

D. M. WALHEKAR

M.COM, L.L.B. G.D.C.& A
ADVOCATE

Off.: S.NO.19, Kumar Trade Center, Janseva Bank Bldg. Near Shankar Maharsj Math,
Pune Satara Road, Dhankawadi, Pune- 43, Phone - 24370565/9822017707.

TITLE OPINION

To,

M/s Ganesh Developers and Company

Mahesh Society, Bibwewadi, Pune - 411 037.

Sub : Title Opinion in respect of property bearing 1. Survey No. 3 hissa No. 1 to 4/1/4/1, admeasuring 00 H 20 R. 2. Survey No. 3 hissa No. 1 to 4/1/4/2/1, admeasuring 00 H 20 R. And 3. Survey No. 3 hissa No. 1 to 4/1/4/2, admeasuring 00 H 03R. totally admeasuring 00H 43 R. Revise as per M.E.No. 19544 as **New amalgamated** 1. Survey No. 3 hissa No. 1 to 4/1/4/2/1A, admeasuring 00 H 26.1581R 2. Survey No. 3 hissa No. 1 to 4/1/4/2/1B, admeasuring 00 H 5.2498 3. Survey No. 3 hissa No. 1 to 4/1/4/2/1C, admeasuring 00 H 8.1009R AND 4. Survey No. 3 hissa No. 1 to 4/1/4/2/1D, admeasuring 00 H 3.4912 R Totally area admeasuring area 4300 Sq.Mtrs incl area given towards road winding open space , and amenity space, situated at Ambegaon Budruk Tal. Haveli Dist. Pune within limits of Pune Municipal Corporation Pune Village Ambegaon Budruk, Pune.

Dear Sir,

I have investigated the title to the captioned property and in my opinion I have to state as follows:

1. LIST OF DOCUMENTS GIVEN FOR MY PERUSAL:

- a] Copies of 7/12 extracts.
- b] Copies of Mutation Entries.
- c] Copy of Zone Certificate
- d] Copy of Demarcation Plan dated

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- e] Copy of Sale Deed dated in favour of M/s. Ganesh Developers and Company registered at Office of the Sub-Registrar Haveli No.9 at Sr.No. 11351/2013
- f] Copy of N.A. Order bearing No.PMH/NA/SR/58/2014 dated 03.06.2014
- g] Revise the said plan from the respective authority of PMRDA Pune As per Ja. Kr. BHA/Pr.Kr. 1746/16/17/Moje Ambegaon Budruk/Survey No. 3/1 to 4/1/4/1 and other Dt. 27/03/2017.
- h) Pune Municipal Corporation (PMC) has sanctioned Plan by Commencement Certificate bearing No. CC/ 3246/19 dated 18/1/2019

2. DESCRIPTION OF THE PROPERTY :

ALL THAT PIECE AND PARCEL of the property bearing bearing

- 1. Survey No. 3 hissa No. 1 to 4/1/4/1, admeasuring 00 H 20 R.
- 2. Survey No. 3 hissa No. 1 to 4/1/4/2/1, admcasuring 00 H 20 R.
- 3. Survey No. 3 hissa No. 1 to 4/1/4/2, admeasuring 00 H 03R. R.

totally admeasuring 00H 43 R. all that piece and parcel of land and ground situated within the Registration, Sub-District, Taluka Haveli, Dist. Pune and situated within the limits of Zilla Parishad Pune and Panchayat Samiti Taluka Haveli and Grampanchayat Mouje Ambegaon Budruk, Pune and the said Plots are bounded as follows -

ON OR TOWARDS THE :

- NORTH : By 9 meter wide Road
- SOUTH : By National Highway No.4
- EAST : By Part of Land bearing Survey No.3
- WEST : By Part of Land bearing Survey No.3

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DEVOLUTION OF THE TITLE WITHIN LAST 30 YEARS:-

