

R.P.A.D. / U.C.P.
TITLE OPINION AND TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This Title Opinion and Title Certificate in respect of the land admeasuring about 0-Hector 9.30-Ares = 930 sq. mtrs. out of Survey No.88/1/1+88/1/16+88/1/1/6/11, (out of the amalgamated layout of Survey No.65/1/2+3+5+6 and Survey No.88/1/1+88/1/16+88/1/1/6/11) situated at Mouje Baner, Taluka -Haveli, Dist. – Pune is subject matter of this Title Opinion and Title Certificate. Title Opinion and Title Certificate is given by me pursuant to the request of my client NEW FRONT DEVELOPERS, a partnership firm registered under The Indian Partnership Act, 1932 having its office at 769/6, Kshitij Apartment, Deccan Gymkhana, Shivajinagar, Pune - 411 004 through its duly authorised Partner Mr. Mukund Raghunath Deshpande.

01. Name of the Owners –

Mrs. Anita Ashutosh Deo
Mr. Ashutosh Raghubir Deo,
Both R/at Flat No. 3, Bhakti Heritage,
CTS. No. 2548, Aundh, Pune -411 007

02. Detailed description of the land :-

All that piece and parcel of the land admeasuring about 0-Hector 9.30-Ares = 930 sq. mtrs. out of Survey No.88/1/1+88/1/16+88/1/1/6/11, (out of the amalgamated layout of Survey No.65/1/2+3+5+6 and Survey No.88/1/1+88/1/16+88/1/1/6/11) situated at Mouje Baner, Taluka -Haveli, Dist. – Pune within the limits of Pune Municipal Corporation, and within Registration Sub District Taluka - Haveli and Registration District of Pune and the boundaries of the entire layout are as under:-

On or towards the



East : By Road

South : By Plot No. 3 out of Survey No. 88/1/1

West : By Property of Anjor Co-operative Housing Society, Ltd

North : By Road

alongwith right to use road for ingress and egress and alongwith all rights easement and appurtenances thereto.

03. Nature of Tenure:-

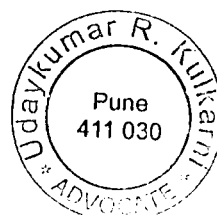
Freehold

04. Whether agricultural or non agricultural :-

The said land/ property is situated in the Residential Zone where the building activities are permitted by Pune Municipal Corporation pursuant to its development plan. New Front Developers, had got the building construction plans in respect of RCC building of Wing No. A,B, C, D, E, F and G from the concerned authorities of Pune Municipal Corporation and had obtained non agricultural use order from the Collector, Pune.

05. Brief history of devolution of title:-

1) The land bearing Survey No.65/1/5, admeasuring 0-Hectors 5-Ares = 500 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by Mr. Sanjay Dattatray Jejurikar and Mrs. Seema Sanjay Jejurikar, who purchased the said land from Mr. Keru Bala Kalamkar and others pursuant to the registered Sale Deed, dated 25.1.1996 duly registered at the Office of Sub Registrar, Haveli No.4, Pune, at serial No.964/1996 on 9.2.1996, and pursuant to the said registered Sale Deed and their names are mutated on 7x12 extract and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.11644.

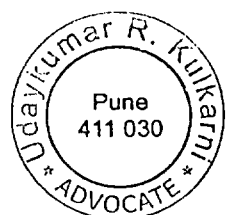


2) Mr. Sanjay Dattatray Jejurikar and Mrs. Seema Sanjay Jejurikar, has executed Development Agreement, and Power of Attorney, both dated 14.05.2004 in favour of the M/s New Front Developers, a registered Partnership Firm, (hereinafter referred to as the Developer) which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.1888/2004 and 1889/2004 on 17.05.2004 respectively.

3) The land bearing Survey No.65/1/2, admeasuring 0-Hectors 5-Ares = 500 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by Mr. Sanjay Dattatray Jejurikar and Mrs. Seema Sanjay Jejurikar, who purchased the said land from Mr. Keru Bala Kalamkar and others pursuant to the registered Sale Deed, dated 25.01.1996 duly registered at the Office of Sub Registrar, Haveli No.4, Pune, at serial No.965/95 on 9.2.1996, and pursuant to the said registered Sale Deed their names are duly mutated on 7x12 extract and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.11644.

4) Mr. Sanjay Dattatray Jejurikar and Mrs. Seema Sanjay Jejurikar, has executed Development Agreement, and Power of Attorney, both dated 14.05.2004 in favour of the New Front Developer, which are duly registered at the Office of Sub Registrar, Haveli No. 15, Pune, at serial Nos.1888/2004 and 1889/2004 on 17.05.2004 respectively.

