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Date: 25/10/2021

SEARCH AND TITLE REPORT

I have been instructed by M/s. Sainath Developers a Partnership Firm having its office at: F-103, Expanse Society, Sector No.6, Moshi Pradhikaran, Moshi, Pune 412105, Through its Partner Mr. Pravin Prakash Patil to take the search of the immovable property bearing Exchange Plot No.1/1 admeasuring 4450 Sq. Mtrs. out of Sector No.17 out of Lands bearing Gat No.914 to 916 and 1079 situated at Village Chikhli, Tal. Haveli, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation (P.C.M.C.) and (previously Pimpri Chinchwad New Town Development Authority) and within the jurisdiction of Sub-Registrar Haveli, Pune (more particularly described in the Schedule hereunder written) for the last thirty years. Accordingly, I have deposited the Search Fee vide E-Challan bearing No. MH007982697202122U dated 25/10/2021 in the office of the Sub-Registrar Haveli No. 24, Dist. Pune and my report is as under:-

SCHEDULE OF THE PROPERTY

All that that piece and parcel of immovable property bearing Exchange Plot No.1/1 admeasuring 4450 Sq. Mtrs. out of Sector No.17 out of Lands bearing Gat No.914 to 916 and 1079 situated at Village Chikhli, Tal. Haveli, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation (previously Pimpri Chinchwad New Town Development Authority) and within the jurisdiction of Sub-Registrar Haveli, Pune and the said Plot is bounded as under:-

On or Towards East : By Exchange Plot No.1/2

On or Towards West : By Road

On or Towards North: By Land owned by P.C.N.T.D.A.

On or Towards South: By 75 Mtr. Wide Road

(Part 2 (B Wing) admeasuring 3733.34 Sq. Mtrs. (Built Up) consisting of 76 Flats on total 13 Floors to be constructed on the said Plot is the subject

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matter of the present Search and Title Report).

The following documents were produced for my verification:

- 1) Copy of 7/12 Extracts and
- 2) Copy of Exchange Deed dated 21/09/2012, which is registered in the Office of Sub-Registrar Haveli No.18, Pune at Srl. No.8972/2012 on 27/09/2012
- 3) Copy of Sale Deed dated 27/09/2012, which is registered in the Office of Sub-Registrar Haveli No.18, Pune at Srl. No.8973/2012.
- 4) Copy of Power of Attorney dated 27/09/2012, which is registered in the Office of Sub-Registrar Haveli No.18, Pune at Srl. No.8974/2012 on 27/09/2012
- 5) Copy of Certificate of Exchange of Property dated 17/04/2013.
- 6) Copy of Commencement Certificate dated 19/09/2015 issued by PCNTDA.
- 7) Copy of Commencement Certificate dated 26/02/2019 issued by PCNTDA.
- 8) Copy of Re-conveyance/Release Deed dated 31/10/2015 bearing registration No.8609/2015 executed between Bhaichand Hirachand Raisone Multistate Co-operative Credit Society and M/s. Eros Associates through its Partner Mr. Raj Kishorilal Chaddha.
- 9) Copy of Development Agreement dated 29/10/2020 executed between M/s. Sainath Developers and M/s. Eros Associates
- 10) Copy of Power of Attorney dated 29/10/2020 executed between M/s. Sainath Developers and M/s. Eros Associates.
- 11) Copy of Deed of Partnership dated 14/01/2014 and Reconstitution of
- 12) Copy of Public Notice dated 28/08/2020 issued in Daily Prabhat, Pune.
- 13) Copy of RERA registration certificate of Project dated 31/05/2019 of the Project Kundan Junction of Part 1 (A Wing).
- 14) Copy of N.A. Order dated 16/04/2019.
- 15) Copy of Commencement Certificate dated 13/10/2021 under No. BP/Chikhli/Pradhikaran/242/2021 issued by P.C.M.C.

BRIEF HISTORY OF THE PROPERTY

- 1) That the land bearing Gat No. 905 situated at Village Chikhli, Tal. Haveli,

Dist. Pune admeasuring 00 H 44.5 Ares out 00 H 89 out of total land admeasuring 09 H 66 Ares was previously owned by Mr. Gangaram Yadav and his HUF by virtue of succession.