Tracing---

3. S. NO.3 HISSA NO.3/1 TO 4 :

- a] In the year 1942 and there-before, the Land bearing S.No.3/1, 3/2, 3/3 and 3/4 totally admeasuring 24 Acre 3 Gunthe was owned by Shri. Vithu Narayan Beldare.
- b] It is seen from the Mutation Entry No.870 dated 31.07.1943 that in the year 1941 or thereabout, Shri. Vithu Narayan Beldare died intestate leaving behind him his wife - Shevantabai, two sons - Pandu/Pandharinath and Shrihari as his only legal heirs. The name of the Vithu Narayan Beldare's brother, Ramu Narayan Beldare was recorded as the Manager of the Hindu Undivided Family. Names of his minor sons - Pandu and Shrihari and wife - Shevantabai as their legal guardian was also recorded vide the said Mutation Entry.
- c] It is seen from the Mutation Entry No.976 dated 21.05.1948 that S.No.3/1, 3/2, 3/3 and 3/4 were amalgamated and given S.No.3 Hissa No.1 to 4.
- D) It is seen from the Mutation Entry No.2592 dated 20.01.1984 that Shri. Shrihari Vithoba Beldare. sold a portion admeasuring 0 Hecter 20 Ares out of the land bearing S.No.3 Hissa No.1 to 4/1/4 to Shri Shankar Viithal Beldare vide Sale Deed dated 18.03.1983 registered at Office of the Sub-Registrar Haveli No.1 on 18.03.1983.
- E) It is seen from the Mutation Entry No.3104 dated 10.07.1986 that Shri Shankar Viithal Beldare sold a portion admeasuring 0 Hecter 20 Arcs out of the land bearing S.No.3 Hissa No.1 to 4/1/4/1 to Shri Shankar Trimbak Raikar, Shri Narayan Baburav Scvkar, Shri D.G.Tajane, Shri Manohar Krushnaji Prabhune, Shri Dnyaneshwar

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Sahadu Korpade and Shri Ravindra Chintaman Prbhune vide Sale
Deed dated 02.04.1986 registered at Office of the Sub-Registrar
Haveli No.1

4. S.NO.3 HISSA NO.1 TO 4/1/4 :

- a] It is seen from the Mutation Entry No.3177 dated 07.01.1987 that the co-owners of S.No.3 Hissa No.1 to 4/1/4 viz. Pandharinath and Shrihari Beldare got the property partitioned by the virtue of the order of the Tahsildar bearing No. Partition/67/86 dated 18.12.1986. The Partition took place as follows :

	Hector - Ares	Name of Holder
S.No.3 Hissa No.1 to 4/1/4/1	1 - 22	Pandharinath Vithoba Beldare
S.No.3 Hissa No.1 to 4/1/4/2	1 - 02	Shrihari Vithoba Beldare

- b] It is seen from the Mutation Entry No.3390 dated 01.05.1987 that Shrihari Vithoba Beldare sold a portion admeasuring 0 Hector 20 Ares out of the land bearing S.No.3 Hissa No.1 to 4/1/4/2 totally admeasuring 01H22 Ares to Sau. Padmaj Govind Mahajan 2 R, Shri Ravindra Vinayak Mahajan 2R, Sau Ashwini Nandkishor Devdhar.2R, Shankar Trimbak Raikar 5R, Ravindra Chintaman Prbhune 3R, Shri Dnyaneshwar Sahadu Korpade 3R, Shri Sampat Jagannath Gurav 3R. vide Sale Deed dated 12.02.1987 registered at the Office of the Sub-Registrar Haveli No.1 at Sr.No.1900/1977 on 12.02.1987
- c] It is seen from the Mutation Entry No. 8669 dated 19.11.97 that Shankar Trimbak Raikar sold a portion admeasuring 0 Hector 06 Ares out of the land bearing S.No.3 Hissa No.1 to 4/1/4/1