5) The land bearing Survey No.65/1/6, admeasuring 0-Hectors 2.92-Ares = 292 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by Dr. (Mrs.) Meena Avinash Kulkarni and Dr. Avinash D. Kulkarni, who purchased the said land from Mr. Keru Bala Kalamkar and others pursuant to the registered Sale Deed, dated 25.01.1996 duly registered at the Office of Sub Registrar, Haveli No.4, Pune, at serial No.967/96 on 9.2.1996, and pursuant to the said registered Sale Deed their names are duly mutated on 7x12 extract



and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.11644.

6) Dr. (Mrs.) Meena Avinash Kulkarni and Dr. Avinash D. Kulkarni, have executed Development Agreement, and Power of Attorney, both dated 14.05.2004 in favour of the present New Front Developer, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.1888/2004 & 1889/2004 respectively on 17.05.2004.

7) The land bearing Survey No.65/1/3, admeasuring 0-Hectors 6-Ares = 600 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by Mr. Mohan Vijaykumar Damle, and Mrs. Meenakshi Mohan Damle, who purchased the said land from Mr. Keru Bala Kalamkar and others pursuant to the registered Sale Deed, dated 25.01.1996 duly registered at the Office of Sub Registrar, Haveli No.4, Pune, at serial No.963/96 on 9.2.1996, and pursuant to the said registered Sale Deed their names are duly mutated on 7x12 extract and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.11644.

8) Mr. Mohan Vijaykumar Damle, and Mrs. Meenakshi Mohan Damle, have executed Development Agreement, and Power of Attorney, both dated 14.05.2004 in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.1888/2004 & 1889/2004 respectively on 17.05.2004

9) The land bearing Survey No.88/1/1(part), admeasuring 0-Hectors 10-Ares = 1000 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by Mrs. Ujwala Kedar Haval, who purchased the said land from Mr. Ananda Baban Murkute and others pursuant to the registered Sale Deed, dated 07.03.1996 and pursuant to the said registered Sale Deed their names are duly mutated on 7x12



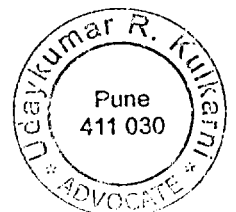
extract and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.7936.

10) Mrs. Ujwala Kedar Haval, has executed Development Agreement, and Power of Attorney, both dated 2.06.2004 in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.2155/2004 and 2156/2004 respectively on 03.06.2004

11) The land bearing Survey No.88/1/1(part), admeasuring 0-Hectors 37-Ares = 3700 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by Mrs. Vinita Prabhakar Ganbote, who purchased the said land from Mr. Ananda Baban Murkute and others pursuant to the registered Sale Deed, dated 04.01.1996 duly registered at the Office of Sub Registrar, Haveli No.4, Pune, at serial No.1672/1996, on 06.03.1996 and pursuant to the said registered Sale Deed her name is duly mutated on 7x12 extract and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.7932.

12) Mrs. Vinita Prabhakar Ganbote, has executed Development Agreement, and Power of Attorney, both dated 02.06.2004 in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.2154/2004 and 2158/2004 respectively on 03.06.2004

13) The land bearing Survey No.88/1/1(part), admeasuring 0-Hectors 37-Ares = 3700 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by Mr. Jasdeep Manmohansingh Bedi, who purchased the said land from Mr. Ananda Baban Murkute and others pursuant to the registered Sale Deed, dated 04.01.1996 duly registered at the Office of Sub Registrar, Haveli No.4, Pune, at serial No.1673/1996, and pursuant to the said registered Sale Deed his



name is duly mutated on 7x12 extract and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.7933.

14) Mr. Jasdeep Manmohansingh Bedi, has executed Development Agreement, and Power of Attorney, both dated 02.06.2004 in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.2156/2004 and 2158/2004 respectively on 3.06.2004

15) The land bearing Survey No.88/1/1(part), admeasuring 0-Hectores 37-Ares = 3700 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by Mr. Manmohansingh Bedi, who purchased the said land from Mr. Ananda Baban Murkute and others pursuant to the registered Sale Deed, dated 04.06.1996 duly registered at the Office of Sub Registrar, Haveli No.4, Pune, at serial No.1671/1996, and pursuant to the said registered Sale Deed his name is duly mutated on 7x12 extract and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.7934.

