

Date: 27/02/2019

To,

M/s. Swojas Enterprises

Swojas House, Final Plot No. 44B, CTS No. 116B,
Income Tax Lane, Erandwane, Pune 411 004.

**SUB. : Title & Search Report of Sub-Plot No. 35, Final Plot No. 72A,
CTS No. 49A, Erandwane, Pune**

Respected Sir,

I have received following documents from you:

1. Property Card of Final Plot No.35 Final Plot No. 72A, CTS No. 49A
Erandwane, Pune
2. Sale Deed dtd. 13/03/1974 Serial No.400/1974 between Smt. Nathibai
Damodar Thakarsey Women's University, Bombay & Mrs. Rajni Sudhir Shah
& Mr. Sudhir Chimanlal Shah
3. Completion Certificate No. 4537 dated 18/03/1989
4. Demarcation Certificate
5. Building Plan
6. N A order dtd.29/05/1987
7. Pune Municipal Corporation Tax Bill
8. Public Notice dtd. 24/08/2018 in daily Prabhat
9. Development Agreement dated 04/11/2018 by 1] Mrs. Rajni Sudhir Shah and
2] Mr. Sudhir Chimanlal Shah in favour of Swojas Enterprises registered at
Haveli No.22 Serial No.17935/2018
10. Power of Attorney dated 04/11/2018 by 1] Mrs. Rajni Sudhir Shah 2] Mr.
Sudhir Chimanlal Shah in favour of Partners of Swojas Enterprises registered
at Haveli No.22 Serial No.17937/2018
11. Affidavit dated 13/11/2018 by 1] Mrs. Rajni Sudhir Shah 2] Mr. Sudhir
Chimanlal Shah

12. Commencement Certificate No. CC/2905/18 dtd. 19/12/2018

13. Commencement Certificate No. CC/3566/18 dtd. 14/02/2019

I have gone through the above documents and submitting my Title and Search Report as follows:

TITLE AND SEARCH REPORT

1. Property bearing CTS No. 49A, corresponding Final Plot No. 72A, situated at Erandwane, Pune previously belonged to Smt. Nathibai Damodar Thakarsey Women's University, Bombay, a Corporate Body constituted by and under the provisions of Smt. Nathibai Damodar Thakarsey Women's University Act.
2. The said Smt. Nathibai Damodar Thakarsey Women's University, Bombay, prepared and submitted layout of the said land to City Engineer, Pune Municipal Corporation and the same has been sanctioned under Letter No. TPO/2249 dtd. 01/06/1968 and No. TPO/1033 dtd. 28/04/1970.
3. By Sale Deed dtd. 13/03/1974 the said Smt. Nathibai Damodar Thakarsey Women's University, Bombay, sold out Sub-Plot No. 35, admeasuring 506.87 sq. mtrs., out of Final Plot No. 72A, CTS No. 49A, situated at Erandwane, Pune to 1] Mrs. Rajni Sudhir Shah 2] Mr. Sudhir Chimanlal Shah. The said Sale Deed is registered in the office of Sub-Registrar Bombay at Serial No. 400/1974.
4. The said owners carried out construction of residential building on the said plot as per building plans sanctioned by Pune Municipal Corporation and obtained Completion Certificate thereof vide No. 4537 dtd. 18/03/1989.
5. I have issued Public Notice dtd. 24/08/2018 in daily Prabhat in respect of the said property for verification of title of the said property. However, I have not received any objection so far. I have caused search to be taken in respect of the

said property in the office of Sub-Registrar Haveli for last 30 years. However no transaction has been traced in respect of the said property.

6. The said 1] Mrs. Rajni Sudhir Shah and 2] Mr. Sudhir Chimanlal Shah entrusted development rights of the said property to M/s. Swojas Enterprises by executing Development Agreement and Power of Attorney both dated 04/11/2018. The said documents are registered in the Office of Sub-Registrar Haveli No. XXII at Serial Nos. 19935/2018 & 19937/2018 respectively.
7. By virtue of the said documents M/s. Swojas Enterprises became entitled to carry out development and construction on the said property by demolishing the old structure thereon. The said 1] Mrs. Rajni Sudhir Shah 2] Mr. Sudhir Chimanlal Shah also executed Affidavit dated 13/11/2018 stating that, the said property is free from any encumbrances and that they have clear and marketable title in respect of the same.
8. M/s. Swojas Enterprises submitted building plans for construction of building consisting of ownership flats on the said property which are sanctioned by the Pune Municipal Corporation vide No. CC/2905/18 dtd. 19/12/2018 and the said plans are revised and sanctioned vide No. CC/3566/18 dtd. 14/02/2019.
9. In my opinion the said property which is more particularly described in the Schedule written hereunder is free from any encumbrances and mortgages 1] Mrs. Rajni Sudhir Shah 2] Mr. Sudhir Chimanlal Shah have clear and marketable title in respect of the said property and M/s. Swojas Enterprises have right to construct building consisting of Flats and sell the same.

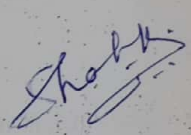
SCHEDULE

All that piece and parcel of property bearing **Sub Plot No. 35**, admeasuring **506.87 sq. mtrs.**, out of **Final Plot No. 72A**, its **CTS No. 49A**, situated at

Erandwane, Pune within the limits of Pune Municipal Corporation and in Sub-registration District, Taluka Haveli, Dist. Pune and bounded as follows :

On or towards the East	:	Sub-Plot No.36
On or towards the South	:	Property of S.N.D.T College
On or towards the West	:	Sub-Plot No.34
On or towards the North	:	By Road

This Title and Search Report is given on 27/02/2019.


VIJAY K. SHAH
(Advocate)