

TITLE AND SEARCH REPORT:

DATE: 28.7.2018

CLIENT : M/S. ATHARVA ASSOCIATES (A PARTNERSHIP FIRM)

NAME OF THE OWNER OF THE SAID LAND: Mr. Sopan Sakharan Kiwale and others,

DESCRIPTION OF THE PROPERTY: All that piece and parcel of the following Lands:

- a) land admeasuring 1764 sq.fts out of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares situated at village Chikhali, Tal. Haveli, Dist. Pune, which is within the limits of Pimprichinchwad municipal corporation, which is bounded as under:

On or Towards East: By Road,

On or Towards South: By Road,

On or Towards West: By Property of Mr. Narayan Kondbhar and others

On or Towards North: By Property of Shree. Gokul Tapkir and Mr. Dnyaneshwar Tapkir

- b) Land admeasuring 4563 sq.fts i.e. 424.5 sq.mtrs out of and forming a part of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares, situated at village Chikhali, Tal. Haveli, Dist. Pune, which is within the limits of Pimprichinchwad municipal corporation, which is bounded as under:

On or Towards East: By Road

On or Towards South: By Road and Property of Mr. vasudeo Tapkir and Shree Shnakar Tapkir

On or Towards West: By Property of Mr. Ramdas Lokhande.

On or Towards North: By Property of Gokul Tapkir and Mr. Dnyaneshwar Tapkir

(Hereinafter referred to as the "Said Land").

LIST OF THE DOCUMENTS SCRUTINIZED:

1. Development Agreement dated 16.9.2016 executed by Mr. Narayan Balu Kondbhar, Mr. Haribhau Balu Kondbhar, Mr. Navnath Balu Kondbhar, Mr. Ajay Baban Kondbhar and Mr. Bajirao Baban Kondbhar in favour of M/s. Atharva Associates, which is registered in the office of sub-registrar Haveli No. 17 at S. No. 5863, along with RR and Index II.
2. Irrevocable Power of Attorney dated 16.9.2016 executed by Mr. Narayan Balu Kondbhar, Mr. Haribhau Balu Kondbhar, Mr. Navnath Balu Kondbhar, Mr. Ajay Baban Kondbhar and Mr. Bajirao Baban Kondbhar in favour of M/s. Atharva Associates, which is registered in the office of sub-registra Haveli No. 17 at S. No. 5864, along with RR.
3. Development Agreement dated 18.5.2016 executed by Mr. Sopan Sakharan Kiwale with the consent of Mr. Ganesh Sopan Kiwale, Vijay Sopan Kiwale and Mr. Sanjay Span Kiwale in favour of M/s. Atharva Associates, which is registered in the office of sub-registra Haveli No. 26 at S. No. 4392, along with RR and Index II.
4. Irrevocable Power of Attorney dated 18.5.2016 executed by Mr. Sopan Sakharan Kiwale with the consent of Mr. Ganesh Sopan Kiwale, Vijay Sopan Kiwale and Mr. Sanjay Span



Sanjay Span Kiwale in favour of M/s. Atharva Associates, which is registered in the office of sub-registrar Haveli No. 26 at S. No. 4393, along with RR 7/12 extract of the said land.
Mutation entries of the said land.

EF HISTORY:

Upon the perusal of the documents provided to me it is seen that all that piece and parcel of the land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares situated at village Chikhali, Tal. Haveli, Dist. Pune, was owned by Mr. Deoram Krushnarao Jadhav since 1988.

It is seen from the 7/12 extract of the said land that the said land was "Mofat Gayran" as the same remark was present on the 7/12 extract of the said land in 1980.

It is further seen from the Mutation entry No. 1464 dated 1.7.1988 that as per the order passed by Tahasildar Haveli on 1.7.1988 bearing No. Thl/Vashi/1060/88 and as per the Order of the Collector Pune dated 29.6.1988 bearing No. PMH/4527 the remark of "Mofat Gayran" was deleted from the 7/12 extract of the said land and the name of the Mr. Deoram Krushnarao Jadhav was recorded in the 7/12 extract of the said land as the owner of the said land.

It is further seen that the said Mr. Deoram Krushnarao Jadhav sold and conveyed the said land admeasuring 1 H 29.55 R out of the said land unto and in favour of Mr. Amarsinh Jyotirao Jadhavrao vide Sale Deed dated 8.12.1995. The said sale Deed is not provided for our scrutiny. By virtue of the said sale Mr. Amarsinh Jyotirao Jadhavrao became the owner of the said land admeasuring 1 H 29.55 R out of the said land and effect of the same has been given to the revenue records i.e. 7/12 extract vide mutation entry No. 4075.

- a) For land admeasuring 4563 sq.ft. i.e. 424.5 sq.mtrs out of and forming a part of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares. Was owned by Mr. Amarsinh Jyotirao Jadhavrao.

It is further seen that the said Mr. Amarsinh Jyotirao Jadhavrao sold and conveyed the land admeasuring 4563 sq.ft. i.e. 424.5 sq.mtrs out of and forming a part of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares unto and in favour of Mr. Narayan Balu Kondbhar, Mr. Haribhau Balu Kondbhar, Mr. Navnath Balu Kondbhar, Mr. Ajay Baban Kondbhar and Mr. Bajirao Baban Kondbhar vide Sale Deed dated 24.4.2015, which is registered in the office of sub-registrar Haveli No. 24 at Sr. No. 3596.

