



MTR Form Number-6



GRN	MH000520267202122P	BARCODE											Date	16/04/2021-11:58:07	Form ID			
Department	Inspector General Of Registration		Payer Details															
Type of Payment	Search Fee		TAX ID / TAN (if Any)															
	Other Items		PAN No.(if Applicable)															
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		ADV KISHOR N PATIL													
Location	PUNE																	
Year	2021-2022 One Time		Flat/Block No.		KALEWADI													
Account Head Details			Amount In Rs.															
003007Z201 SEARCH FEE			300.00		Road/Street		PIMPRI											
					Area/Locality		PUNE											
					Town/City/District													
					PIN		4		1		1		0		1		7	
					Remarks (if Any)													
					SURVEY NO 110/4/1 WAKAD PUNE													

Department ID: **9860254785** Mobile No. : **9860254785**
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सप्तदत्त चतनज "टाइप ऑफ पेमेंट" मध्ये नोंदवून कारणासाठी क्रिया नोंदणी न करतावात्या दस्तांसाठी लागू नाही.
 Signature Not

Digitally signed by PS
VIRJAL TREASURY
MUMBAI 03
Date: 2021.07.21

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount
1	0000255023202122	16/04/2021-12:12:12	IGR002	300.00
Total Defacement Amount				300.00





KISHOR¹ N. PATIL

B.Sc., LL.B.

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Off.: 020-65119008

ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : "Yashada", Shanti Colony 'B', Vijaynagar,
Kalewadi, Pimpri, Pune 411017.



Notice / Reply

Regd. A.D. / U.C.P.

FORMAT-A

To,

MaharERA



LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Survey No. 110, Hissa No. 4/1 area admeasuring 00 H 64.665 R i.e. 6466.50 Sq. Mtrs., situated at village Wakad, Tal. Mulshi, Dist, Pune.

. (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of *M/s. Sai Ventures, Through its Proprietor Mr. Vinod Kishanchand Matani* and following documents i.e. :-

1. Description of the property:

All that piece & parcel of property bearing Survey No. 110, Hissa No. 4/1 area admeasuring 00 H 64.665 R i.e. 6466.50 Sq. Mtrs., situated at village Wakad, Tal. Mulshi, Dist, Pune.

2. Documents of Allotment of Plot:

- 2.1 Copy of 7/12 extracts.
- 2.2 Copy of Mutation Entries.
- 2.3 Copy of Sale Deed.
- 2.4 Copy of Cancellation Deed .
- 2.5 Copy of Deamrcation
- 2.6 Copy of D.P Opinion.
- 2.7 Copy of N.A. Order
- 2.8 Copy of Commencement Certificate
- 2.9 Copy of Search Report issued by me dated 04/08/2018, 19/01/2019 & 16/04/2021

3. Search report for 33 years from 1989 till 2021

4. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of *M/s. Sai Ventures, Through its Proprietor Mr. Vinod Kishanchand Matani* is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

5. The report reflecting the flow of the title of the *M/s. Sai Ventures, Through its Proprietor Mr. Vinod Kishanchand Matani* on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 16/04/2021.





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Notice / Reply

Regd. A.D. / U.C.P.

FORMAT- A

(Circular No.: 28 / 2021)

To,

MaharERA

FLOW OF TITLE OF THE SAID LAND

Subject: Title clearance certificate with respect to Survey No. 110, Hissa No. 4/1 area admeasuring 00 H 64.665 R i.e. 6466.50 Sq. Mtrs., situated at village Wakad, Tal. Mulshi, Dist, Pune.

(hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s. Sai Ventures, Through its Proprietor Mr. Vinod Kishanchand Matani and following documents i.e. :-

6. Description of the property:

All that piece and parcel of the property bearing Survey No. 110/4/1 area admeasuring 00 H 80 R + 00 H 03 R (potkharaba) i.e. total area admeasuring 00 H 83 R assessed at Rs. 01.60 Paise, out of it area 00 H 64.665 R i.e. 6466.50 Sq.mtrs situated at village Wakad, Tal. Mulshi, Dist. Pune., within the jurisdiction of Sub-Registrar Haveli & also situated within the limits of Pimpri Chinchwad Municipal Corporation.

