



MTR Form Number-6

GRN	MH003662590201718M	BARCODE											Date	20/07/2017-10:46:29	Form ID
Department	Inspector General Of Registration										Payer Details				
Search Fee											TAX ID (If Any)				
Type of Payment Other Items											PAN No. (If Applicable)				
Office Name	MLS2_MULSHI 2 SUB REGISTRAR										Full Name				
Location	PUNE										Adv Snehalata Babar Patil				
Year	2017-2018 One Time										Flat/Block No.				
Account Head Details											Premises/Building				
0030072201 SEARCH FEE	750.00										Road/Street				
											Area/Locality				
											Town/City/District				
											PIN				
											Remarks (If Any)				
											Search of s no 12 Hissa 1 admeasuring 2 H 16 Are				
											Amount In				
											Words				
Total	750.00										Seven Hundred Fifty Rupees Only				
Payment Details											FOR USE IN RECEIVING BANK				
Cheque-DD Details											Bank CIN				
Cheque/DD No.											Ref. No.				
Name of Bank											Date				
Name of Branch											Bank-Branch				
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NOTE:- This challan is valid for 30 days.



TITLE OPINION AND TITLE CERTIFICATE

In respect of property bearing Survey No. 12 Hissa No.1 admeasuring 03 Hectors 04 Ares inclusive of Potkharaba assessed at Rs.03 Paise 13 situated at Mouje Mhalunge, Taluka Mulshi, District Pune, owned, possessed by the owner / holder Balaji Realty, within the jurisdiction of Panchayat Samiti Mulshi, Zilha Parishad Pune, Grampanchayat Mhalunge and within the Registration sub District Taluka –Mulshi (Paud), Registration District of Pune.

MRS. SNEHALATA V. BABAR-PATIL (ADVOCATE)

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,
Hingane Budruk (Maharshi Karve Nagar)
Pune - 411 052.

**MRS. SNEHALATA V. BABAR-PATIL,
ADVOCATE**

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,
Shahu Colony, Lane No. 9,
Hingane Budruk (Maharshi Karve Nagar),
Pune - 411 052,
Mobile No. 9822115943

**TITLE / SEARCH REPORT AND
TITLE OPINION**

TO WHOMSOEVER IT MAY CONCERN

This Title / Search Report and Title Opinion in respect of an area admeasuring 02 Hectors 16 Ares out of the property bearing Survey No. 12 Hissa No.1 admeasuring 03 Hectors 04 Ares inclusive of Potkharaba assessed at Rs.03 Paise 13 situated at Mouje Mhalunge, Taluka Mulshi, District Pune, within the jurisdiction of Panchayat Samiti Mulshi, Zilha Parishad Pune, Grampanchayat Mhalunge and within the Registration sub District Taluka –Mulshi (Paud), Registration District of Pune, is given by me pursuant to the request of my client Balaji Realty a registered Partnership Firm having its office at - 103, Pro 1 Business Center, Senapati Bapat Road, Pune 411 016 through its Partners Mr. Rajendra Bhika Chitodkar, Mr. Ravindra Shrirang Jagtap and Mr. Gajendra Sopanrao Patil.

01. Names of the Owner:

M/S. BALAJI REALTY
a registered Partnership firm
having its office at 103, Pro-1 Business Center,
S.B. Road, Pune-411 016

02. Detailed description of the land / property:-



All that piece and parcel of the land admeasuring 02 Hectar 16 Ares out of the property bearing Survey No. 12 Hissa No.1 admeasuring 03 Hectors 04 Ares inclusive of Potkharaba assessed at Rs.03 Paise 13 situated at Mouje Mhalunge, Taluka Mulshi, District Pune, within the limits of Panchayat Samiti Mulshi, Zilha Parishad Pune, Grampanchayat Mhalunge and within the Registration sub District Taluka -Mulshi (Paud), Registration District of Pune and being bounded on its four sides as under -

On or towards:

East : Property out of same Survey No.12/1 owned by Balaji Realty
South : S.No.12 Hissa No.8,9,10,11 Mouje Mhalunge
West : Property of Mr. Mahadu Padale & others out of same Survey
No. 12/1 and S.No.11, Mouje Mhalunge
North : Mhalunge Road

03. Whether agricultural or non agricultural :-

The entire property bearing Survey No. 12/1, Mouje Mhalunge, Taluka Mulshi, District Pune is situated in residential zone as per the final regional plan of Pune and which is evident from the Zonal Certificate dated 04.06.2011 and which is also affected by 18 Meter and 24 Meter wide roads.

