took place relating to the said land thereunder. The said Act is now repealed by the Urban Land (Ceiling and Regulation) Repeal Act,1999, adopted by the Legislative Assembly and Legislative Council of the State of Maharashtra, *vide* their resolution dated 01.12.2007 published in the Maharashtra State Gazzette (Extra-ordinary) dated 05.12.2007.

The Maharashtra Regional and Town Planning Act, 1966	In the regional sanctioned plan, the said land is shown in a 'residential zone', as is seen from the Zone Certificate No.1112, dated 27.01.2012, issued by the Assistant Director of Town Planning, Pune
The Maharashtra Land Revenue Code,1966	The Hon'ble District Collector, Pune, *vide* his order dated 06.09.2012, bearing No.PMA/ NA/ SR/ 721/ 2011, permitted non-agricultural use of the said land for the purposes of residence, so also sanctioned the plans for construction of various buildings on the said land.

Opinion	On the basis of the perusal of the documents, search and information gathered, as herein before mentioned, I am of the opinion that, (a) said Hemant Dattaji Naiknavare is the owner of the said land, (b) the said land is free from encumbrances, and is marketable, (c) the said Developer; Naiknavare Township LLP, is entitled to develop the said land, construct a building/s thereon as per the sanctioned building plans, and to dispose the said land or parts thereof, of with or without buildings thereon.
Kiran Kothadiya advocate	

0-0-0-0-0

KIRAN KOTHADIYA
B.Com. (Hons.), LL.M.
Advocate

In Reply Please Quote Ref. No.	

Office & Correspondence:
Shree Ameya Apartments,
1187/37, Shivajinagar, Kanitkar Path,
Off. Ghole Road, Pune - 411 005.
Tel.: (020) 2553 4463 / 25536776 / 25539716
E-mail: kk@kblaw.net

Court:
Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005

Supplement to Title Report

September 07, 2016

1. **Property descripition:**

All that land bearing Survey No.126, Hissa No.3A/2, admeasuring "00 Hectare 60 Are", assessed at Rs.00.64 Ps., situate at village Vadgaon, Taluka Maval, District Pune, within the limits of Registration District of Pune, Sub. Registrar Maval, and Gram Panchayat of village Vadgaon, and which is bounded by on

East – Survey No.126/3A/1

South – Survey No.122

West – Survey No.126/3B

North – Survey No.126/2

(the said **"Land"**)

2. **Instructions:**

Under instructions from **Naiknavare Township LLP**, through its designated Partner Hemant Dattaji Naiknavare, of 1204/4, Ghole Road, Shivajinagar, Pune: 411 004 (the said "**Developer**"), I issued the Title Report dated 23.08.2013 (herein after referred to as said "**Title Report**") relating to the said Land. I am now instructed by the said Developer to furnish this further supplement to the said Title Report.

3. **Documents:**

I am now supplied with the photocopies of:

a) Deed of Mortgage dated 09.05.2014, registered in the office of the Sub-Registrar, Haveli No.11 at Serial No.3993/2014 executed by the Developer and others in favour of IL & FS Trust Company, Bandra Kurla Complex, Bandra (East), Mumbai - 400051.

b) Mutation Entry No. 10269, dated 23.01.2015, whereby the charge of the IL & FS Trust Company is recorded in the VF 7/7A/12 of the said Land.

c) Power of Attorney dated 03.12.2014, registered in the office of the Sub-Registrar, Maval at Serial No.7079/2014 executed by Hemant Dattaji Naiknavare with confirmation and consent of Popat Baburao Dhore and others in favour of Naiknavare Township LLP.

d) Development Certificate and Commencement Certificate dated 03.03.2016 bearing No.PMA/M.Vadgaon/S.No.126/1A and others/3578 permitting development and commencement of construction on the said land together with Survey No.126/1A, 126/1B, 126/1C, 126/3A/1 and 126/3B issued by Pune Metropolitan Regional Development Authority (PMRDA).

e) List of the documents comprising of various agreements executed by the Promoter in favour of various purchasers in respect of Flats constructed in the project known as "Eagles Nest' on the said Land.

4. **Information and Search:**

(a) I also gathered information found necessary in respect of the said Land from Hemant Dattaji Naiknavare, the designated Partner of the said Developer.