16) Mr. Manmohansingh Bedi, has executed Development Agreement, and Power of Attorney, both dated 02.06.2004 in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.2157/2004 and 2158/2004 respectively on 03.06.2004

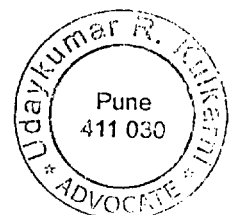
17) The land bearing Survey No.88/1/1(part), admeasuring 0-Hectores 12.14 Ares = 1214 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by 1) Mrs. Laxmibai Dagadu alias Chhabaji Murkute 2) Mr. Raghunath Dagadu alias Chhabaji Murkute, 3) Mr. Trimbak Dagadu alias Chhabaji Murkute, 4) Mr. Dhanaji alias Govardhan Dagadu alias Chhabaji Murkute, 5) Mr. Balasaheb Dagadu alias Chhabaji Murkute, 6) Mrs. Malan Shripati Tapkir, 7) Mrs. Shalan Bhagwan Pawar, 8) Mrs. Shantabai Pandurang Kotwal (Bhosale), 9)

Mrs. Tarabai Sitaram Ghenand, 10) Mr. Navnath alias Natha Dnyanoba Murkute, which is their ancestral property and their names are duly mutated on 7x12 extract and other concerned revenue records as owners / holders thereof.

18) 1) Mrs. Laxmibai Dagadu alias Chhabaji Murkute 2) Mr. Raghunath Dagadu alias Chhabaji Murkute, 3) Mr. Trimbak Dagadu alias Chhabaji Murkute, 4) Mr. Dhanaji alias Govardhan Dagadu alias Chhabaji Murkute, 5) Mr. Balasaheb Dagadu alias Chhabaji Murkute, 6) Mrs. Malan Shripati Tapkir, 7) Mrs. Shalan Bhagwan Pawar, 8) Mrs. Shantabai Pandurang Kotwal (Bhosale), 9) Mrs. Tarabai Sitaram Ghenand, 10) Mr. Navnath alias Natha Dnyanoba Murkute, have executed Development Agreement, and Power of Attorney, both dated 14th December, 2004, in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.5422/2004 and 5423/2004, respectively.

19) The land bearing Survey No.88/1/1(part), admeasuring 0-Hectores 48-Ares = 4800 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by 1) Mrs. Laxmibai Dagadu alias Chhabaji Murkute 2) Mr. Raghunath Dagadu alias Chhabaji Murkute, 3) Mr. Trimbak Dagadu alias Chhabaji Murkute, 4) Mr. Dhanaji alias Govardhan Dagadu alias Chhabaji Murkute, 5) Mr. Balasaheb Dagadu alias Chhabaji Murkute, 6) Mr. Navnath alias Natha Dnyanoba Murkute, 7) Smt. Gitabai Dnyanoba Murkute, 8) Mrs. Sunita Dnyaneshwar Dhokale, 9) Mrs. Pramodini Pandharinath Sathe, which is their ancestral property and their names are duly mutated on 7x12 extract and other concerned revenue records as owners / holders thereof.

20) 1) Mrs. Laxmibai Dagadu alias Chhabaji Murkute 2) Mr. Raghunath Dagadu alias Chhabaji Murkute, 3) Mr. Trimbak Dagadu alias Chhabaji Murkute, 4) Mr. Dhanaji alias Govardhan Dagadu alias Chhabaji Murkute, 5) Mr. Balasaheb Dagadu alias Chhabaji Murkute,

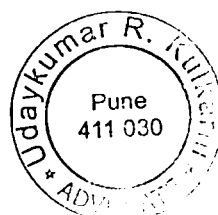


6) Mr. Navnath alias Natha Dnyanoba Murkute, 7) Smt. Gitabai Dnyanoba Murkute, 8) Mrs. Sunita Dnyaneshwar Dhokale, 9) Mrs. Pramodini Pandharinath Sathe, with the consent of their family members, have executed Development Agreement, and Power of Attorney, both dated 19th July, 2005, in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.4801/2005 and 4802/2005, respectively.

21) The land bearing Survey No.88/1/1(part), admeasuring 0-Hectors 10-Ares = 1000 sq. mtrs. (2 plots admeasuring about 500 sq. mtrs. each as per the private lay-out) situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by Mr. Tejas Pravin Ghadge, who purchased the said land from Dr Beck India Ltd. pursuant to two separate Sale Deed both dated 31.12.2004 both the Sale Deeds are duly registered at the Office of Sub Registrar, Haveli No. 15, Pune, at serial No. 74/2005, and 3399/2005 and pursuant to the said registered Sale Deed his name is duly mutated on 7x12 extract and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.16495.

22) Mr. Tejas Pravin Ghadge, has executed Development Agreement, and Power of Attorney, both dated 24.06.2005 in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.4321/2005 and 4322/2005 respectively.

23) The land bearing Survey No.88/1/6/11, admeasuring 0-Hectors 5.50-Ares = 550 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by Mr. Jasvindersing Khera, who purchased the said land from Mr. Parshuram Mulchand Bhatia and Brig. Prabhu Mulchand Bhatia pursuant to the Registered Sale Deed dated 03.04.1997 which is duly registered at the Office of Joint Sub Registrar, Haveli No. 1, Pune, at serial No. 2443/1997 and pursuant to



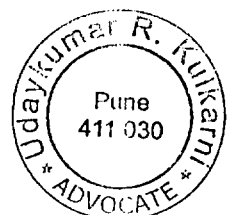
the said registered Sale Deed his name is duly mutated on 7x12 extract and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.11633.

