

June 28, 2016

TITLE REPORT

1. PROPERTIES DESCRIPTION:

All those properties bearing

- (i) City Survey No.46 admeasuring 89.2 sq.mt.
- (ii) City Survey No.46/1 admeasuring 812 sq.mt.
- (iii) City Survey No.194 admeasuring 204 sq.mt.
- (iv) City Survey No.194/1 admeasuring 472.625 sq.mt.

total admeasuring 1577.825 sq.mt. situated at Wakad Gaothan, Taluka Mulshi, Dist Pune within the limits of the Registration District of Pune, Sub.Registration Offices, Haveli, Pune and the Pimpri Chinchwad Municipal Corporation and which are collectively bounded by as under:

East - CTS No.195 and Open Space
South - River
West - CTS No.46/1
North - Road

(herein after referred to as the said "PROPERTIES")

2. INSTRUCTIONS:

Under instructions from Nilesh Tanaji Kalate as the partner of M/s Kalcon Infrastructure of S.No.278/2, Wakad, Taluka Mulshi, Dist Pune (the said "DEVELOPER", for short), I have caused the search to have been taken relating to the said Properties, so also investigated the title thereto.



3. SEARCH:

- (a) Accordingly, I have caused the search to have been taken in the offices of the Jt.Sub.Registrar, Haveli, Pune relating to the said Properties, *vide* (i) Application No.1243 for the period from 1986 till 2015, bearing receipt No.0657003 (ii) Application No.1244 for the period from 1986 till 2015, bearing receipt No.0657004 and (iii) MH0021001516201617E dated 24.06.2016 for the year 2015 and 2016.
- (b) Except the transactions herein recorded, no transaction relating to the said Properties or any transaction encumbering the said Properties was found.
- (c) The said search however, is 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.

4. PUBLIC NOTICE:

I issued public notices in daily "Sakal Times", dated 06.06.2015 and "Prabhat", dated 05.06.2015 being published in and from Pune, inviting objections, if any, from concerned people, relating to the said Properties. I did not receive any objection or claim relating to the said Properties from any quarters till today.

5. DOCUMENTS:

I have perused photo-copies of the following documents entrusted to me by the said Developer, for the purposes of investigation into the title to the said Properties.

(i) CTS No.46 and 46/1

- Property Register cards containing mutation entries from 2007 till date.



- Deed of Release dated 28.03.2014, registered in the Office of Sub Registrar Haveli No.5 at the Sr.No.2753/2014 on the same day, executed by Smt. Parvati Laxman Londhe, Shantiabai Vasant Shinde, Nanda Dattatray Bhagwat and Purnima Gulab Tembekar infavour of Ashok Laxman Londhe and Prakash Laxman Londhe,
- Sale Deed dated 05.04.2014, registered in the Office of Sub Registrar Haveli No.5 at the Sr.No.2963/2014 on the same day, executed by Prakash Laxman Londhe infavour of Promoter
- Sale Deed dated 29.12.2014, lodge for registration on 01.01.2015 in the Office of Sub Registrar Haveli No.5 at the Sr.No.19/2015 on the same day, executed by Ashok Laxman Londhe and others infavour of Promoter
- Demarcation Certificate of said Properties issued by the City Survey Office Pimpri Chinchwad bearing Mojani Register No. 3946/2014 Demarcated on 03.05.2014.
- Zone Certificate No. 172/14 dated 12.06.2014 issued by the Asst. City Engineer Pimpri Chinchwad Municipal Corporation.

(ii) **CTS No.194 and 194/1**

- Property Register cards containing mutation entries from 1982 till date.
- Demarcation Certificate of said Properties issued by the City Survey Office Pimpri Chinchwad bearing Mojani Register No. 3746/13 Demarcated on 06.04.2013.
- Zone Certificate No. 144/13 dated 31.05.2013 issued by the Asst. City Engineer Pimpri Chinchwad Municipal Corporation.
- Development Agreement dated 11.03.2015, registered in the Office of Sub Registrar Haveli No.5 at the Sr.No.2192/2015 on the same day, executed by Bhalchandra Bhikaji Khole and others in favour of Developer.
- Power of Attorney dated 11.03.2015, registered in the Office of Sub Registrar Haveli No.5 at the Sr.No.2193/2015 on the same

day, executed by Bhalchandra Bhikaji Khole and others in favour of Developer.

- (iii) Commencement Certificate No. BP/Wakad/156/2015 dated 16.10.2015, sanctioning the plans for construction of the buildings in the Properties by the Pimpri Chinchwad Municipal Corporation under Sections 44, 45, 58 and 69 read with the concerned Development Control Regulations and Sections 253 and 254 of the Bombay Provincial and Municipal Corporations Act, 1949.
- (iv) My Title Reports dated 24.06.2015.

6. INFORMATION:

I also collected information found necessary in respect of the said Properties from Nilesh Tanaji Kalate as the partner of M/s Kalcon Infrastructure as the Developer of the said Properties.