(b) The search is taken by Advocate **Mr. Vishal D. Kale**, Pune, in the office of the Sub-Registrar, Maval relating to the said Land, *vide* Application GRN No.MH007410378201516M, dated 18/02/2016, for the period from 2013 till 18.02.2016, for which he has furnished his search report dated 18.02.2016. Similarly, he has furnished search report dated 11.08.2016 *vide* Application GRN No. MH003429329201617E, for the period from 01.01.2016 till 11.08.2016.

(c) It is deduced from the said search reports that except the transactions herein recorded, no transaction relating to the said Land or any transaction encumbering the said Land was found to have been effected.

(d) He has however, maintained that the said search was subject to the registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

5. **Incidents:**

5. **Incidents:**

(a) I have furnished the said Title Report. This Supplement therefore, be read together with the said Title Report.

(b) The owner of the said land Popat Baburao Dhore and others granted exclusive development rights relating to the said land, in favour of the said Developer by a Development Agreement dated 16.01.2010, registered in the office of the Sub-Registrar; Maval at Serial No.347/2010. They also appointed the said Developer as their attorney by a Power of Attorney, dated 16.01.2010, registered in the office of the Sub-Registrar; Maval at Serial No.348/2010, in consideration received by them under the said development agreement.

(c) The said owners with consent of the Developer, sold the said land unto and in favour of Hemant Dattaji Naiknavare, subject to the development rights of the Developer by a Sale Deed dated 29.09.2011, registered in the office of the Sub-Registrar; Maval at serial No.6134/2011 on the same day.

(d) The said Developer by Deed of Mortgage dated 09.05.2014, registered in the office of the Sub-Registrar, Haveli No.11 at Serial No.3993/2014 mortgaged inter alia the said Land, with IL & FS Trust Company, Bandra Kurla Complex, Bandra (East), Mumbai - 400051. The name of IL & FS Trust Company is recorded in the VF 7/7A/12 of the said Land vide Mutation Entry No. 10269, dated 23.01.2015.

(e) The said Hemant Dattaji Naiknavare with confirmation and consent of Popat Baburao Dhore and others executed Power of Attorney dated 03.12.2014, registered in the office of the Sub-Registrar, Maval at Serial No.7079/2014 in favour of Naiknavare Township LLP.

(f) The said Developer obtained Development Certificate and Commencement Certificate dated 03.03.2016 bearing No.PMA/M.Vadgaon/S.No.126/1A and others/3578 permitting development and commencement of construction on the said land together with Survey No.126/1A, 126/1B, 126/1C, 126/3A/1 and 126/3B issued by Pune Metropolitan Regional Development Authority (PMRDA).

(g) It is informed to me that the mortgagee IL & FS Trust Company, Mumbai , has been issuing consent and 'no objection' letter for sale of each flat in the scheme.

(h) It is seen that the said owner/developer, by various agreement to sell the units entered into with their respective purchasers, enumerated in the annexure given hereto, agreed to sell the respective units to them respectively.

6. **Opinion:**

While thus, retaining the opinion given in the earlier Title Report, I reiterate the opinion subject to the charge of IL & FS Trust Company, Mumbai,

(a) the said Land (described in clause 1 above) is owned by the said Hemant Dattaji Naiknavare,

(b) the said Land is free from encumbrances and is marketable,

(c) the said Developer; Naiknavare Township LLP, is entitled to develop the said Land, construct buildings thereon in accordance with sanctioned plans and to sell the flats therein to any intending purchaser.

Kiran Kothadiya
Advocate

KIRAN KOTHADIYA
B. Com. (Hons.), LL.M.
ADVOCATE

In Reply Please Quote Ref. No.	

Office & Correspondence :
Shree Ameya Apartments,
1187 / 37, Shivajinagar, Kanitkar Path,
Off. Ghole Road, Pune - 411 005.
Tel. : (020) 2553 4463 / 2553 6776
Fax : (020) 2553 9716

Court :
Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005.