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admeasuring 06 Ares to 1.Shaikh Sultan Roshanmiya,2. Ashifa Sultan Shaikh, 3.Harun Ismail Shaikh, 4.Shaikh Salama Harun, 5.Harun Abdul Karim, 6. Abdul Rajjak Abdul Karim, 7.Abdul Latif Abdul Karim, 8. Bilal Abdul Karim vide Sale Deed dated 6.05.1997 registered at the Office of the Sub-Registrar Haveli No.9 at Sr.No.4955/1997 on 6.5.1997.

d) It is seen from the Mutation Entry No. 8669 dated 19.11.97 that 1.Sau. Padmaj Govind Mahajan, 2. Shri Ravindra Vinayak Mahajan , 3. Sau Ashwini Nandkishor Devdhar, 4, Shri Sampat Jagannath Gurav , 5, Shri Dnyaneshwar Sahadu Korpade sold a portion admeasuring 0 Hecter 12 Ares out of the land bearing S.No.3 Hissa No.1 to 4/1/4/2/1 admeasuring 12 Ares to 1.Shaikh Sultan Roshanmiya,2. Ashifa Sultan Shaikh, 3.Harun Ismail Shaikh, 4.Shaikh Salama Harun, 5.Harun Abdul Karim, 6. Abdul Rajjak Abdul Karim, 7.Abdul Latif Abdul Karim, 8. Bilal Abdul Karim vide Sale Deed dated 09.01.1996 registered at the Office of the Sub-Registrar Haveli No.9 at Sr.No. 215/ 1996 on 09/01/1996.

e) It is seen from the Mutation Entry No. 7346 dated 7.01.1997 that 1.Shri Narayan Baburav Sevkar, 2. Shri D.G.Tajane, 3. Shri Manohar Krushnaji Prabhune, through poa Shri Dnyaneshwar Sahadu Korpade and Shri Chintaman G Prbhune sold a portion admeasuring 0 Hecter 12 Ares out of the land bearing S.No.3 Hissa No.1 to 4/1/4/1 admeasuring 12 Ares to 1.Shaikh Sultan Roshanmiya,2. Ashifa Sultan Shaikh, 3.Harun Ismail Shaikh, 4.Shaikh Salama Harun, 5.Harun Abdul Karim, 6. Abdul Rajjak Abdul Karim, 7.Abdul Latif Abdul Karim, 8. Bilal Abdul Karim vide Sale Deed dated 09.01.1996 registered at the Office of

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the Sub-Registrar Haveli No.9 at Sr.No.216/1996 on
09/01/1996.

- f] It is seen from the Mutation Entry No. 8666 dated 19.11.1997 that Shrihari Vithoba Beldare sold a portion admeasuring 0 Hector 3 Ares out of the land bearing S.No.3 Hissa No.1 to 4/1/4/2 admeasuring 03 Ares to 1.Shaikh Sultan Roshanmiya, 2. Ashifa Sultan Shaikh, 3.Harun Ismail Shaikh, 4. Shaikh Salama Harun, 5. Harun Abdul Karim, 6. Abdul Rajjak Abdul Karim, 7. Abdul Latif Abdul Karim, 8. Bilal Abdul Karim vide Sale Deed dated 06.05.1997 registered at the Office of the Sub-Registrar Haveli No.9 at Sr.No. 4949/1997 on 06/05/1997.
- g] It is seen from the Mutation Entry No. 8667 dated 19.11.1997 that Shri Dnyaneshwar Sahadu Korpade and Other sold a portion admeasuring 0 Hector 1 Ares out of the land bearing S.No.3 Hissa No.1 to 4/1/4/1 admeasuring 01 Ares to 1.Shaikh Sultan Roshanmiya, 2. Ashifa Sultan Shaikh, 3.Harun Ismail Shaikh, 4.Shaikh Salama Harun, 5.Harun Abdul Karim, 6. Abdul Rajjak Abdul Karim, 7.Abdul Latif Abdul Karim, 8. Bilal Abdul Karim vide Sale Deed dated 6.5.1997 registered at the Office of the Sub-Registrar Haveli No.9 at Sr.No.4953/1997 on 6.5.1997
- h] It is seen from the Mutation Entry No. 8668 dated 19.11.1997 that Shri Ravindra Chintaman Prabhune and Other sold a portion admeasuring 0 Hector 1 Ares out of the land bearing S.No.3 Hissa No.1 to 4/1/4/1 admeasuring 01 Ares to 1.Shaikh Sultan Roshanmiya, 2. Ashifa Sultan Shaikh, 3. Harun Ismail Shaikh, 4. Shaikh Salama Harun, 5.Harun Abdul Karim, 6. Abdul Rajjak Abdul Karim, 7. Abdul Latif Abdul Karim, 8. Bilal Abdul Karim vide Sale Deed dated 6.5.1997 registered at the