Which property is bounded as under:

On or towards the East	:	By property bearing Survey No. 111 of Wakad.
On or towards the West	:	By D.P. Road of P.C.M.C..
On or towards the North	:	By property bearing Survey No. 110/4(P) of Mr. Ajwani.
On or towards the South	:	By property bearing Survey No. 112.

7. Documents of Allotment of Plot:

7.1	Copy of 7/12 extracts.
7.2	Copy of Mutation Entries.
7.3	Copy of Sale Deed.
7.4	Copy of Cancellation Deed .
7.5	Copy of Deamrcation
7.6	Copy of D.P Opinion.
7.7	Copy of N.A. Order
7.8	Copy of Commencement Certificate
7.9	Copy of Search Report issued by me dated 04/08/2018, 19/01/2019 & 16/04/2021

8. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s. Sai Ventures, Through its Proprietor Mr. Vinod Kishanchand Matani** is clear, marketable and without any encumbrances.

9. FLOW OF TITLE

It is seen from the copy of the Mutation Entry No. 541 dtd. 24/08/1934 that, as per the Phalni demarcation and Hissa Form No.12 of 1933 in respect of the land bearing Survey No. 110 Hissa No.4 discloses that, the land bearing Survey No.110/4 is divided into four hissas namely S.No.110 Hissa No. 1, 2, 3 and 4. Out of the same the land bearing Survey No.110/4 area admeasuring 05 Acres 40 Gunthas was recorded in the name of Jangli Bap Bala Kalhate and Kali Bap Bala Kalhate in the equal share i.e. 8 Ana each.

It is observed from the Mutation Entry No. 1740 that, vide Sale Deed dtd. 21/06/1965 Tukaram Ganpat Kalate has purchased land bearing Survey No. 110/4 from Jangli Bap Bala Kalhate and Kali Bap Bala Kalhate and accordingly name of Tukaam Ganpat (Ganu) Kalate was entered in the revenue record / 7/12 extract of the land bearing Survey No.110/4.

The Mutation Entry No. 2011 shows that as per the application of Maharashtra Weights and Measurements Act 1958 and Indian Coinage Act 1955, effect of the said acts is given to the revenue records and accordingly as per the revised Akarband, Form No.12 etc., received from Special District Inspect of Land Records (Decimal), Pune the areas of the lands are changed in Decimal in revenue records and accordingly the area of the land bearing Survey No.110/4 was changed as 02 Hectare 43 Ares.

It is revealed from the Mutation Entry No. 3014 dtd. 28/03/1986 that, Mr. Tukaram Ganpat Kalate has sold portion of land admeasuring 01 Hectare 60 ares to Mr. Govind Hirasingsh Aiyani and accordingly the purchased portion has given new Survey Number 110/4/2 admeasuring 01 Hectare 60 Ares and the land remained with Mr. Tukaram Ganapat Kalate has been given Survey Number 110/4/1 admeasuring 00 Hectare 83 Ares.

It is seen from the copy of the Mutation Entry No. 2177 dtd. 26/12/1974 that, Mr. Tukaram Ganpat Kalate expired on 30/11/1974 leaving behind three sons namely, 1) Jalindar Tukaram Kalate 2) Appa Tukaram Kalate and 3) Baburao Tukaram Kalate and Four married daughters namely 4) Anjanabai Pandurang Godse 5) Sulabai Nivrutti Rakshe 6) Kamal Rama Sorte 7) Shamabai Potal tonde and widow / wife Yenubai Tukaram Kalate and accordingly out of the aforesaid legal heirs name of Appa Tukaram Kalate was entered as Manager of HUF on the revenue record / 7/12 extract.

It is seen from the copy of the Mutation Entry No. 4812 dtd. 14/02/1992 that upon application given by Appa Tukaram Kalate alongwith the letter of Bank of Maharashtra the entry regarding encumbrance of loan / mortgage of the Bank on the Said Property alongwith other properties is mutated. Subsequently the said loan is repaid by the Appa Tukaram Kalate and accordingly as per the letter of Bank of Maharashtra the entry of encumbrance is deleted vide Mutation Entry No. 10137 dtd. 26/05/2005.