By virtue of the said sale Deed the said Mr. Narayan Balu Kondbhar, Mr. Haribhau Balu Kondbhar, Mr. Navnath Balu Kondbhar, Mr. Ajay Baban Kondbhar and Mr. Bajirao Baban Kondbhar became the owners of the land admeasuring 4563 sq.ft. i.e. 424.5 sq.mtrs out of and forming a part of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares and the names of Mr. Narayan Balu Kondbhar, Mr. Haribhau Balu Kondbhar, Mr. Navnath Balu Kondbhar, Mr. Ajay Baban Kondbhar and Mr. Bajirao Baban Kondbhar have been recorded in the revenue records i.e. 7/12 extract of the said land vide mutation entry No. 26804 dated 19.6.2015.

It is further seen that the said Mr. Narayan Balu Kondbhar, Mr. Haribhau Balu Kondbhar, Mr. Navnath Balu Kondbhar, Mr. Ajay Baban Kondbhar and Mr. Bajirao Baban Kondbhar decided to develop the land admeasuring 4563 sq.ft. i.e. 424.5 sq.mtrs



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out of and forming a part of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares and accordingly have granted development rights of the same unto and in favour of M/s. Atharva Associates vide Development Agreement dated 16.9.2016 and Irrevocable Power of Attorney dated 16.9.2016, which are registered in the office of sub-registrar Haveli No. 17 at S. No. 5863 and 5864.

By virtue of the said development agreement and power of attorney the said M/s. Atharva Associates agreed to construct and allot 50% of the construction in the form of Flats/shops and other tenements and the M/s. Atharva Associates has right to develop the said land admeasuring 4563 sq.ft. i.e. 424.5 sq.mtrs out of and forming a part of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares and to sell remaining flats/shops and other tenement to prospective purchasers.

b) For land admeasuring 1764 sq.ft. out of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares was owned by Mr. Deoram Krushnarao Jadhav.

It is further seen that the said Mr. Deoram Krushnarao Jadhav died intestate on 20.12.1996 leaving behind his only legal heirs namely Smt. Kamladevi Deorao Jadhav (widow), Shubhangi Ranjitsingh Gaikwad (married daughter), Manjuraje Aditya Patankar (married daughter), Jayasingh Deoram Jadhav (son), Mr. Dhananjay Deoram Jadhav (son) as his only legal heirs. Accordingly the names of legal heirs of Late Deoram Krushnarao Jadhav were recorded in the revenue records i.e. 7/12 extract of the said land vide mutation entry No.4462.

It is further seen that the said Smt. Kamladevi Deorao Jadhav, Shubhangi Ranjitsingh Gaikwad, Manjula Aditya Patankar, Jayasingh Deoram Jadhav, Mr. Dhananjay Deoram Jadhav through Power of Attorney holder Mr. Vikram Vijaysingh Bhosale sold and conveyed the land admeasuring 1724 sq.ft. out of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares unto and in favour of Sopan Sakharan Kiwale vide Sale Deed dated 4.12.1998, which is registered in the office of sub-registrar Haveli No. 8 at S. No. 696. However the said Sale Deed is not provided for my scrutiny.

By virtue of the said sale Deed the said Sopan Sakharan Kiwale became the owner of the land admeasuring 1724 sq.ft. out of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares and accordingly the name of the Sopan Sakharan Kiwale has been recorded in the revenue records vide mutation entry No. mutation entry No. 26803 dated 28.10.2010.

It is further seen that the said Sopan Sakharan Kiwale with the consent of the Mr. Ganesh Sopan Kiwale, Vijay Sopan Kiwale and Mr. Sanjay Span Kiwale granted development rights of the said land admeasuring 1724 sq.ft. out of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares in favour of M/s. Atharva Associates vide Development Agreement dated 18.5.2016 and Irrevocable Power of Attorney dated 18.5.2016, which are registered in the office of sub-registrar Haveli No. 26 at S. No. 4392 and 4393.

By virtue of the said development agreement and power of attorney the said M/s. Atharva Associates agreed to construct and allot 50% of the construction in the form of Flats and other tenements and the M/s. Atharva Associates has right to develop the said land admeasuring 1724 sq.ft. out of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares and to sell remaining flats/shops and other tenement to prospective purchasers.

SEARCH: I have carried out the search in respect of the said land in the office of sub-registrar Haveli and also carried out online search on www.jer.gov.maharashtra. I have paid online search

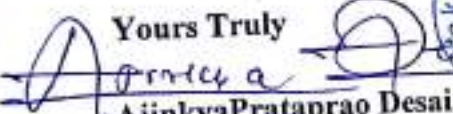


es vide Search receipt No. MH004463656201819E dated 28.7.2018 in the office of sub-
Registrar haveli No. 1 during Search I have not found any adverse entries against the said Land.

OPINION: on the basis of the documents provided to me and whatever stated above I am of the
opinion that the said SopanSakharamKiwale and Mr. Narayan BaluKondbhar, Mr.
HaribhauBaluKondbhar, Mr. NavnathBaluKondbhar, Mr. Ajay BabanKondbhar and Mr.
BajiraoBabanKondbharare the owners of the their respective land and hhaveclea clear and
marketable title to the same . The said developer has right to develop the said land and to sell
flats/shops and other tenements to prospective purchasers except the area agreed to be allotted to
the land owners.

NOTE:

It is informed that, the documents given above are as per the originals and it is further given to
your knowledge that the Title Opinion is given on the aforesaid representations. I restrict my
investigation to verify the prima facie title of the owners/developer on the available documents &
information. The Opinion as regards to genuineness is general observation so made by going
through the document with open eye, however, no material or mechanism to verify the actual
registration or payment of stamp duty is available with us which please be noted and appropriate
authority be consulted for further investigation. It may be further noted that the searches at the
office of the Sub Registrar of the Assurances are subject to the availability of the records and
also to records being torn and mutilated. I therefore disclaim any responsibility for the
consequences which may arise on account of such non availability of records or on account of
records being torn and mutilated.

Yours Truly

AjinkyaPrataprao Desai
Advocate