August 23, 2013

Title Report

Property	All that Survey No.126, Hissa No.3B, admeasuring "Hectare 1.48.5 Are" plus fallow (*pot kharaba*) "Hectare 0.07.5 Are", thus total "Hectare 1.56 Are", assessed at "Rs.1.69 ps. situate at village Vadgaon, Taluka Maval, District Pune, within the limits of Registration District of Pune, Sub.Registrar Maval, and Gram Panchayat of village Vadgaon, and which is bounded by on East – Survey No.126/3A/1 South – Forest West – Survey No.126/1C North – Survey No.126/2 (the said **Land)**

Instructions	This title report is drawn at the instructions and information from **Naiknavare Townships LLP** represented by its designated partner **Hemant Dattaji Naiknavare**, of 1204/4, Ghole Road, Shivajinagar, Pune: 411 004 (said "**Developer**"). It is pertinent to observe that Naiknavare Township Private Limited was a company, duly incorporated and registered under provisions of the Companies Act,1956. However, the said company stands converted into a Limited Liability Partnership as permissible under section 56 of the Limited Liability Partnership Act,2008. Accordingly, the Registrar of Companies, Pune, issued certificate in Form No.19, evidencing said conversion, and allotting LLP Identification No.AAB-0754, while at DPIN 00763802, the name of Hemant Dattaji Naiknavare is endorsed as one of the Designated Partners under the provisions of the LLP Act,2008.

	On conversion of the said Company into LLP, by virtue of section 58 (1) of the LLP Act,2008, all assets, liabilities, rights, obligations and properties statutorily vest in the Naiknavare Townships LLP. The reference herein therefore, as 'Naiknavare Township Private Limited' herein, would resultantly include the 'Naiknavare Townships LLP'.

Search	Advocate **Vishal Kale**, Pune, took the search in the office of the Sub.Registrar Maval, relating to the said land, *vide* Application No. 1626/ 2103, dated 22.08.2013, for the period from 1984 till 2013. He has furnished his search report dated 23.08.2013. It is stated by him that except the transactions herein recorded, no transaction relating to the said Land or any transaction encumbering the said Land was found to have been effected by any registered instrument. He has however, maintained that the said search was subject to the registers not available in the said Office, the same either having been sent for binding or in torn condition or not available.

Public Notice and Objections	advocate **Sunil V. Zunjarrao** issued a public notice in Pune marathi daily "Prabhat", dated 24.03.2007, inviting objections, if any, from concerned people, for the then proposed transaction relating to the said land. Smt.Ruplekha Khanderao Dhore, Manoj Khanderao Dhore and Sachin Khanderao Dhore through their advocate V.N. Ghokhale, raised objection dated 01.04.2007, contending that they are the heirs of deceased Khanderao Babanrao Dhore, who died in the year 2002. It was contended that concerned owners of

	the said land had agreed to sell the said land to the deceased and also delivered possession thereof, to him. It was further contended that his said clients are in occupation and possession of the said land. By letter dated 09.04.2007, advocate Sunil Zunzarrao for his client, called upon advocate VN Gokhale to send copies of the documents on which such claim was raised, for perusal. It was also expressly communicated that if no such document is sent, it would be presumed that the claim of his clients is baseless and false. However, no such document was sent nor any reply was given by the office of advocate VN Gokhale. Similarly, said Mrs.Ruplekha Khanderao through her advocate Ms.Veena Rane, published objections in daily "Prabhat" dated 08.05.2007, contending that the owners Balu Shivram Dhore, Chandrakant Shivram Dhore and others, agreed to sell the said land to her husband late Khanderao Babanrao Dhore, so also raised contentions similar to the earlier. Advocate DV Urunkar by his notice dated 19.04.2007, addressed to advocate Ms.Veena Rane, so also her above clients, denied all contentions and called upon her clients to withdraw false objections raised. The reply further confirms that the possession of the said land continues to be with his clients Balu Shivram Dhore, Chandrakant Shivram Dhore, Raju Shivram Dhore, Prakash Sagaji Dhore, Pappu Prabhakar Dhore, Popat Baburao Dhore, Janardan Baburao Dhore, Rodba Baburao Dhore and Balu Manohar Dhore and Shridhar Namdeo Dhore, which was never parted with to any person, much less to her clients. The said notice is not replied nor any proceeding has been taken by her clients so far, giving credence to the

	contention that no such transaction ever took place, nor possession was parted with nor there is any such evidence.