It is seen from the Mutation Entry No. 10212 dtd. 13/08/2005 that, upon application given by Mr. Appa Tukaram Kalate, names of all the legal heirs of Tukaram Kalate were entered by deleting the remark entered alonwith the name of Appa Tukaram Kalate as the Manager HUF and names of all the legal heirs including Appa Tukaram Kalate of Tukaram Kalate were entered as owners thereof. Thus names of all the legal heirs of Tukaram Kalate i.e. Jalindar Tukaram Kalate, Appa Tukaram Kalate, Babu Tukaram Kalate, Anjanabai Panduran Godse, Anusaya / Sulabai Nivrutti Rakshe, Karnal Ram Sorte, Shamabai Potal Tonde, and widow/wife Yenubai Tukaram Kalate were entered on the revenue record of the land bearing Survey No.110/4/1 of Wakad, Pune.

It is seen from the Copy of the Mutation Entry No. 10250 dtd. 13/09/2005 that, Mrs. Anusaya Nivrutti Rakshe, Janabai Popat Tode, Janabai Sopan Pokale, Kamalabai Rambhau Sorte, Surman Raghunath Sathe, Muktabai Bhagwan Shinde have released all their rights, title and interest in respect of the land bearing Survey No.110/4/1 of Wakad and other lands unto and in favour of their brothers Jalindar Tukaram Kalate, Appa Tukaram Kalate, Baburao Tukaram Kalate vide Release Deed dtd. 14/02/2005 which is registered in the office of Sub-Registrar Haveli noted at Serial No. 987/2005.

It is seen from the Copy of the Release Deed dtd. 1/09/2005 executed by Mrs. Anjana Pandurang Godse unto and in favour of her brothers Jalindar

Tukaram Kalate, Appa Tukaram Kalate, Baburao Tukaram Kalate in respect of the land bearing Survey No.110/4/1 adm. 80 Ares and the said Release Deed dtd. 01/09/2005 is registered in the office of Sub-Registrar Haveli at Serial No. 6274/2005 and accordingly the effect of the same was given and name of Mrs. Anjana Godse was deleted from the revenue record vide Mutation Entry No. 10324 dtd. 11/11/2005.

It is seen from the Mutation Entry No. 11644 dtd. 21/10/2008 that, Appa Tukaram Kalate has availed loan of Rs.1,50,000/- from Wakad Vividh Karyakari Sahakari Society by mortgaging the land bearing S.No.110/4/1 and other lands. Mr. Appa Tukaram Kalate has repaid the entire amount of loan and subsequently the name / encumbrance of the Vividh karyakari Society was deleted vide Mutation Entry No.13131 dtd. 21/2/2011.

It is observed from the copy of the Mutation Entry No. 13308 dtd. 26/05/2011 that, Venubai Tukaram Kalate expired on 2/04/1996 and upon application given by Baburao Tukaram Kalate the name of Venubai Tukaram Kalate got deleted from the revenue record and names of all legal heirs were recorded. This Mutation Entry Shows that there are seven daughters to Venubai Tukaram Kalate as the Mutation Entry No. 2177 while mutating names of legal heirs of Tukram Kalate it shows names of four daughters only.





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Notice / Reply

Regd. A.D. / U.C.P.

Mr. Jalinder Tukaram Kalate for self and as HUF Manager, Appa Tukaram Kalate for self and as HUF Manager have executed a Memorandum of Understanding dtd. 8/6/2004 unto and in favour of Mr. Arun Sampatrao Patil and thereby agreed to sale or for development the land bearing Survey No. 110/3 admeasuring 02 Hectare 41 Ares and Survey No.110/4 [which was wrongly mentioned instead of mentioning 110/4/1] admeasuring 83 ares situated at Village- Wakad within the limits of Pimpri Chinchwad Municipal Corporation upon the terms and consideration mentioned therein. The said owners have alongwith the Memorandum of Understanding also executed a Power of Attorney dtd. 8/6/2004 in favour of Mr. Arun Sampatrao Patil for doing various acts, deeds and things. The said Memorandum of Understanding and Power of Attorney are not registered and are notarized by Notary Public.