- 2) After the death of the said Mr. Gangaram Yadav the said land was devolved upon his son Mr. Nivrutti Gangaram Yadav as Karta of HUF and after the death of the said Mr. Nivrutti Gangaram Yadav, the names of his legal heirs namely Smt. Janabai Nivrutti Yadav (Wife), Mr. Gokul Nivrutti Yadav (Son), Mr. Dilip Nivrutti Yadav (Son), Mr. Tanaji Nivrutti Yadav (Son) and Ms. Usha Nivrutti Yadav (Mrs. Usha nandu Kokane) (Married Daughter) were mutated in 7/12 extract of the said Land.
- 3) The Lands bearing Gat No.914 to 916 and Gat No.1079 situated at Village Chikhli, Tal. Haveli, Dist. Pune was acquired for the Pimpri Chinchwad New Town Development Authority.
- 4) The said Land admeasuring 00 H 44.5 Ares out 00 H 89 out of total land admeasuring 09 H 66 Ares bearing Gat No.905 situated at Village Chikhli, Tal. Haveli, Dist. Pune which was owned by the said Smt. Janabai Nivrutti Yadav and 4 others was required for the acquisition of the said Pimpri Chinchwad New Town Development Authority for Spine Road and Chikhli District Centre.
- 5) Thereafter, the said Pimpri Chinchwad New Town Development Authority exchanged the said Plot No.1/1 admeasuring 4450 Sq. Mtrs. out of Sector No.17 out of Gat No.914 to 916 and 1079 situated at Village Chikhli, Tal. Haveli, Dist. Pune in favour of the said Smt. Janabai Nivrutti Yadav and 4 Others against their said Land bearing Gat No.905 admeasuring 00 H 44.5 Ares situated at Village Chikhli, Tal. Haveli, Dist. Pune vide registered Exchange Deed dated 21/09/2012, which is registered in the Office of Sub-Registrar Haveli No.18, Pune at Srl. No.8972/2012 on 27/09/2012. Thus, the said Smt. Janabai Nivrutti Yadav and 4 others became the owners of the said Plot No.1/1 admeasuring 4450 Sq. Mtrs. out of Sector No.17 out of Gat No.914 to 916 and 1079 situated at Village Chikhli, Tal. Haveli, Dist. Pune by virtue of the said Exchange Deed dated 27/09/2012.

- 6) Thereafter, on 24/09/2012 the said Smt. Janabai Nivrutti Yadav and 4 Others executed the Sale Deed dated Plot No.1/1 admeasuring 4450 Sq. Mtrs. out of Sector No.17 out of Gat No.914 to 916 and 1079 situated at Village Chikhli, Tal. Haveli, Dist. Pune in favour of M/s. Eros Associates a Partnership Firm through its Partner Mr. Raj Kishorilal Chaddha, which Sale Deed is registered in the Office of Sub-Registrar Haveli No.18, Pune at Srl.No .8973/2012 on 27/09/2012. The said Eros Associates is a partnership firm duly registered as per the provision of Partnership Act, 1932 and Mr. Raj Kishorilal Chaddha and Mr. Shivaji Ramling Sakhare were its partners thereof. Thereafter, out of the said Partners the said Mr. Shivaji Ramling Sakhare retired from the said Partnership Firm and Mrs. Vandana Raj Chaddha was admitted as Partner of the said Partnership Firm by virtue of Deed of Reconstitution of Partnership dated 11/01/2019 between the said Partners and at present the said Mr. Raj Kishorilal Chaddha and the said Mrs. Vandana Raj Chaddha are its Partners.
- 7) Thereafter, the said M/s. Eros Associates as owner of the said Plot No.1/1 got approved the Building Plan on 19/09/2015 under Commencement Certificate No.V.Pr./26/17/1/1/2315 and Revised the said Building Plan on 26/01/2019 under Commencement Certificate No.V.Pr./26/17/1/1 (Exchange)/305 from the Pimpri Chinchwad New Town Development Authority.
- 8) The said M/s. Eros Associates had mortgaged the said Plot with Bhaichand Hirachand Raisonni Multistate Co-operative Credit Society Ltd. against the loan which was availed by them for the said project. However, after repayment of the said loan the said Bhaichand Hirachand Raisonni Multistate Co-operative Credit Society Ltd. executed the Re-conveyance Deed dated 31/10/2015, which is registered in the office of Sub-Registrar Haveli No.26, Pune at Srl. No.8609/2015.
- 9) Thereafter, the said M/s. Eros Associates got the N.A. permission of the said Land from the Sub-Divisional Officer Haveli, Pune under N.A. Order No. PNA/SR/20/19 dated 16/04/2019.

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- 10) As per the said Building Plans the said M/s. Eros Associates are entitled to construct three buildings in three Parts i.e. Part 1 (A Wing), Part 2 (B wing) and Part 3 (C Wing) and the said Part 1 (A Wing) project is known as "Kundan Junction". The said project of Part 1 (A Wing) is registered with the Real Estate Regulatory Authority, Mumbai under No.P5210021046 dated 31/05/2019.
- 11) The said M/s. Eros Associates has commenced the construction of Part 1 (A Wing) consisting of residential and commercial units. However, the construction of the said Part 2 (B Wing) is not yet commenced but the construction of ground floor of Part 3 (C Wing) is started by the said M/s. Eros Associates.
- 12) The said building of the said Part 2 (B Wing) admeasuring 3733.34 Sq. Mtrs. (Built Up) consisting of 76 Flats on total 13 Floors to be constructed on the said Plot is the subject matter of the present Search and Title Report.
- 13) That one Mr. Pratap Singh Misraj Khairariya had filed the Regular Civil Suit No.184/2013 in the Court of Hon'ble Civil Judge Junior Division, Pimpri, Pune for Perpetual Injunction against Pimpri Chinchwad New Town Development Authority and Mr. Shivaji Sakhare and the said original owners of the said Land Smt. Janabai Nivrutti Jadhav and others in respect of the said property. The Application for Interim Injunction filed in the said Civil Suit at Exh.5 was rejected on 10/11/2014. However, the said dispute was settled between the parties before the mediation judge vide Exh.44 and hence, the Suit was withdrawn and disposed of on 07/07/2016. The Misc. Civil Appeal No.436/2014 filed by the said Mr. Pratap Singh Misraj Khairariya against the Interim Order below Exh. 5 passed in the said Regular Civil Suit No.184/2013 was disposed of by the Hon'ble District Court Pune on 31/03/2016 before the disposal of the said Regular Civil Suit No.184/2013 as stated above. Consequently, the Judgment and Order passed in the said Misc. Civil Appeal No.436/2014 stands cancelled. However, in the Judgment and Order passed in the said Misc. Civil Appeal