Incidents		
Mutation Entries	Particulars	
VF No.VII/VIIA/XII for the years from 1964 till 2007	It is disclosed that prior to the year 1954, the Survey No.126, Hissa No.3B, admeasuring "Hectare 1.48.5 Are" and fallow "Hectare 0.07.5 Are", thus aggregating to "Hectare 1.56 Are" ("Acre 3.27.5 Guntha" and fallow; *pot kharaba* "Acre 0.7.5 Guntha" thus aggregating to "Acre 3.35 Guntha") assessed at Re.1.69 ps. was shown in the name of Abba Gangaram Aawaskar as owners thereof	
M.E. No.459, dated 29.01.1945	Sale Deed dated 25.09.1944	Said Abba Gangaram Aawaskar sold the said land to and in favour of Mrs.Laxmibai Parashram Bakare
M.E. No.1089 dated 24.08.1957	-	Name of Govind Dhodu Dhore was entered in the other rights column of record of rights as a tenant.
M.E. No.1090 dated 24.08.1957	-	Since, the possession was not with the Tenanat Govind Dhodu Dhore, his "poklist" name was deleted from the other rights column of record of rights.
M.E. No.1279, dated 25.07.1959	Sale Deed dated 12.06.1959, registered in the office of the Sub.Registrar, at serial No.414/ 1959 on the same day	Mrs.Laxmibai Parashram Bakare and Gangaram Parashram Bakare (who appears to be her son) sold the land bearing Survey No.126, Hissa No.3, to and in favour of Namdeo Mahadu Dhore.

	On perusal of VF 7/ 7A/ 12, it is seen that Survey No.126/3 stands changed to Survey No.126/3B from the year 1964-65. No mutation entry could be seen to have been effected relating thereto. However, in view of the same area of both these numbers, it is deduced that Survey No.126/3 is renumbered as Survey No.126/3B. In all subsequent mutation entries, the said land is described as Survey No.126/3B. Therefore, Survey No.126/3 must be the same piece of land as Survey No.126/3B.	
M.E. No.6233 dated 29.05.2001	Said Namdeo Mahadu Dhore died on 09.02.1995, leaving behind a son Shridhar Namdeo Dhore, 5 daughters; Mrs.Chandrabhaga Maruti Todkar, Chhabubai Damodar Shinde, Sushila Bhausaheb Aandre and Bebi Bapusaheb Thorve, as his heirs.	Names of the heirs of deceased Namdeo Mahadu Dhore mentioned across hereto, were entered in the record of rights.
-	Development Agreement dated 28.12.2007, registered in the office of the Sub.Registrar, Maval, at serial No.12319/ 2007 on 29.12.2007 Power of Attorney	Shridhar Namdeo Dhore (for self and *karta* and manager of his coparcenary), Mrs.Sheela Shridhar Dhore, Mst.Mauli Shridhar Dhore and Mst.Amol Shridhar Dhore through their natural guardian father and *karta/* manager, Mrs.Rupa Anil Jadhav, Mrs.Deepa Rahul Thorave, Mrs.Chandrabhaga Maruti Todkar, Mrs.Chhabutai

	dated 28.12.2007, registered in the office of the Sub.Registrar, Maval, at serial No.12320/ 2007 on 29.12.2007	Damodar Shinde, Mrs.Bebitai Bapusaheb Thorave and Mrs.Shushila Bhausaheb Andre (all for brevity, *collectively* referred to herein, as said "**Dhore**"), granted exclusive development rights relating to the said land, in favour of Naiknavare Township Private Limited. They also appointed the said developer as their attorney, in consideration received by them under the said development agreement.
M.E. No.9353 05.12.2011	Sale Deed dated 17.11.2011, registered in the office of the Sub-Registrar, Maval, at serial No.7175/ 2011 on the same day	The said Dhore, with the consent of Naiknavare Township Private Limited, sold the said Land unto and in favour of Hemant Dataji Naiknavare, subject to the development rights of Naiknavare Township Private Limited.
M.E. No.9751 01.02.2013	Correction Deed dated 06.10.2012, registered in the office of the Sub-Registrar, Maval, at serial No.5923/ 2012 on the same day	The said Dhore, said Naiknavare Township Private Limited and said Hemant Dataji Naiknavare, corrected incorrect description appearing in Index-2 issued of the Sale Deed dated 17.11.2011 (*which however, correctly described the survey number of the said Land*) as 'Survey No.126/3/B2' to its correct description as 'Survey No.126/3B'.