In pursuance of the aforesaid notarized Memorandum of Understanding dtd. 8/6/2004 the owners i.e. Jalindar Tukaram Kalate, Prabhakar Jalindar Kalate, Ankusu Jalindar Kalate, Surekha Yashwant Bahirat, Appatukaram kale, Balasaheb Appa Kalate, Santosh Appa Kalate, Sangita Shankar Padwal, Mrs. Bharti Basant Tapkir, Mr. Baburao Tukaram Kalate, Tukaram Baburao Kalate, Manoj Baburao kalate, Shital baburao kalate, Sonali Baburao kalate, Anusaya Nivrutti Rakshe, Jamabai Sopan Pokale, Kamalabai Rambhau Sorte, Suman Raghunath Sathe, Muktabai Bhagwan Sinda have executed Development Agreement dtd. 14/02/2005 in respect of the property bearing Survey No. 110/4 [which was wrongly mentioned instead of mentioning 110/4/1] unto and in favour of Mr. Arun Sampatrao Patil. The said Development Agreement is registered in the Office of Sub-Registrar haveli No.17 at Serial No. 985/2005 upon the terms and consideration mentioned therein.

The owners i.e. Jalindar Tukaram Kalate, Prabhakar Jalindar Kalate, Ankusu Jalindar Kalate, Surekha Yashwant Bahirat, Appatukaram kale, Balasaheb Appa Kalate, Santosh Appa Kalate, Sangita Shankar Padwal, Mrs. Bharti Basant Tapkir, Mr. Baburao Tukaram Kalate, Tukaram Baburao Kalate, Manoj Baburao kalate, Shital baburao kalate, Sonali Baburao kalate, Anusaya Nivrutti Rakshe, Jamabai Sopan Pokale, Kamalabai Rambhau Sorte, Suman Raghunath Sathe, Muktabai Bhagwan Sinda have also executed Power of Attorney dtd. 14/02/2005 unto and in favour of Mr. Arun Sampatrao Patil. The said Power of Attorney is registered in the Office of Sub-Registrar haveli No.17 at Serial No. 986/2005.

The Developer Mr. Arun Sampatrao Patil not able to develop the said properties and hence upon the instructions and at the instance of Developer the owners Mr. Jalindar Tukaram Kalate and others through their constituted attorney Mr. Arun Sampatrao Patil and the Developer Mr. Arun Sampatrao Patil have assigned, granted and transferred all the rights in respect of the said property bearing Suervey No.110/4 adm. 83 Ares and S.No.110/3 adm. 01 Hectare 80 Ares unto and in favour of M/s. Crystalline Developers, a registered Partnership firm through its partners/ Mr. Anand Ramesh Karing and Mr. Arvind Chaganlal Kering vide Development Agreement dtd. 14/02/2004. The said Development Agreement is registered in the Office of Sub-Registrar Haveli No. 17 at Serial No. 1000/2005.

Alongwith the said Development Agreement dtd. 14/2/2005 Mr. Jalindar Tukaram Kalate and others through their constituted attorney Mr. Arun Sampatrao Patil have also executed a Power of Attorney unto and in favour of M/s. Crystalline Developers, a registered Partnership firm through its partners/ Mr. Anand Ramesh Karing and Mr. Arvind Chaganlal Kering vide Power of Attorney dtd. 14/02/2004. The said Power of Attorney is registered in the Office of Sub-Registrar Haveli No. 17 at Serial No. 1001/2005.

In pursuance of the Development Agreement and Power of Attorney dtd. 14/02/2005 the owners Mr. Jalindar Tukaram Kalate and others through their constituted attorney Mr. Arun Sampatrao Patil and the Developer Mr. Arun Sampatrao Patil have sold, conveyed and transferred all the rights, title and interest in respect of the property bearing Suervey No.110/4 adm. 183 Ares and S.No.110/3 adm. 01 Hectare 80 Ares unto and in favour of M/s. Crystalline Developers, a registered Partnership firm through its partners/ Mr. Anand Ramesh Kering and Mr. Arvind Chaganlal Kering vide Sale Deed dtd. 13/12/2007. The said Sale Deed dtd. 13/12/2007 is unregistered.