No.436/2014, the number of the Suit is inadvertently mentioned as R.C.S. No.104/2014 instead of R.C.S. No.184/2013.

- 14) The said Mr. Pratap Singh Misraj Khairariya had also filed a Regular Civil Suit No.101/2015 in the court of Hon'ble Civil Judge Junior Division, Pimpri, Pune against the said Pimpri Chinchwad New Town Development Authority and Vishweshwar Industrial Premises and others for the relief of Declaration that the said Defendants have no right, title and interest in the said property. However, the said suit was also settled between the parties before the mediation judge vide Exh.25 and hence, the Suit was withdrawn and disposed of on 07/07/2016.
- 15) The said Mr. Pratap Singh Misraj Khairariya has also filed a Spl. Civil Suit No.408/2018 in the court of Hon'ble Civil Judge Senior Division, Pune against the said Pimpri Chinchwad New Town Development Authority and Vishweshwar Industrial Premises and others for the relief of Cancellation of Documents, Declaration and Injunction. However, no injunction/interim order is passed against the said parties to the suit till today.
- 16) Thereafter, the said Mr. Pratap Singh Misraj Khairariya has filed R.C.S. No.29/2019 against Pimpri Chinchwad Municipal Corporation and the said Mr. Raj Kishorilal Chaddha, Mr. Sakhare and Others for the Relief of Injunction and Declaration in the Court of Hon'ble C.J.J.D. Akurdi (P.C.M.C.), Pune in respect of the said property. However, no injunction/interim order is passed against the said parties till today.
- 17) Thereafter, the said M/s. Eros Associates executed the Development Agreement and Power of Attorney both dated 29/10/2020 in favour of the said M/s. Sainath Developers in respect of the building of the said project the Part 2 (B Wing) admeasuring 2998.06 Sq. Mtrs. (Built Up) consisting of 65 Flats on total 11 Floors, which are registered in the Office of Sub-Registrar Haveli. No.26, Pune at Srl. No.11298/2020 and 4/11299/2020 respectively.
- 18) The said M/s. Eros Associates through its Partner Mr. Raj Kishorilal

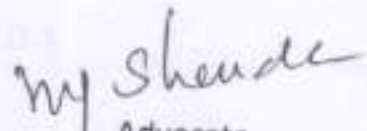
Chaddha and Mrs. Vandana Raj Chadda got the Building Plan Sanctioned from the Pimpri Chinchwad Municipal Corporation after dissolution of the said P.C.N.T.D.A. under No.BP/Chikhli/Pradhikaran/242/20 dated 13/10/2021 and got the Building Plan sanctioned for Part 2 (B Wing) admeasuring 3733.34 Sq. Mtrs. (Built Up) consisting of 76 Flats on total 13 Floors to be constructed on the said Plot.

I have verified the Index II registers available in the office of the Sub-Registrar Haveli, Pune for the said period of thirty years and other documents made available to me as stated above. Thus, taking in to consideration the said documents and search of registered documents, pendency of the said R.C.S. No.29/2019, Index II registers and E-search etc., in my opinion the M/s. Sainath Developers is entitled to Develop the Building named as "Kundan Altura" consisting of Part 2 (B Wing) admeasuring 3733.34 Sq. Mtrs. (Built Up) consisting of 76 Flats on total 13 Floors to be constructed on the said land bearing Exchange Plot No.1/1 admeasuring 4450 Sq. Mtrs. out of Sector No.17 out of Lands bearing Gat No.914 to 916 and 1079 situated at Village Chikhli, Tal. Haveli, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation (P.C.M.C.) and within the jurisdiction of Sub-Registrar Haveli, Pune (more particularly described in the schedules hereunder written) subject to the observation made in respect of the pendency of the said Suits above and registration of the said Project of the said Part 2 (B Wing) only as per the provisions of RERA, 2016 and the said Part 2 (B Wing) is free from all encumbrances by way of registered documents.

Hence, this certificate of title.

Pune

Date: 25/10/2021


Advocate
(M. G. Shende)