04. Brief history of devolution of title:-

Initially, the land bearing Survey No. 12 Hissa No.1 total admeasuring 03 Hectors 04 Ares was owned by Chintaman Vasudeo Khole and Mr. Laxman Sakhararam Padale, Mr. Tukaram Sakhararam Padale, Smt. Laxmi Bolhu Padale and Smt. Nabu @ Babu Bhika Padale were the tenants of Chintaman Vasudeo Khole.

The Agricultural Lands Tribunal, Mulshi (ALT) declared the tenants namely, Mr. Laxman Sakhararam Padale, Mr. Tukaram Sakhararam

Padale, Smt. Laxmi Bolhu Padale and Smt. Nabu @ Babu Bhika Padale as the owners Sec. 32 (g) of The Bombay Tenancy and Agricultural Lands Act, 1948 as per the order issued in Case No.96. The agricultural Lands Tribunal, Mulshi fixed the price of the said land and issued 32M certificate in favour of the said tenants and their names were mutated on the 7/12 extract as owners/ holders.

I. Devolution of title in respect of the share of Laxman Sakharam Padale:-

A) Mr. Laxman Sakharam Padale died intestate on 15.09.1972 leaving behind him 1. Mr. Ramu, 2. Mr. Ranu, 3. Mr. Mahadu Laxman Padale and married daughters 4. Mrs. Parubai Baburao Galande, 5. Mrs. Jijabai Mahadu Shedge and 6. Mrs. Suman Sahadu Phuge as his legal heirs and representatives and their names were duly mutated on the 7/12 extract and other revenue records as owners and holders pursuant to mutation entry No. 1295.

B) Mr. Ramu Laxman Padale died intestate on 10.08.2003 leaving behind him 1. Mr. Subhash, 2. Mr. Manohar Ramu Padale and married daughters 3. Mrs. Shakuntala Mahadeo Gaikwad, 4. Mrs. Alka Gulab Gaikwad and 5. Mrs. Shoba Dnyaneshwar Ranwade as his legal heirs and representatives and their names were duly mutated on the 7/12 extract and other revenue records as owners and holders pursuant to mutation entry No. 2479.

C) Mr. Ranu Laxman Padale died intestate on 06.09.2001 leaving behind him 1. Mr. Dharmraj, 2. Mr. Bhima, 3. Mr. Rajaram Ranu Padale and married daughters 4. Mrs. Sharada Tanaji Sakhare and 5. Mrs. Pushpabai Jalinder Galande as his legal heirs and representatives and their names were duly mutated on the 7/12 extract and other revenue records as owners and holders pursuant to mutation entry No. 2497.

D) Smt. Parubai Baburao Galande died intestate on 16.07.1992 leaving behind her 1. Mr. Ankush, 2. Mr. Balasaheb, 3. Mr. Madhukar,

4. Mr. Maruti, 5. Mr. Jalinder, 6. Mr. Macchinder, and 7. Mr. Purushottam Baburao Galande as her legal heirs and representatives and their names were duly mutated on the 7/12 extract and other revenue records as owners and holders pursuant to mutation entry No. 2892.

E) Smt. Jijabai Mahadu Shedge died intestate on 18.11.2002 leaving behind her 1. Mr. Kalidas, 2. Mr. Aknur, 3. Mr. Rohidas Mahadu Shedge and married daughters 4. Mrs. Anjanabai Dattooba Khandve and 5. Mrs. Bhagabai Sudam Khandve as her legal heirs and representatives and their names were duly mutated on the 7/12 extract and other revenue records as owners and holders pursuant to mutation entry No. 2891.