24) Mr. Jasvindersing Khera, has executed Development Agreement, and Power of Attorney, both dated 01.08.2005 in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.5060/2005 and 5061/2005 respectively.

25) The land bearing Survey No.88/1/1/6/14, admeasuring 0-Hectors 6-Ares = 600 sq. mtrs. and Survey No.88/1/1/6(part), admeasuring 0-Hectors 1.5-Ares = 150 sq. mtrs. both the properties are situated at Mouje Baner, Taluka -Haveli, Dist. - Pune, are owned by Dr. Vishwas S. Patil and Mrs. Leela V. Patil, who purchased the said properties from Mr. Viresh Sidramappa Kuppugowda pursuant to the Registered Sale Deeds which are duly registered at the Office of Sub Registrar, Haveli, Pune, and pursuant to the said registered Sale Deeds their names are duly mutated on 7x12 extract and other concerned revenue records as owners / holders thereof, as per the Mutation Entry No.8263.

26) Dr. Vishwas S. Patil and Mrs. Leela V. Patil , have executed Development Agreement, and Power of Attorney, in respect of above mentioned property both dated 18.10.2005 in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.6532/2005 and 6533/2005 respectively.

27) The land bearing Survey No.88/1/5/6, admeasuring 0-Hectors 0.5-Ares = 500 sq. mtrs. situated at Mouje Baner, Taluka -Haveli, Dist. - Pune, was owned by Mrs. Sunanda P. Kulkarni and Mr. Rajiv P. Kulkarni, who purchased the said land from Mr. Basavraj Ballappa Girisagar pursuant to the Registered Sale Deed dated 17.04.1989



which is duly registered at the Office of Joint Sub Registrar, Haveli No. 1, Pune, at serial No.6524/1989 on 2.08.1989 and pursuant to the said registered Sale Deed in their names are mutated on 7x12 extract and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.4995.

28) Mrs. Sunanda P. Kulkarni and Mr. Rajiv P. Kulkarni, has executed Development Agreement, and Power of Attorney, both dated 1.08.2005 in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.5053/2005 and 5054/2005 respectively.

29) The land bearing Survey No.88/1/1(part), out of which an area admeasuring 0-Hectors 4.65-Ares = 465 sq. mtrs. and 0-Hectors 4.65-Ares = 465 sq. mtrs. situated at Mouje Baner, Taluka -Haveli, Dist. - Pune, was owned by Mrs. Anita Ashutosh Deo and Mr. Ashutosh Raghubir Deo, who purchased the said lands pursuant to the Registered Sale Deeds both dated 02.06.2005 which are duly registered at the Office of Sub Registrar, Haveli No.15, at serial No. 3864/2005 and 3866/2005 respectively and pursuant to the said registered Sale Deeds their names are duly mutated on 7x12 extract and other concerned revenue records as owners / holders thereof, as per the Mutation Entry No.14235 and 14236 respectively in respect of the total area admeasuring about 0-Hector 9.30-Ares = 930 sq. mtrs.

30) Mrs. Anita Ashutosh Deo and Mr. Ashutosh Raghubir Deo, have executed Development Agreement, and Power of Attorney, in respect of above mentioned properties both dated 07.11.2005 in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.6903/2005 and 6904/2005 respectively.

31) The land bearing Survey No.88/1/1(part), admeasuring 0-Hectors 4.65-Ares = 465 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by Mr. Kishor Bansilal Jain, who



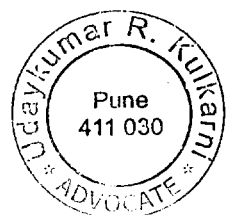
purchased the said land from Mrs. Yashpal Sabharwal and Miss. Bhavna Yashpal Sabharwal pursuant to the registered Sale Deed dated 06.09.1999 which is duly registered at the Office of Sub Registrar, Haveli No. 4, Pune, at serial No. 5600/1999 and pursuant to the said registered Sale Deed his name is duly mutated on 7x12 extract and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.11325.

32) The land bearing Survey No.88/1/1(part), admeasuring 0-Hectors 4.65-Ares = 465 sq. mtrs. situated at Mouje Baner, Taluka - Haveli, Dist. - Pune, was owned by Mr. Mohanlal Dharamaji Bishnoi, who purchased the said land from Mrs. Usha Sabharwal, Mr. Ramlal Sabharwal and Miss. Bhavna Yashpal Sabharwal pursuant to the Registered Sale Deed dated 02.09.1999 which is duly registered at the Office of Sub Registrar, Haveli No. 4, Pune, at serial No. 5601/1999 and pursuant to the said registered Sale Deed his name is duly mutated on 7x12 extract and other concerned revenue records as owner / holder thereof, as per the Mutation Entry No.11326.