It is seen from the copy of the Correction Deed dtd. 8/7/2009 which is registered in the Office of Sub-Registrar Haveli at Serial No. 2758/2009 on dtd. 10/7/2009 executed by Mr. Appa Tukaram Kalate and others through their attorney Mr. Arun Sampatrao Patil in favour of

Crystalline Developers for correction of the area of the lands mistakenly mentioned in the Deed of Confirmation dtd. 7/7/2009.

It is seen from the copy of the Correction Deed dtd. 4/5/2010 which is registered in the Office of Sub-Registrar Haveli at Serial No. 4020/2010 on dtd. 4/5/2010 executed by Mr. Jalindar Tukaram Kalate and others through their attorney Mr. Arun Sampatrao Patil in favour of Crystalline Developers for correction of the areas/ description of lands mistakenly

mentioned in the Development Agreements and Power of Attorneys which are registered at Serial No. 985, 986, 1000 and 1001 of 2005 and also in the Sale Deed dtd. 7/7/2009 and correction deed dtd. 8/7/2009.



Thereafter Mr. Jalindar Tukaram Kalate and others through their constituted attorney Mr. Arun Sampatrao Patil and the Developer Mr. Arun Sampatrao Patil have executed a Deed of Confirmation dtd. 07/07/2009 unto and in favour of M/s. Crystalline Developers, a registered Partnership firm through its partners/ Mr. Anand Ramesh Karing and Mr. Arvind Chaganlal Kering. The Said Deed of Confirmation is registered in the Office of Sub-Registrar Haveli 19 at Serial No. 2664/2009. The said Owners and Developers have executed the said Deed of Confirmation to confirm the terms of the Sale Deed dtd. 13/12/2007 and the Purchaser Crystalline Developers have paid the requisite stamp duty along with Penalty on the Said Sale Deed dtd. 13/12/2007 under the EVN Case No. 584/09 dtd. 5/03/2009 to the Collector of Stamps.

Thus by virtue of the said Sale Deed dtd.13/12/2009, M/s. Crystalline Developers became entitled to all the rights, title and interest in respect to the said property bearing Survey No. 110/4/1 admeasuring 0 Hect. 83 Ares of Village Wakad, Pune.

It is observed that the said M/s. Crystalline Developers decided to develop the said property jointly with M/s Kumar Company and entered into Single Joint Venture for Development of immovable property on 08-07-2010 thereby agreeing to develop the said land jointly with M/s Kumar Company, a partnership firm registered under the provisions of Indian partnership Act 1932 having its address at- 2413, east Street, Camp, Pune- 411001 under the name and style of "Kumar Crystalline Joint Venture".

It is seen from the copy of the Supplementary Agreement dtd. 31/03/2016 executed by Jalindar Tukaram Kalate and others in favour of Crystalline Developers and Kuamr Crystalline JV which is registered in the office of sub-registrar haveli at Serial No. 3321/2016 that, the Developer/s have agreed to allot flats in addition to the consideration paid earlier to them and accordingly as per the terms of the said Supplementary Agreement the Developers have allotted following flats in the building project Kumar Picadilly, Building No.D constructed on the land bearing S.No.110/3 and portion out of 110/4/1 (Part) to the owners.

i) vide Agreement dtd. 31/03/2016 executed by Crystalline Developers and Kumar Crystalline JV unto Jalindar Tukaram Kalate the Developer has allotted flat no.101 adm. 87.51 sq. mtrs. which is registered in the office of Sub-registrar Haveli at Serial No. 3322/2016.

ii) vide Agreement dtd. 31/03/2016 executed by Crystalline Developers and Kumar Crystalline JV the Developer has allotted Flat No. 102 adm. 87.51 sq.mtrs. to Baburao Tukaram Kalate which is registered in the office of Sub-registrar Haveli at Serial No. 3323/2016.

iii) vide Agreement dtd. 31/03/2016 executed by Crystalline Developers and Kumar Crystalline JV i.e. the Developer has allotted flat No. 103 adm. 87.51 sq. mtrs. to Appa Tukaram Kalate which is registered in the office of Sub-Registrar Haveli at Serial No. 3324/2016.