F) The legal heirs of deceased Parubai Baburao Galande namely Mr. Ankush Baburao Galande and others have executed a Release Deed dated 12.09.2007 in favour of Mr. Mahadu Laxman Padale, Mr. Dharmraj Ranu Padale, Mr. Bhima Ranu Padale and Mr. Rajaram Ranu Padale. The said release Deed is registered in the office of the Sub Registrar Haveli No.9 at Serial No. 7885/2007 on 12.09.2007 and accordingly the names of Mr. Ankush, Mr. Balasaheb, Mr. Madhukar, Mr. Maruti, Mr. Jalinder, Mr. Macchinder, and Mr. Purushottam Baburao Galande are deleted from the 7/12 extract and other revenue records pursuant to Mutation Entry No. 2894.

G) The legal heirs of deceased Jijabai Mahadu Shedge namely Mr. Kalidas Mahadu Shedge and others have executed a Release Deed dated 24.09.2007 in favour of Mr. Mahadu Laxman Padale, Mr. Dharmraj Ranu Padale, Mr. Bhima Ranu Padale and Mr. Rajaram Ranu Padale. The said release Deed is registered in the office of the Sub Registrar Haveli No. 19 at Serial No. 7556/2007 on 24.09.2007 and accordingly the names of Mr. Kalidas, Mr. Aknur, Mr. Rohidas Mahadu Shedge, Mrs. Anjanabai Dattooba Khandve and Mrs. Bhagabai Sudam Khandve were deleted from the 7/12 extract and other revenue records pursuant to Mutation Entry No. 2893.

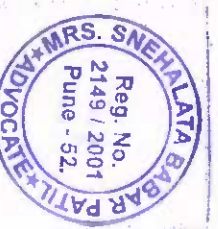
H) Mrs. Suman Sahadu Phuge had executed a Release Deed dated 25.08.2003 in favour of Mr. Mahadu Laxman Padale. The said Release Deed is registered in the office of the Sub Registrar Mulshi (Paud), Pune at serial No. 4482/2003 on 24.09.2003 and accordingly her name was deleted from the 7/12 extract and other revenue records pursuant to Mutation Entry No. 2740.

I) Mr. Dharmraj Ranu Padale has executed a Gift Deed dated 01.09.2007 in favour of his sons Mr. Ganesh and Mr. Nilesh Dharmaraj Padale with the consent of Mr. Rajaram Ranu Padale, Mrs. Sharada Tanaji Sakhare and Mrs. Pushpabai Jalinder Galande. The said Gift Deed is registered in the office of Sub Registrar Haveli No.9 at Serial No. 7522/2007 on 01.09.2007 and accordingly the names of Mr. Ganesh Dharmraj Padale and Mr. Nilesh Dharmraj Padale were Mutated on 7/12 extract and other revenue records pursuant to Mutation Entry No. 2895.

J) Mr. Rajaram Ranu Padale died intestate on 07.10.2008 leaving behind him his wife 1. Smt. Bebi, son 2. Suraj and daughter 3. Bhagyashri Rajaram Padale as his legal heirs and representatives and accordingly their names are duly mutated on the 7/12 extract and other revenue records pursuant to Mutation Entry No. 3100.

II. Devolution of title in respect of the share of Tukaram Sakhararam Padale:-

A) Mr. Tukaram Sakhararam Padale died intestate on 22.04.1983 leaving behind him 1. Mr. Dattatray Tukaram Padale and married daughters 2. Mrs. Fulabai Baburao Nadhe and 3. Mrs. Kasubai @ Lalabai Gulab Medankar as his legal heirs and representatives and accordingly their names were mutated on the 7/12 extract and other revenue records pursuant to Mutation Entry No. 3018.