33) Mr. Kishor Bansilal Jain and Mr. Mohanlal Dharamaji Bishnoi, have executed Development Agreement, and Power of Attorney, in respect of above mentioned property both dated 01.11.2006 in favour of M/s New Front Developers, which are duly registered at the Office of Sub Registrar, Haveli No.15, Pune, at serial Nos.7634/2006 and 7635/2006 respectively.

34) Pursuant to the aforesaid registered Development Agreements and Power of Attorneys, M/s. New Front Developers, acquired the development rights in respect of the aforesaid lands with an authority to sell the developed flats / units to the prospective purchaser/s

35) M/s. New Front Developers, initially got the amalgamation plan / building plan duly sanction in respect of Survey No.88/1/1 (part) + Survey No.65/1/2+1/3+1/5+1/6, situated at Mouje Baner, Taluka



Haveli, Dist. - Pune, from the concerned authorities of Pune Municipal Corporation, under Commencement Certificate No.DPO/10453/C/799 on 22nd March, 2005 and further M/s. New Front Developers, got the revised amalgamation layout and building construction plans in respect of the Survey No.65/1/2, 65/1/3, 65/1/5, 65/1/6, 88/1/6, 88/1/1/14, 88/1/1(part), 88/1/1/6/11, 88/1/5/6, 88/1/1(part) situated at Mouje Baner, Taluka Haveli, Dist. - Pune, from the concerned authorities of Pune Municipal Corporation, under Revised Commencement Certificate No.DPO/11001/C/1104 on 28th March, 2007.

36) M/s. New Front Developers, got the construction plans duly approved from the concerned authorities of Pune Municipal Corporation pursuant to the Commencement Certificate No.CC/0120/05, dated 2nd April, 2005, Revised-1 Commencement Certificate No.CC/0846/06, dated 3rd June, 2006, Revised-2 Commencement Certificate No.CC/4704/06, dated 29th March, 2007, Revised-3, Commencement Certificate No.CC/2467/09/22, dated 4th November, 2009 Revised-4. (The Commencement Certificates are annexed hereto)

37) Pursuant to the approved plans and the Commencement Certificates, M/s. New Front Developers, had constructed Six Buildings / Wings bearing Nos.A, B, C, D, E and F.

38) M/s. New Front Developers, have carried out and completed the entire construction of the Buildings / Wings consisting of various flats / units pursuant to the plans approved by the concerned authorities of Pune Municipal Corporation and accordingly the concerned authorities of Pune Municipal Corporation under section 263(1) of The Bombay Provincial Municipal Corporation Act, 1949, have issued 1) Part-I Completion Certificate No.BCO/6/OC/N/43(06254) dated 18th September, 2007, in respect of Building / Wing No.C and D, 2) Part-II Completion Certificate No.BCO/6/OC/14(06043/14) dated 13th May, 2008, in respect of

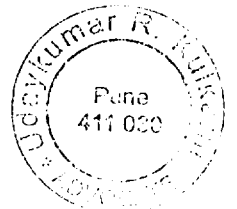


Building / Wing No.A and B, 3) Part-III Completion Certificate No.BPDP/Zone No.1/34(02505) dated 20th March, 2009, in respect of Building / Wing No.E, and 4) Part-IV Final Completion Certificate No.BPDP/Zone-1/202(00416) dated 15th March, 2010, in respect of Building / Wing No.F.

39) Parts of Survey No.65/1 referred hereinabove are amalgamated by the concerned revenue authorities as per the amalgamation plan and after amalgamation, separate 7x12 extract bearing No.65/1/2+3+5+6, admeasuring 0-Hector 19-Ares = 1900 sq. mtrs. is opened pursuant to the Mutation Entry No.16766 and further, parts of Survey No.88/1/1, referred hereinabove are amalgamated by the concerned revenue authorities as per the amalgamation plan and after amalgamation, separate 7x12 extract bearing No.88/1/1+88/1/16+88/1/1/6/11, admeasuring 2-Hector 28.09-Ares = 22809 sq. mtrs. is opened pursuant to the Mutation Entry No.16766.

40) After amalgamation of Survey No.65/1/2+3+5+6, admeasuring 0-Hector 19-Ares = 1900 sq. mtrs. plus Survey No.88/1/1+88/1/16+88/1/1/6/11, admeasuring 2-Hector 28.09-Ares = 22809 sq. mtrs. as per the amalgamation layout the total area is 2-Hector 47.09-Ares = 24709 sq. mtrs.