7. INCIDENTS:

- (i) City Survey No.46 and 46/1
 - a. the said Properties was owned by one Laxman Kondiba alias Dhondiba Londhe, who expired on 11.03.2005, after his death said Properties came to the possession of his wife Parvatibai Laxman Londhe, Ashok Laxman Londhe and Prakash Laxman Londhe, said effect was recorded vide mutation entry No.30 dated 20.06.2007 to the record of rights thereof,
 - b. said deceased Laxman Kondiba Londhe also having three married daughters by name (i) Shantiabai Vasant Shinde, (ii) Nanda Dattatray Bhagwat and (iii) Purnima Gulab Tembekar, however name of said married does not recorded to the property Registered Card and said married daughters (i) Shantiabai Vasant Shinde, (ii) Nanda Dattatray Bhagwat and (iii) Purnima Gulab Tembekar and (iv) Smt. Parvatibai Laxman Londe release their

right, title and interest in the said Properties in favour of Ashok Laxman Londhe and Prakash Laxman Londhe by Deed of Release dated 29.03.2014, registered in the Office of Sub Registrar Haveli No.5 at the Sr.No.2753/2014 on the same day.

- c. said Prakash Laxman Londhe for himself as karta and manager of his HUF sold his $\frac{1}{2}$ undivided share in the said Properties to the Developer by Sale Deed dated 05.04.2014, registered in the Office of Sub Registrar Haveli No.2963/2014 on the same day,
- d. said Ashok Laxman Londhe and his sons Amol Ashok Londhe, Amit Ashok Londhe and Ajay Ashok Londhe also sold their $\frac{1}{2}$ undivided share in the said Properties to the Developer by Sale Deed dated 29.12.2014, lodge for registration on 01.01.2015 in the Office of Sub Registrar Haveli No.5 at the Sr.No.19/2015 on the same day,

(ii) City Survey Numbers 194 and 194/1

- a. It is seen from the Property Card the said Properties was owned by one Bhikaji Krishnaji Khole, who expired on 09.01.1983, after his death said Properties came to the possession of his heirs Kamal Bhaikaji Khole, Bhalchandra Bhikaji Khole, Ashok Bhikaji Khole, Dattatray Bhikaji Khole, Mrs. Nirmala Prabhakar Kulkarni, Mrs. Shubhangi Subhash Ambikar, Mrs. Anuradha Anil Deshpande, said effect was recorded vide mutation entry No.1 dated 20.04.2002 to the record of rights thereof,
- b. thereafter Mrs. Kamal Bhikaji Khole, Ashok Bhikaji Khole, Mrs. Nirmala Prabhakar Kulkarni, Mrs. Shubhangi Subhash Ambikar, Mrs. Anuradha Anil Deshpande are release their right, title and interest in the said Properties in favour of Bhalchandra Bhikaji Khole and Dattatray Bhikaji Khole by Deed of Release dated

12.12.2005, registered in the Office of Sub Registrar Haveli No.18 at the Sr.No.7166/2015 on the same day.

c. thereafter said Bhalchandra Bhikaji Khole, Dattatray Bhikaji Khole and their family members Mrs. Sunita Bhalchandra Khole, Mrs. Swati Mehesh Kulkarani, Jyoti Bhalchandra Khole, Arati Bhalchandra Khole, Mrs. Supriya Dattatray Khole and Shreyas Dattatray Khole by Development Agreement and Power of Attorney both dated 11.03.2015, registered in the Office of Sub Registrar Haveli No.5 at the Sr.No.2192/2015 and 2193/2015 on the same day, granted development rights of the said Properties to the Developer by retaining 45% construction in the said Properties.

(iii) the Pimpri Chinchwad Municipal Corporation sanctioned amalgamated building Plan for construction of Building in the said Properties vide Commencement Certificate No. BP/Wakad /156/2015 dated 16.10.2015.

8. OPINION:

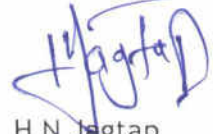
On the basis of perusal of the documents, search and information gathered, as herein before mentioned, I am of the opinion that,

- (a) the said Properties bearing CTS No.46 and 46/1 are owned by Developer M/s Kalcon Infrastructure by its partner Nilesh Tanaji Kalate, the said Properties are free from encumbrances and is marketable
- (b) the said Properties bearing CTS No.194 and 194/1 are owned by Bhalchandra Bhikaji Khole and Dattatray Bhikaji Khole, who granted development rights of the said Properties to M/s Kalcon Infrastructure by its partner Nilesh Tanaji Kalate by retaining



45% construction in the said Properties, the said Properties are free from encumbrances and is marketable

- (c) the said Developer is entitled to develop the said Properties, by constructing a new building comprising of independent blocks for permissible purposes, commonly known as "ownerships scheme", and also to sell the same to any desiring purchasers.



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Advocate

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