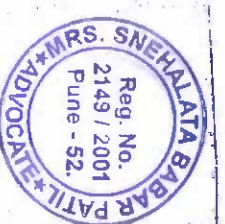


B) Fulabai Baburao Nadhe died intestate on 20.08.1991 leaving behind her 1. Mr. Chandrakant, 2. Dnyaneshwar, 3. Jayram Baburao Nadhe, 4. Smt. Bharti Sudam Nadhe, 5. Nikhil, 6. Swati, 7. Nilesh Sudam Nadhe and married daughter 8. Mrs. Lalabai Eknath Parakhi as her legal heirs, however, their names were mutated on the 7/12 extract and other revenue records pursuant to Mutation Entry No.3253. The legal heirs of Fulabai Baburao Nadhe have executed a Release Deed dated 12.01.2008 in favour of Mr. Dattatray Tukaram Padale which is registered in the office of Sub Registrar, Haveli No.15 at Serial No. 7509/2008 on 12.11.2008 and accordingly the names of Mr. Chandrakant Nadhe and others are deleted from the 7/12 extract and other revenue records pursuant to Mutation Entry No. 3347

C) Kasubai @ Lalabai Gulab Medankar executed a Release Deed dated 29.07.2008 in favour of Mr. Dattatray Tukaram Padale which is registered in the office of Sub Registrar, Haveli No.15 at Serial No. 5189/2008 on 29.07.2008 and accordingly the name of Kasubai @ Lalabai Gulab Medankar is deleted from the 7/12 extract and other revenue records pursuant to Mutation Entry No. 3231.

III. Devolution of title in respect of the share of Nabu @ Babu Bhika Padale:-

A) Smt. Nabu @ Babu Bhika Padale died intestate on 06.09.1959 leaving behind 1. Mr. Kanhu Bhika Padale, married daughters 2. Mrs. Anusaya Digambar Bahirat and 3. Mrs. Sulochana Kisan Dongre as her legal heirs and representatives and accordingly, name of Mr. Kanhu Bhika Padale was mutated on 7/12 extract and other revenue records as owner and holder pursuant to Mutation Entry No. 2744 however, names of Mrs. Anusaya Digambar Bahirat and Mrs. Sulochana Kisan Dongre were not mutated on 7/12 extract and other revenue records.



B) Mrs. Anusaya Digambar Bahirat executed a Release Deed dated 21.06.2007 in favour of Mr. Kanhu Bhika Padale which is registered in the office of Sub Registrar Haveli No. 15 at Serial No. 4610/2007 on 21.06.2007.

C) Mrs. Sulochana Kisan Dongre executed a Release Deed dated 19.06.2007 in favour of Mr. Kanhu Bhika Padale which is registered in the office of Sub Registrar Haveli No. 15 at Serial No. 4545/2007 on 19.06.2007.

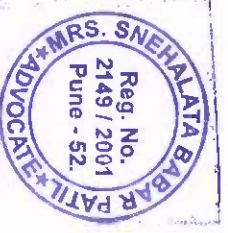
IV. Devolution of title in respect of the share of Laxmi Bolhu Padale:-

A) Smt. Laxmi Bolhu Padale died intestate On 09.09.1966 leaving behind son 1. Mr. Moru Bolhu Padale and married daughters 2. Tanhubai Dattu Kadake, 3. Jaywantabai Shivrām Landge, 4. Janabai Kisan More and 5. Kalabai Govind Kaije as her legal heirs and representatives and accordingly, their names were mutated on 7/12 extract and other revenue records as owners and holders pursuant to Mutation Entry No. 1850.

B) Jaywantabai Shivrām Landge died intestate on 11.11.1997 leaving behind sons 1. Mr. Sopan, 2. Mr. Namdev, married daughters 3. Rakhamabai Zumbar Landge and 4. Draupadabai Gulab Saste as her legal heirs and representatives and accordingly, their names were mutated on 7/12 extract and other revenue records as owners and holders pursuant to Mutation Entry No. 3431.

C) Kalabai Govind Kaije died intestate leaving behind husband Mr. Govind Vitthal Kaije as her only legal heir and representative, however, the name of Mr. Govind Vitthal Kaije was not were mutated on 7/12 extract and other revenue records as owner and holder.

D) Tanhubai Dattu Kakade, Janabai Kisan More and heirs of Jaywantabai Shivrām Landge and Kalabai Govind Kaije have executed



a Release Deed dated 10.04.2008 in favour of Mr. Moru Bolhu Padale. The said release Deed is registered in the office of the Sub Registrar Haveli No.19 at Serial No. 3735/2008 on 17.05.2008 and accordingly the names of Tanhubai Dattu Kakade and others are deleted from the 7/12 extract and other revenue records pursuant to Mutation Entry No. 3388.