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Office of the Sub-Registrar Haveli No.9 at Sr.No.4954/1997 on
6.5.1997

- i) It is seen from the Mutation Entry No. 8669 dated 19.11.1997 that Shri Shankar Trimbak Raikar sold a portion admeasuring 00Hector 05 Ares out of the land bearing S.No.3 Hissa No.1 to 4/1/4/2/1 admeasuring 05 Ares and S.No.3 Hissa No.1 to 4/1/4/1 admeasuring 06 Ares to 1.Shaikh Sultan Roshanmiya, 2. Ashifa Sultan Shaikh, 3.Harun Ismail Shaikh, 4.Shaikh Salama Harun, 5.Harun Abdul Karim, 6. Abdul Rajjak Abdul Karim, 7.Abdul Latif Abdul Karim, 8. Bilal Abdul Karim vide Sale Deed dated 6.5. 1997 registered at the Office of the Sub-Registrar Haveli No.9 at Sr.No. 4955/1997.
- j.) It is seen from the Mutation Entry No.17678 dated 25.06.2013 that Harun Abdul Karim Meman died intestate on 18.02.2012 leaving behind him wife - Smt Bilkis Harun Meman as his legal heirs. recorded in others rights column vide the said mutation entry.
5. By a Sale Deed dated 19.12.2013 which are registered at the Office of the Sub-Registrar Haveli No.9 at Serial Nos. 11351/2013 that the owners 1.Shaikh Sultan Roshanmiya, 2. Ashifa Sultan Shaikh, 3.Harun Ismail Shaikh, 4.Shaikh Salama Harun, 5. Smt Bilkis Harun Meman 6. Abdul Rajjak Abdul Karim, 7.Abdul Latif Abdul Karim, 8. Bilal Abdul Karim Sold an area admeasuring 00H43R. i.e. 4300 Sq.mtrs. out of the land bearing 1. Survey No. 3 hissa No. 1 to 4/1/4/1, admeasuring 00 H 20 R. 2. Survey No. 3 hissa No. 1 to 4/1/4/2/1, admeasuring 00 H 20 R. And 3. Survey No. 3 hissa No. 1 to 4/1/4/2, admeasuring 00 H 03 R. totally admeasuring 00H 43 R. in favour of M/s. Ganesh Developers and Company through its partners Mr. Anantrao Shivaram Bhintade

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and Mr. Sunil Anantrao Bhintade who Recorded His Name on the records of rights as owner on 7/12 Extract as Mutation Entry No. 17883. And Revise Survey No. As per Mutation Entry No. 19544 for making Amalgamation of the said property.

- 6] The present developers M/s.Ganesh Developers and Company, Agrees to develop the said Property by Amalgamation and sanctioning the building plan on the said property from the respective authority of Assistant Director of Town Planning Pune by their building permission NABP/Mouje Ambegaon B.K/Tal. Haveli,/Survey, No.3/1 To 4/1/4/1/2+3/1 to 4/1/ 4/1 and 3/1to 4/1/4/2/1 /SSPU/ 829 dtd.07/0 2/ 2014 . The present developers M/s. Ganesh Developers and Company revise the said plan from the respective authority of PMRDA Pune As per Ja. Kr. BHA/Pr.Kr. 1746/16/17/Moje Ambegaon Budruk/ Survey No. 3/1 to 4/1/4/1 and other Dt. 27/03/2017.