Mutation Entry No. 15611 shows that, Crystalline Developers through its partners Mr. Arvind Chaganlal Kering & Mr. Arun Sampatrao Patil had handed over an area admeasuring 00 H 2.01 R i.e. 201.00 Sq. Mtrs. from Survey No. 110/4/1 which is affected under road as per development plan of PCMC in favour of PCMC by registered Possession Receipt. The said Possession Receipt was registered in the office of Sub Registrar Haveli No. 5 at serial No. 3979/2016 on 11/05/2016. Accordingly nmae of PCMC was recorded in the record of other rights column of 7/12 extract of said proeprty to the extent of area 00 H 2.01 R.

That owners had obtained D.P. Opinion from Pimpri Chinchwad Municipal Corporation on 18/05/2017 by its No. TPD/Kavi/23/Wakad/37/17.

Mutation Entry No. 16121 shows that, Crystalline Developers through its partners Mr. Arvind Chaganlal Kering & Mr. Arun Sampatrao Patil had sold area admeasuring 00 H 35.95 R i.e. 3595 Sq. Mtrs., out of Survey No. 110/4/1 to M/s. Sai Ventures through its Proprietor Mr. Vinod Kishanchand Matani by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 1695/2018 on 12/02/2018. As per the



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Notice / Reply

said Sale Deed name of to M/s. Sai Ventures, its Proprietor Mr. Vinod Kishanchand Matani is recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 35.95 R. Thus to M/s. Sai Ventures through its Proprietor Mr. Vinod Kishanchand Matani became owner of Survey No. 110/4/1 to the extent of area admeasuring 00 H 35.95 R.

Crystalline Developers through its partners Mr. Arvind Chaganlal Kering & Mr. Arun Sampatrao Patil had also executed Power of Attorney coupled with Sale Deed dated 12/02/2018 in respect of area admeasuring 00 H 35.95 R i.e. 3595 Sq. Mtrs., out of Survey No. 110/4/1 in favour of M/s. Sai Ventures through its Proprietor Mr. Vinod Kishanchand Matani. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 1696/2018 on 12/02/2018.

That the owners had demarcated said property from the office of City Survey Office on 21/03/2018 & had obtained Demarcation Certificate vide No. Urgent M.R. No. 19958/2018.

That owners had obtained D.P. Opinion from Pimpri Chinchwad Municipal Corporation on 18/05/2017 by its No. NARVI/Kavi/Wakad/152/18.

That the owners had got sanctioned Lay out in respect of said property from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Layout/Wakad/171/2018 dated 29/09/2018.

Mutation Entry No. 16138 shows that, Crystalline Developers through its partners Mr. Arvind Chaganlal Kering & Mr. Arun Sampatrao Patil had sold area admeasuring 00 H 35.90 R i.e. 3590 Sq. Mtrs., out of Survey No. 110/4/1 to M/s. SSD Infrastructure, Through its Partner Mr. Vijay Kishanchand Matani by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 3493/2018 on 22/03/2018. As per the said Sale Deed name of to M/s. SSD Infrastructure, Through its Partner Mr. Vijay Kishanchand Matani, is recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 35.90 R. Thus to M/s. SSD Infrastructure, Through its Partner Mr. Vijay Kishanchand Matani became owner of Survey No. 110/4/1 to the extent of area admeasuring 00 H 35.90 R.

Crystalline Developers through its partners Mr. Arvind Chaganlal Kering & Mr. Arun Sampatrao Patil had also executed Power of Attorney coupled with Sale Deed dated 22/03/2018 in respect of area admeasuring 00 H 35.90 R i.e. 3590 Sq. Mtrs., out of Survey No. 110/4/1 in favour of M/s. SSD Infrastructure, Through its Partner Mr. Vijay Kishanchand Matani. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 3494/2018 on 22/03/2018.