E) Mr. Subhash Ramu Padale and others, Mr. Dattatray Tukaram Padale and Kanhu Bhika Padale obtained an order bearing No. 43/SR/108/2011/Part-II dated 08.02.2012 for sale of 01 Hector 27.33 Ares to M/s. Balaji Realty, a partnership firm registered under Indian Partnership Act, 1932.

F) Mr. Dattatray Tukaram Padale, Mr. Subhash Ramu Padale, Mr. Manohar Ramu Padale, Mrs. Shakuntala Mahadeo Gaikwad, Mrs. Alka Gulab Choudhary @ Gaikwad and Mrs. Shobha Dnyaneshwar Ranwade executed a Sale Deed dated 13.02.2012 in favour of Balaji Realty, a registered partnership firm through its Partners Mr. Rajendra Bhika Chitodkar, Mr. Gajendra Sopanrao Patil and Mr. Ravindra Shrirang Jagtap with the consent of Mrs. Padma Arun Padale and others as Consenting Party No. 1 and Mr. Bhima Ranu Padale and others as Consenting Party No.2 in respect of their respective shares in the said property admeasuring 0 Hector 76 Ares and 0H 25.33 Ares, total admeasuring 01 H 01.33 Ares. The said Sale Deed is duly registered in the office of Sub Registrar Haveli No.19 at Serial No. 1687/2012 on 13.02.2012 and accordingly the name of Balaji Realty, a registered Partnership Firm through its partners Mr. Rajendra Bhika Chitodkar, Mr. Gajendra Sopanrao Patil and Mr. Ravindra Shrirang Jagtap is mutated on 7/12 extract and other revenue records as owners and holders pursuant to Mutation Entry No. 3434 in respect of the area admeasuring 01 H 01.33 Ares.

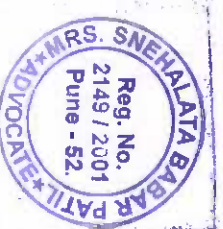
G) Mr. Kanhu Bhika Padale as Karta of Joint Hindu Family alongwith Mr. Ramesh Kanhu Padale and Mrs. Suman Kanhu Padale executed a Sale Deed dated 13.02.2012 in favour of Balaji Realty, a

registered partnership Firm through its Partners Mr. Rajendra Bhika Chitodkar, Mr. Gajendra Sopanrao Patil and Mr. Ravindra Shrirang Jagtap with the consent of Mrs. Anita Ramesh Padale and Sonya Ramesh Padale as Consenting Party No. 1 and Mr. Dattatray Tukaram Padale and others as Consenting Party No.2 in respect of 00 Hecor 26 Ares out of his share admeasuring 00 Hecor 76 Ares in the said property. The said Sale Deed is duly registered in the office of Sub Registrar Haveli No.19 at Serial No. 1693/2012 on 13.02.2012 and accordingly the name of Balaji Realty, a registered Partnership Firm through its Partners Mr. Rajendra Bhika Chitodkar, Mr. Gajendra Sopanrao Patil and Mr. Ravindra Shrirang Jagtap is mutated on 7/12 extract and other revenue records as owner and holder pursuant to Mutation Entry No. 3435 in respect of an area admeasuring 00H 26 Ares.