41) Out of the amalgamated layout of Survey No.65/1/2+3+5+6 and Survey No.88/1/1+88/1/16+88/1/1/6/11 total admeasuring about 2-Hector 47.09-Ares = 24709 sq. mtrs. an area admeasuring 0-Hector 33.864 Ares = 3386.40 sq. mtrs. is handed over to Pune Municipal Corporation as amenity space by M/s. New Front Developers, as the Power of Attorney holder of the respective owners referred hereinabove and accordingly the name of Pune Municipal Corporation is duly mutated on 7/12 Extract of Survey No.88/1/1+88/1/16+88/1/1/6/11 in respect of the amenity space area admeasuring about 0-Hector 33.864 Ares = 3386.40 sq. mtrs. pursuant to Mutation Entry No. 16782



42) Out of the amalgamated layout of Survey No.65/1/2+3+5+6 and Survey No.88/1/1+88/1/16+88/1/1/6/11 total admeasuring about 2-Hector 47.09-Ares = 24709 sq. mtrs. an area admeasuring about 0-Hector 7.46 Ares = 746 sq. mtrs. is reserved by the Pune Municipal Corporation for the Nala Garden which is retained by M/s. New Front Developers with it and which is not yet transferred to Pune Municipal Corporation.

43) The land bearing Survey No.88/1/1(part), out of which an area admeasuring 0-Hectors 4.65-Ares = 465 sq. mtrs. and 0-Hectors 4.65-Ares = 465 sq. mtrs. total area admeasuring about 0-Hector 9.30-Ares = 930 sq. mtrs. situated at Mouje Baner, Taluka -Haveli, Dist. - Pune, is owned by Mrs. Anita Ashutosh Deo and Mr. Ashutosh Raghubir Deo, is also part of amalgamated layout and on which building G is already sanctioned by the Concerned Authorities of Pune Municipal Corporation and the M/s. New Front Developers has not constructed the said G building. The M/s. New Front Developers has reserved right to construct the said G building on the said plot by using TDR (Transferable Development rights) as and when made available by the Concerned Authorities of Pune Municipal Corporation and the M/s. New Front Developers, shall have absolute rights, authority to sell the flats / units and to receive the consideration.

44) The above referred owners of various lands through their duly constituted Power of Attorney holder, partner of M/s. New Front Developers and M/s. New Front Developers, executed Sale Deed dated 29.03.2012 in respect of the land admeasuring 1 Hector 96.466 Ares = 19646.60 sq. mtrs. out of the sanctioned amalgamated layout of Survey No.65/1/2+3+5+6, and Survey No.88/1/1+88/1/16+88/1/1/6/11, together with the buildings / wings-A, B, C, D, E and F in favour of Anjor Co-operative Housing Society, Ltd. formed by the Purchasers of flat / units under the provisions of The Maharashtra Co-operative Societies Act,1960 vide registration No. PNA/PNA/(4)/HSG(TC) / 10529 /2010-2011 dated 15th May 2010. The said Sale Deed which is



duly registered at the Office of Sub Registrar Haveli No. 13, Pune at Serial No. 2708/2012.

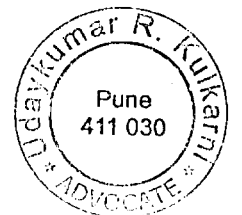
45) In the said Sale deed M/s. New Front Developers, has reserved right to construct G building on the land admeasuring about 0-Hector 9.30-Ares = 930 sq. mtrs. situated at Mouje Baner, Taluka -Haveli, Dist. - Pune, is owned by Mrs. Anita Ashutosh Deo and Mr. Ashutosh Raghubir Deo, out of Survey No.88/1/1+88/1/16+88/1/1/6/11, (out of the amalgamated layout of Survey No.65/1/2+3+5+6, and Survey No.88/1/1+88/1/16+88/1/1/6/11,)

06. Whether the said land/ property is affected by any special enactment such as Tenancy Laws, Urban Land (Ceiling and Regulation) Act, 1976:-

The said lands are not affected by the provisions of Urban Land (Ceiling and Regulation) Act, 1976 as is evident from the record made available by M/s. New Front Developers. The said Act is repealed by the State of Maharashtra as well as the Central Government and now therefore the provisions of Urban Land (Ceiling and Regulation) Act, 1976 are not applicable to the said property.