AND Revise 7/12 As PER Mituation entry No.19544 **New amalgamated 7/12 extract by revenue branch as** 1.Survey No. 3 hissa No. 1 to 4/1/4/2/1A, admeasuring 00 H 26.1581R 2. Survey No. 3 hissa No. 1 to 4/1/4/2/1B, admeasuring 00 H 5.2498R, 3.Survey No. 3 hissa No.1 to 4/1/4/2/1C, admeasuring 00 H 8.1009R AND 4. Survey No. 3 hissa No. 1 to 4/1/4/2/1D, admeasuring 00 H 3.4912 R Totally area admeasuring area 4300 Sq.Mtrs incl area given towards road winding open space , and amenity space, situated at Ambegaon Budruk Tal. Haveli Dist. Pune within limits of Pune Municipal Corporation Pune

- 7] There after Village Ambegaon Budruk, within the limits of the recently expanded Pune Municipal Corporation, Taluka Haveli,

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Distict Pune. The Promoter sanction the building construction of the said building from the Competent authority of The Pune Municipal Corporation as per Commencement Certificate bearing No. CC/ 3246/18 dated 18/1/2019

- 8] The present developers M/s. Ganesh Developers and Company, obtained The permission for the non agricultural use of the said land from the Collector Pune vide Order bearing No_PMH /NA/SR/ 86 /2014 Pune dtd.03 /06/2014.
- 9] The present developers M/s. Ganesh Developers and Company, mortgage the said property with Rajarshri Shahu Sahakari Bank Ltd Br. Dhankawadi, Pune as per Mortgage deed Dt. 31/12/2015 which is registered at the Office of the Sub-Registrar Haveli No.9 at Serial Nos. 48/2016.

Conclusion :-

After narrating the fact as aforesaid I stated that I have not come across any entry showing encumbrances such as sale, mortgages, and charge except project loan from Rajarshri Shahu Sahakari Bank Ltd Br. Dhankawadi, Pune in respect of the said property and or present owner of the said property. On the basis of fore going and subject to available documents produced for my perusal and the observation made in the reports appended here to I here by opine that the title of the present owner of the above captioned property appears free, clear and Marketable And the Developers M/s. Ganesh Developers and Company, have good right and valid authority for development thereof.

Pune:

Date: 21/02/2019.



D. M. WALHEKAR
M.Com, L.L.B. Advocate
Off. No. 19, Kumar Trade Center,
Janseva Bank Building,
Near Shankar Maharaj Math
Pune-Satara Road, Dhankawadi,
Pune-411 043. M: 9822017707



CHALLAN
MTR Form Number-6



GRN	MH012109321201819E	BARCODE			Date	20/02/2019-19:37:16	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Search Fee				
Type of Payment				Other Items				
Office Name				HVL9_HAVELI 9 JOINT SUB REGISTRAR				
Location				PUNE				
Year				2018-2019 One Time				
Account Head Details				Amount In Rs.				
0030072201 SEARCH FEE				300.00				
Flat/Block No.				Premises/Building				
Road/Street				DHANKAWADI				
Area/Locality				PUNE				
Town/City/District								
PIN				4 1 1 0 4 3				
Remarks (If Any)				SEARCH FOR 5 YEARS S. NO. 3 HISSA NO.1 TO 4/1/4/2/1 and 1/4/2				
				AREA 43 R AMBEGAON BK. PUNE 411046				
Amount In				Three Hundred Rupees Only				
Words								
Total				300.00				
Payment Details				BANK OF MAHARASHTRA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Bank CIN				Ref. No.				
20300042019022030743				190513374725				
Bank Date				RBI Date				
20/02/2019-19:38:48				Not Verified with RBI				
Name of Bank				Bank-Branch				
BANK OF MAHARASHTRA								
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

चंदर चलेन "ट्रिप ऑफ पेमेंट" न्ह्यो नगुद कारण-सादीच नागु आहे. इतर कारण-सादी किंवा नोंदणी न कळवयल्ल्या दस्त्यांसाठी लागू नाही.

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