H) Mr. Ganesh Dharmraj Padale, Smt. Bebi Rajaram Padale for self and on behalf of her minor children Suraj Rajaram Padale and Bhagyashri Rajaram Padale, and Mrs. Pushpabai Jalinder Galande have executed a Sale Deed dated 07.09.2010 in favour of Mr. Rajendra Dnyanoba Dhankude, Mr. Navnath Bhikaji Mhalungkar and Mr. Santosh Dashrath Ingawale in respect of their share in the properties bearing Survey Nos. 59/5/11, 59/5/3, 25/1/2, 25/1/3 and 12/1, situated at Mouje Mhalunge, Taluka Mulshi, District Pune. The said sale Deed is registered in the office of Sub Registrar Haveli No. 5 at Serial No. 10286/2010 and on 11.11.2010. In the said Sale Deed share admeasuring 0 H 12.67 Ares out of Survey No. 12 Hissa No.1 was inadvertently included and it was not the intention of the Vendors to sell and it was not intention of the Purchasers to purchase the said share admeasuring 0H 12.67 Ares out of Survey No. 12/1, Mouje Mhalunge, Taluka Mulshi, District Pune and therefore, the said Vendors and the purchasers have executed a Correction Deed dated 14.02.2012 to rectify the said inadvertent mistake and have deleted the said property from the said Sale Deed. The said Correction Deed dated 14.02.2012 is duly registered at the office of Sub Registrar, Haveli No.19 Pune at Serial No. 1756/2012 on 14.02.2012. It is

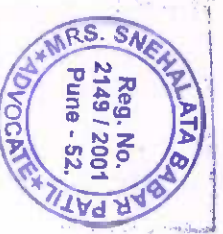
specifically accepted by the Purchaser that the possession of the said property was not handed over to them by the Vendors. As per the said registered Sale Deed names of purchasers namely Mr. Rajendra Dnyanoba Dhankude, Mr. Navnath Bhikaji Mhalungkar and Mr. Santosh Dashrath Ingawale were mutated on the 7/12 extract and other concerned revenue record of the properties sold pursuant to Mutation Entry No. 3308 and inadvertently the names of Mr. Rajendra Dnyanoba Dhankude, Mr. Navnath Bhikaji Mhalungkar and Mr. Santosh Dashrath Ingawale were also mutated on the 7/12 extract of Survey No. 12/1, Mouje Mhalunge inspite of the fact that the aforesaid registered Correction Deed was executed by and between the parties dated 14/02/2012 which is duly registered in the office of Sub Registrar, Haveli No.19 at Serial No.1756/2012. The names of Mr. Rajendra Dnyanoba Dhankude, Mr. Navnath Bhikaji Mhalungkar and Mr. Santosh Dashrath Ingawale which were recorded inadvertently are subsequently deleted from the 7/12 extract pursuant to Mutation Entry No 3569.

1) Mr. Ganesh Dharmraj Padale, Smt. Bebi Rajaram Padale for self and on behalf of her minor children Suraj Rajaram Padale and Bhagyashri Rajaram Padale, and Mrs. Pushpabai Jalinder Galande with the consent of Mr. Rajendra Dnyanoba Dhankude, Mr. Navnath Bhikaji Mhalungkar and Mr. Santosh Dashrath Ingawale have executed an Agreement for Sale dated 14.02.2012 in favour of M/s. Balaji Realty through its partners Mr. Rajendra Bhika Chitodkar, Mr. Gajendra Sopanrao Patil and Mr. Ravindra Shrirang Jagtap for sale of land with respect to their share in the said property admeasuring 00 Hecter 12.67 Ares and have also executed Power of Attorney dated 14.02.2012 in favour of M/s. Balaji Realty through its partners Mr. Rajendra Bhika Chitodkar, Mr. Gajendra Sopanrao Patil and Mr. Ravindra Shrirang Jagtap. The said Agreement for Sale and Power of Attorney are duly registered in the office of Sub Registrar Haveli No. 19 at Serial No. 1759/2012 and 1760/2012 on 14.02.2012.



J) Mr. Ganesh Dharmraj Padale, Smt. Bebi Rajaram Padale for self and on behalf of her minor children Suraj Rajaram Padale and Bhagyashri Rajaram Padale, and Mrs. Pushpabai Jalinder Galande paid an amount of Rs.300/- on 23/09/2014 towards Nazrana as per Government Circular No. TNC-04/C.No.196/J-1 which is required to be paid under the provisions of B. T. & A. L. Act for sale of 00 Hectar 12.67 Ares to M/s. Balaji Realty, a partnership firm registered under Indian Partnership Act, 1932. Mr. Ganesh Dharmraj Padale, Smt. Bebi Rajaram Padale for self and on behalf of her minor children Suraj Rajaram Padale and Bhagyashri Rajaram Padale, and Mrs. Pushpabai Jalinder Galande with the consent of Mr. Rajendra Dnyanoba Dhankude, Mr. Navnath Bhikaji Mhalungkar and Mr. Santosh Dashrath Ingawale have executed Sale Deed dated 24/09/2014 in favour of M/s. Balaji Realty through its partners Mr. Rajendra Bhika Chitodkar, Mr. Gajendra Sopanrao Patil and Mr. Ravindra Shrirang Jagtap with respect to their share in the said property admeasuring 00 Hectar 12.67 Ares. The said Sale Deed is duly registered in the office of Sub Registrar Haveli No. 13 at Serial No. 7228/2014.