Statutes	Effects
The Urban Land (Ceiling and Regulation) Act, 1976	The said land is partly within the limits of Pune Urban Agglomeration, Pune, as is seen from a certificate dated 08.05.2007, issued by Competent Authority, Pune Urban Agglomeration, Pune. It is informed by Hemant Naiknavare that the owners had not filed any statement under section 6 of the Urban Land (Ceiling and Regulation) Act,1976 relating to the said land, after it came into 'residential zone' with effect from 10.02.1998, nor any proceedings took place relating to the said land thereunder. The said Act is now repealed by the Urban Land (Ceiling and Regulation) Repeal Act,1999, adopted by the Legislative Assembly and Legislative Council of the State of Maharashtra, *vide* their resolution dated 01.12.2007 published in the Maharashtra State Gazzette (Extra-ordinary) dated 05.12.2007.
The Maharashtra Regional and Town Planning Act, 1966	In the regional sanctioned plan, the said land is shown in a 'residential zone', as is seen from the Zone Certificate No.1112, dated 27.01.2012, issued by the Assistant Director of Town Planning, Pune
The Maharashtra Land Revenue Code,1966	The Hon'ble District Collector, Pune, *vide* his order dated 06.09.2012, bearing No.PMA/ NA/ SR/ 721/ 2011, permitted non-agricultural use of the said land for the purposes of residence, so also sanctioned the plans for construction of various buildings on the said land.

Opinion	On the basis of the perusal of the documents, search and information gathered, as herein before mentioned, I am of the opinion that, (a) said Hemant Dattaji Naiknavare is the owner of the said land, (b) the said land is free from encumbrances, and is marketable, (c) the said Developer; Naiknavare Township LLP, is entitled to develop the said land, construct a building/s thereon as per the sanctioned building plans, and to dispose the said land or parts thereof, with or without buildings thereon to any intending purchaser.
Kiran Kothadiya Advocate	

0-0-0-0-0

Vishal D. Kale
M.Com. LLB.
(Advocate)

Office Address :-
House No. 418, Mula Nagar,
Old Sangavi , Pune - 411027
Date : 23.08.2013

SEARCH REPORT

To,
Shri. Kiran Kothadiya, Advocate
Shree Ameya Apartments,
1187/37, Shivajinagar, Kanitkar Path,
Off. Ghole Road, Pune - 411005.

Ref.: Search of the property bearing Survey No. 126, Hissa No. 3B, admeasuring " Hectare 1.48.5 Are" plus fallow (pot kharaba) " Hectare 0.07.5 Are", thus total "Hectare 1.56 Are", assessed at "Rs. 1.69 ps. Situate at village Vadgaon, Taluka Maval, District Pune, within the limits of Registration District of Pune, Sub. Registrar Maval, and Gram Panchayat of village Vadgaon. (said lands).

Sir,

As per your instruction, I have caused search to be taken of the said lands from the registers of Index-II extracts made available in the offices of the Sub. Registrar, Maval, for last 30 years, i.e. from 1984 till today.

During my search, I could not obtain the following Index II. Registers for the years 1984 to 1990, which were either in torn condition or not available or sent for binding from the Sub. Registrar,Maval

During my Search in the year 2007, I found that a Development agreement dated 28.12.2007, Registered, in the office of the Sub Registrar, Maval at Sr. No. 12319/2007 registered on 29.12.2007 executed by Shridhar Namdeo Dhore (for self and Karta and Manager of his coparcenary), Mrs. Sheela Shridhar Dhore, Mst. Mauli Shridhat Dhore and Mst. Amol Shridhar Dhore through their natural Guardian Father and Karta/Manager, Mrs. Roopa Anil Jadhav, Mrs. Deepa Rahul Thorve, Mrs. Chnadrabhaga Maruti Todkar, Chabutai Damodar Shinde, Mrs. Bebitai Bapusaheb Thorve and Mrs. Sushila Bapusaheb Andre in favour of Naiknavare Township Private Limited in respect of above Survey Number.