That the owners had demarcated said property from the office of City Survey Office on 21/04/2018 & had obtained Demarcation Certificate vide No. Urgent M.R. No. 20187/2018.

That owners had obtained D.P. Opinion from Pimpri Chinchwad Municipal Corporation on 24/05/2018 by its No. NARVI/Kavi/Wakad/161/18.

That the owners had got revised sanctioned Lay out in respect of said property from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./ LAYOUT/WAKAD/226/2018 dated 31/12/2018.

The owners had amalgamated Survey No. 110 area admeasuring 00 H 35.95 R belonging to M/s. Sai Ventures, Through its Proprietor Mr. Vinod Kishanchand Matani & Survey No. 110/4/1 area admeasuring 00 H 35.90 R belonging to M/s. SSD Infrastructure, Through its Partner Mr. Vijay Kishanchand Matani and had got sanctioned Lay out from the office of Pimpri Chinchwad Municipal Corporation on 18/01/2019 by No. B.P./Layout/Wakad/08/2019.

The Owners had handed over area admeasuring 718.50 Sq. Mtrs., affected under amenity space out of scheduled property to PCMC by possession receipt dated 13/05/2019 bearing No. S>o/ñWm/H\$mđ/284/2019. Accordingly name of PCMC was recorded in the record of 7/12 extract of the said property to the extent of area admeasuring 00 H 07.19 R by mutation Entry No. 16433.

The Owners have obtained commencement certificate in respect of said property from the office of PCMC vide No. BP/WAKAD/103/2019. dated 07/06/2019.

The Owners had obtained N.A. order from the office of Collector, Pune vide No. Jamlin/SR/76/19 Dated.15/07/2019.

The Owners have obtained revised commencement certificate in respect of said property from the office of PCMC vide No. BP/WAKAD/103/2019 dated 07/06/2019.

The Owners have obtained revised commencement certificate in respect of said property from the office of PCMC vide No. BP/WAKAD/216/2019 dated 24/10/2019.

It is seen that, M/s. SSD Infrastructure, Through its Partner Mr. Vijay Kishanchand Matani had sold area admeasuring 00 H 32.31 R i.e. 3231 Sq. Mtrs., out of Survey No. 110/4/1 to M/s. Sai Ventures, Through its Proprietor Mr. Vinod Kishanchand Matani by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 12078/2020 on 29/10/2020. As per the said Sale Deed name of to M/s. Sai Ventures, Through its Proprietor Mr. Vinod Kishanchand Matani is yet to be recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 32.31 R.

Thus to M/s. Sai Ventures, Through its Proprietor Mr. Vinod Kishanchand Matani became owner of Survey No. 110/4/1 to the extent of area admeasuring 00 H 64.665 R.

The Owners have obtained revised commencement certificate in respect of said property from the office of PCMC vide No. BP/WAKAD/24/2020 dated 12/02/2020.

The Owners have obtained revised commencement certificate in respect of said property from the office of PCMC vide No. BP/WAKAD/22/2021 dated 19/03/2021.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) That M/s. Sai Ventures, Through its Proprietor Mr. Vinod Kishanchand Matani is owner of the property bearing Survey No. 110, Hissa No. 4/1 to the extent of area admeasuring 00 H 64.665 R i.e. 6466.50 Sq. Mtrs., situated at village Wakad, Tal. Mulshi, Dist. Pune.

B) I am of the opinion that the said properties are clean, clear and marketable and without any encumbrances whatsoever

Date : 16/04/2021.



ADVOCATE

KISHOR N. PATIL

Advocate

Office: C/o. Adv. Rajesh Jadhav,
"JANI-HAVI" 1st Floor,
Near Kalewadi-Pimpri Bridge,
Kalewadi, Pimpri, Pune-411017.

Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property. This is my personal opinion & does not affect anybody's right prejudicially. M/s. Sai Ventures, Through its Proprietor Mr. Vinod Kishanchand Matani had informed that there are no Court proceeding pending before any Court of Law in respect of the said property.