K) Mr. Bhima Ranu Padale and his family members and others had executed Deed of Consent, in favour of Balaji Realty, and had given their consent to the execution and registration of the Agreement for Sale, dated 14.02.2012. The said Consent Deed is duly registered at the Office of Sub Registrar, Haveli No.19, Pune, at serial No.1762/2012 on 21.02.2012. The said Consent Deed, was signed by Mr. Bhanudas Mahadu Padale as Power of Attorney Holder of all the executants of the Consent Deed including Mr. Atul Bhimrao Padale, Mr. Nilesh Bhimrao Padale and Mrs. Sharda Tanaji Sakhare. After execution of the said Consent Deed, Sharda Tanaji Sakhare executed Release Deed, dated 07.09.2015, in favor of Mr. Sharad Tanaji Sakhare and Mr. Ravi alias Narendra Tanaji Sakhare. The said Release Deed is registered at the Office of Sub Registrar, Haveli No.15, at serial No.8431/2015, on 07.09.2015. Mr. Badinath Tanaji Sakhare was not party to the said Release Deed.



L) The Gaon Kamgar Talathi prepared Mutation Entry No.3754 to mutate the name of Balaji Realty pursuant to registered Sale Deed, dated 24.09.2012, in respect of an area admeasuring 0-Hector 12.67-Ares. However, the said Mutation Entry was challenged by Mr. Atul Bhima Padale and others. The Circle Officer dismissed the said complaint / case No.HANO/SR/84/2014, filed by Mr. Atul Bhima Padale and others. Mr. Atul Bhima Padale filed an Appeal bearing No.RTS/A/SR/176/2015, before the Sub Divisional Officer, Mulshi Sub Division, Pune, which was dismissed by the Sub Divisional Officer, pursuant to Order dated 14.12.2016. Mr. Atul Bhima Padale filed an Appeal against the Order issued by Sub Divisional Office, Mulshi Sub Division, Pune, bearing No.RTS/2/Appeal/105/2017, dated 15.02.2017, before the Addl. Collector Pune. Mr. Atul Bhima Padale, the Appellant has already submitted pursis for withdrawal of the said appeal on 20.07.2017 and accordingly the Additional Collector, Pune, has issued the Order for withdrawal of the said Appeal and disposed off the said Appeal by lifting the stay order, dated 20.02.2017.

The Owner has obtained Environment Clearance Certificate No.SEAC-2013/CR-212/TC-2, dated 26 July 2016 from State Level Environment Impact Assessment Authority. However Regular Criminal Case No.401556/2015 is still pending before Hon'ble Chief Judicial Magistrate, Pune, at Pune which is filed by the Maharashtra Pollution Control Board against said owner under the Environment Protection Act.

M) Mr. Atul Bhima (Bhimrao) Padale, Mr. Nilesh Dharmaraj Padale with the consent of Mr. Badrinath Tanaji Sakhare, son of Sharda Tanaji Sakhare have executed Consent Deed, dated 18.07.2017, with consideration, in favour of M/s. Balaji Realty which is duly registered at the Office of Sub Registrar, Haveli No.15, at Serial No.7137/2017. As per the said Consent Deed, Mr. Atul Bhima (Bhimrao) Padale, Mr. Nilesh Dharmaraj Padale and Mr. Badrinath Tanaji Sakhare have confirmed the legality about execution and registration of Sale Deed, dated 24.09.2014, and have also accepted the contents of the said

Sale Deed and have released all interest, title, if any, in favor of Balaji Realty, and have given their consent for Mutation of the name of Balaji Realty as owner / holder in respect of an area admeasuring 0-Hector 12.67-Ares on 7x12 extract and they have specifically assured Balaji Realty to withdraw the Appeal filed by them before Additional Collector, Pune. The name of Balaji Realty will be mutated on 7x12 extract pursuant to Mutation Entry No.3754, in respect of an area admeasuring 0-Hector 12.67-Ares in due course of time.