07. Whether there is any subsisting encumbrance on the said lands -

M/s. New Front Developers, executed Sale Deed dated 29.03.2012 in respect of the land admeasuring 1 Hector 96.466 Ares = 19646.60 sq. mtrs. out of the sanctioned amalgamated layout of Survey No.65/1/2+3+5+6, and Survey No.88/1/1+88/1/16+88/1/1/6/11, together with the buildings / wings-A, B, C, D, E and F in favour of Anjor Co-operative Housing Society, Ltd. and the members of the said society are holding their respective flats and further the amenity space area admeasuring about 0-Hector 33.864 Ares = 3386.40 sq. mtrs.is transferred to Pune Municipal Corporation out of Survey No. Survey No.88/1/1+88/1/16+88/1/1/6/11, (the amalgamated layout of Survey No.65/1/2+3+5+6 and Survey No.88/1/1+88/1/16+88/1/1/6/11)



08. Anjor Co-operative Housing Society, Ltd has issued no objection / consent letter dated 15.06.2018 addressed to City Engineer, Pune Municipal Corporation regarding no objection for construction of G building on the amalgamated layout of Survey No.65/1/2+3+5+6 and Survey No.88/1/1+88/1/16+88/1/1/6/11 by M/s. New Front Developers, by using the FSI generated out of the said lands as per the prevailing development control rules i.e DCPR 2017 as per the resolution no. 1 passed in Special General Body Meeting dated 4.05.2018

09. Mrs. Snehalata V. Babar – Patil Advocate has carried out the search and inspected documents available in the offices of Sub Registrar Pune for the period of 30 years and she has not come across recording of any adverse entry affecting the title of the owner as well as the beneficial interest of M/s. New Front Developers, in respect of the land admeasuring about 0-Hector 9.30-Ares = 930 sq. mtrs. out of Survey No.88/1/1+88/1/16+88/1/1/6/11, (out of the amalgamated layout of Survey No.65/1/2+3+5+6 and Survey No.88/1/1+88/1/16+88/1/1/6/11). I have perused all the documents referred in this Search / Title opinion, and subject to the application of the prevailing laws as referred in this Title Opinion, in my opinion the above named owners have valid, legal marketable title, free from encumbrances to the said lands subject to the beneficial rights, interest acquired by M/s. New Front Developers pursuant to various Development Agreements and subject to right to construct G building as per the sanctioned plan by Pune Municipal Corporation. A separate certificate based on this Opinion is given.

All copies of the documents referred to above are inspected and returned to M/s. New Front Developers.

Pune

Date – 22.06.2018


(Udaykumar R. Kulkarni)
Advocate



Udaykumar R. Kulkarni
Advocate

Office : 'Chabai' Flat No. 3, 1st floor, Rear wing, 411, Shaniwar Peth, Near Mandar Lodge, Pune - 411 030
Tel. : (O) 020 - 2445 5254 Mob. : 98220 86854

R.P.A.D. / U.C.P

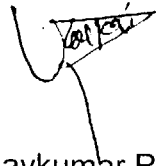
CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion the title of the owners to the land bearing 0-Hector 9.30-Ares = 930 sq. mtrs. out of Survey No.88/1/1+88/1/16+88/1/1/6/11, (out of the amalgamated layout of Survey No.65/1/2+3+5+6 and Survey No.88/1/1+88/1/16+88/1/1/6/11) situated at Mouje Baner, Taluka - Haveli, Dist. - Pune subject to the beneficial rights, interest acquired by M/s. New Front Developers pursuant to the various Development Agreements and Power of Attorneys and right to construct G building by M/s. New Front Developers as per the sanctioned plan by Pune Municipal Corporation and as per the revised plans to be sanctioned by Pune Municipal Corporation is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by my client. At the time of search for last 30 years, carried out by Advocate Mrs. Snehalata V. Babar - Patil at my instance, at the Offices of Sub Registrar, Haveli, Pune, and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) and with all the constraints regarding the availability of record, during the search carried out and inspection taken by her for the period of last 30 years, she did not notice recording of any registration of any transaction adversely affecting the title of the owner.

I, therefore, certify that, the present owners are having legal, valid and marketable title free from any encumbrances subject to the beneficial rights, interest acquired by M/s. New Front Developers pursuant to the various Development Agreements and Power of Attorneys and right to construct G building by M/s. New Front Developers as per the sanctioned plan by Pune Municipal Corporation and as per the revised plans to be sanctioned by Pune Municipal Corporation for which Anjor Co-operative Housing Society, Ltd has given its consent.

Pune

Date - 22.06.2018


(Udaykumar R. Kulkarni)
Advocate



MH002597337201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 Jun 2018	Receipt	Receipt no.: 1111365843
	Name of the Applicant :	Snehalata Vinayakrao BabarPatil
	Details of property of which document has to be searched :	Dist :Pune Village :Baner S.No/CTS No/G.No. : 88
	Period of search :	From :2002 To :2018
	Received Fee :	425
The above mentioned Search fee has been credited to government vide GRN no :MH002597337201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