During my Search in the year 2007, I found that a Power of Attorney dated 28.12.2007, Registered, in the office of the Sub Registrar, Maval at Sr. No. 12320/2007 registered on 29.12.2007 executed by Shridhar Namdeo Dhore (for self and Karta and Manager of his coparcenary), Mrs. Sheela Shridhar Dhore, Mst. Mauli Shridhat Dhore and Mst. Amol Shridhar Dhore through their natural Guardian Father and Karta/Manager, Mrs. Roopa Anil Jadhav, Mrs. Deepa Rahul Thorve, Mrs. Chnadrabhaga Maruti Todkar, Chabutai Damodar Shinde, Mrs. Bebitai Bapusaheb Thorve and Mrs. Sushila Bapusaheb Andre appointed Naikavare Township Pvt. Ltd. As their Power of Attorney to perform various acts, deeds and things in respect of the said land.

During my Search in the year 2011, I found that a Sale Deed dated 17.11.2011, Registered, in the office of the Sub Registrar, Maval at Sr. No. 7175/2011 registered on same day executed by Shridhar Namdeo Dhore (for self and Karta and Manager of his coparcenary), Mrs. Sheela Shridhar Dhore, Mst. Mauli Shridhat Dhore and Mst. Amol Shridhar Dhore through their natural Guardian Father and Karta/Manager, Mrs. Roopa Anil Jadhav, Mrs. Deepa Rahul Thorve, Mrs. Chnadrabhaga Maruti Todkar, Chabutai Damodar Shinde, Mrs. Bebitai Bapusaheb Thorve and Mrs. Sushila Bapusaheb Andre in favour of Naiknavare Township Private Limited in respect of above Survey Number.

During my Search in the year 2013, I found that a Correction Deed dated 06.10.2012, Registered, in the office of the Sub Registrar, Maval at Sr. No. 7175/2011 registered on same day executed by Shridhar Namdeo Dhore (for self and Karta and Manager of his coparcenary), Mrs. Sheela Shridhar Dhore, Mst. Mauli Shridhat Dhore and Mst. Amol Shridhar Dhore through their natural Guardian Father and Karta/Manager, Mrs. Roopa Anil Jadhav, Mrs. Deepa Rahul Thorve, Mrs. Chnadrabhaga Maruti Todkar, Chabutai Damodar Shinde, Mrs. Bebitai Bapusaheb Thorve and Mrs. Sushila Bapusaheb Andre. All above through Power of Attorney Holder Mr. Hemant Dattaji Naiknavare in favour of Naiknavare Township Private Limited in respect of above Survey Number.

From the record made available to me during my search, I have not found any transactions in respect of the said lands, in the office of the Sub-Registrar, Maval (Vadgaon).

Vishal D. Kale
(Advocate)

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक 9626/2013.

दिनांक 22/10/2013 सन २०

दस्तऐवजाचा प्रकार:- मोबदला

सादर करणाऱ्याचे नाव:- श्री विशाल द. कोळे

खालीलप्रमाणे फी मिळाली:-

		रु.	पै.
नोंदणी फी	गाव - कडगांव	8500	—
नकला फी (फोलिओ)			
पृष्ठांकनाची नकल फी	सर्वे नं - 926/13अ,		
टपालखर्च			
नकला किंवा शोधणे (कलम ६४ ते ६७)	926/13ब,		
शोध किंवा निरीक्षण	926/13क		
दंड—कलम २५ अन्वये			
कलम ३४ अन्वये	926/13ड		
प्रमाणित नकला (कलम ५७) (फोलिओ			
इतर फी (सोबत पानावरील) बाब क्र.	926/13अ/1		
" "	926/13अ/2		
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	एकूण	8500	—

सन 19 दि 31 2013

दस्तऐवज नकल (अर्ज) सही तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. या कार्यालयात नेण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. हवाली करावा.

सादरकर्ता

दुय्यम निबंधक मालवण

वे.का.मु.-२,००० पु. (१०० पानी)-उ-२०१२-पीए ४*-(इए) ३२१