GRN MH002597337201819E		BARCODE 		Date 12/06/2018-14:26:33		Form ID					
Department Inspector General Of Registration				Payer Details							
Search Fee Type of Payment Other Items				TAX ID (If Any)		304156537					
				PAN No.(If Applicable)							
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Snehalata Vinayakrao BabarPatil					
Location PUNE											
Year 2018-2019 One Time				Flat/Block No.							
Account Head Details		Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE		750.00		Road/Street							
				Area/Locality							
				Town/City/District							
				PIN							
				Remarks (If Any)							
				Amount In		Seven Hundred Fifty Rupees Only					
Total		750.00		Words							
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN		Ref. No.		02300042018061297632		004627538	
Cheque/DD No.				Bank Date		RBI Date		12/06/2018-14:28:54		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

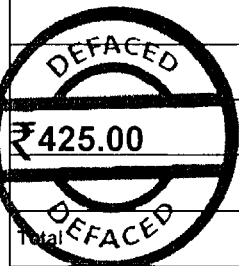
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सद्यः चलण "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता येण्याच्या दस्तावेजासाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0001420898201819	12/06/2018-16:51:54	IGR002	425.00
Total Defacement Amount					425.00

MH002597869201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 Jun 2018	Receipt	Receipt no.: 1111365850
	Name of the Applicant :	Snehalata Vinayakrao BabarPatil
	Details of property of which document has to be searched :	Dist :Pune Village :Baner S.No/CTS No/G.No. : 65
	Period of search :	From :2002 To :2018
	Received Fee :	425
The above mentioned Search fee has been credited to government vide GRN no :MH002597869201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

GRN	MH002597869201819E	BARCODE				Date	12/06/2018-14:31:55			Form ID		
Department Inspector General Of Registration					Payer Details							
Search Fee					TAX ID (If Any)		157330107					
Type of Payment Other Items					PAN No.(If Applicable)							
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Snehalata Vinayakrao BabarPatil					
Location PUNE												
Year 2018-2019 One Time					Flat/Block No.							
Account Head Details				Amount In Rs.		Premises/Building						
0030072201 SEARCH FEE				750.00		Road/Street						
						Area/Locality						
						Town/City/District						
						PIN						
						Remarks (If Any)						
						Amount In		Seven Hundred Fifty Rupees Only				
				750.00		Words						
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		02300042018061297667		004664786	
Cheque/DD No.					Bank Date		RBI Date		12/06/2018-14:33:31		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					



₹425.00

Total

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0001421267201819	12/06/2018-16:58:05	IGR002	425.00
Total Defacement Amount					425.00

MRS. SNEHALATA BABAR-PATIL

ADVOCATE

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,
Hingane Budruk (Maharshi Karve Nagar)
Pune - 411 052

To,

Shri Udaykumar R. Kulkarni, Advocate
'Chabai'
411, Shaniwar Peth,
Pune - 411 030.

Dear Sir,

I have carried out inspection and search at the offices at Sub Registrar Haveli, Pune for the period last 30 years and I have also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) in respect of the land bearing 0-Hector 9.30-Ares = 930 sq. mtrs out of Survey No.88/1/1+88/1/16+88/1/1/6/11, (out of the amalgamated layout of Survey No.65/1/2+3+5+6,, + Survey No.88/1/1+88/1/16+88/1/1/6/11,) situated at Mouje Baner, Taluka - Haveli, Dist. - Pune is owned by Mrs. Anita Ashutosh Deo and Mr. Ashutosh Raghbir Deo.

I have not found any registered entry adversely affecting the title of the present owner. At the time of search certain Index-II register are found in torn and destroyed condition and hence they were not made available for my inspection and, therefore, in my opinion, the Owners have clean, Clear and marketable title free from encumbrances to the said land, described in the Schedule written hereunder subject to the beneficial rights, interest acquired by M/s. New Front Developers pursuant to the various Development Agreements and Power of Attorneys and right to construct G building by M/s. New Front Developers as per the sanctioned plan by Pune Municipal Corporation and as per the revised plans to be sanctioned by Pune Municipal Corporation.



I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owners, of the said land to M/s. New Front Developers

SCHEDULE OF PROPERTY

All that piece and parcel of the land admeasuring about 0-Hector 9.30-Ares = 930 sq. mtrs. out of Survey No.88/1/1+88/1/16+88/1/1/6/11, (out of the amalgamated layout of Survey No.65/1/2+3+5+6 and Survey No.88/1/1+88/1/16+88/1/1/6/11) situated at Mouje Baner, Taluka - Haveli, Dist. - Pune within the limits of Pune Municipal Corporation, and within Registration Sub District Taluka - Haveli and Registration District of Pune and the boundaries of the entire layout are as under:-

On or towards the

East : By Road

South : By Plot No. 3 out of Survey No. 88/1/1

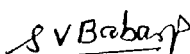
West : By Property of Anjor Co-operative Housing Society, Ltd

North : By Road

alongwith right to use road for ingress and egress and alongwith all rights easement and appurtenances thereto.

Pune

Date - 19.06.2018


(Mrs. Snehalata Babar-Patil)
Advocate