N) Mr. Moru Bolhu Padale obtained an order bearing No. 43/SR/108/2011/Part-I dated 08.02.2012 for sale of 00 Hector 76 Ares to M/s. Balaji Realty, a partnership firm registered under Indian Partnership Act, 1932 and further got the said order/permission extended till 12.12.2012 vide order bearing No. KV/492/2012 dated 29.09.2012.

O) Mr. Moru Bolhu Padale and others executed a Sale Deed dated 06.09.2012 in favour of Balaji Realty, a registered partnership Firm through its Partners Mr. Rajendra Bhika Chitodkar, Mr. Gajendra Sopanrao Patil and Mr. Ravindra Shrirang Jagtap with respect to 00 Hector 76 Ares and the said Sale Deed is duly registered in the office of Sub Registrar Haveli No.13 at Serial No. 7112/2012 on 25.10.2012 and the name of Balaji Realty, a registered Partnership Firm through its Partners Mr. Rajendra Bhika Chitodkar, Mr. Gajendra Sopanrao Patil and Mr. Ravindra Shrirang Jagtap is mutated on 7/12 extract and other revenue records as owner and holder whereof pursuant to Mutation Entry No. 3507.

P) Mrs. Jayashree Diip Satale, Smt. Laxmibai Maruti Ranawade and Mrs. Asha Sanjay Padharkar executed a Consent Deed dated 06.03.2013 in favour of Balaji Realty, a registered partnership Firm through its Partners Mr. Rajendra Bhika Chitodkar, Mr. Gajendra Sopanrao Patil and Mr. Ravindra Shrirang Jagtap by which they have admitted the execution of the sale Deed dated 13.02.2013. The said

Consent Deed is duly registered in the office of Sub Registrar Haveli No.13 at their Serial No. 1810/2013 on 06.03.2013.

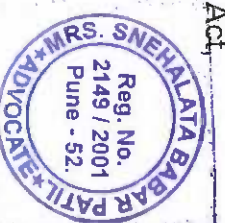
06. Ms. Balaji Realty, a registered Partnership Firm through its Partners Mr. Rajendra Bhika Chitodkar, Mr. Gajendra Sopanrao Patil and Mr. Ravindra Shrirang Jagtap have prepared the plans in respect of the area out of Survey No. 12/1 owned by them. The Collector of Pune with the recommendation of Deputy Director Town Planning has sanctioned the building construction plan/s and has issued Non-agricultural use order, bearing No.PMA/NA/SR/261/12, dated 19.11.2012 and Revised Order bearing No.PMA/NA/SR/384/2013, dated 22.04.2014.

The Chief Executive Officer of Pune Metropolitan Regional Development Authority, Pune (PMRDA) has issued Commencement Certificate No.BMU/MOU.Mhalunge/S.N.12/1 Pail prakra 3481, dated 23.02.2016.

Balaji Realty availed Project Loan from Bank of Maharashtra. Balaji Realty executed Mortgage Deed, dated 14.06.2013 in favour of the said Bank which is duly registered at the Office of Sub Registrar, Haveli No.13, Pune, at serial No.4385/2013 on 14.06.2013.

Balaji Realty has paid the entire loan with interest to the Bank of Maharashtra and the Bank of Maharashtra has issued No Dues Certificate No.AR38/ADV/Balaji Realty/NOC/2017-18, dated 01.07.2017. Bank of Maharashtra will execute Release Deed in due course of time.

07. Whether the said property is affected by any special enactment such as Tenancy Laws, Urban Land (Ceiling and Regulation) Act, 1976:-



No. The above referred land / property is not affected by the provisions of Urban Land (Ceiling and Regulation) Act, 1976. The Central Government and Government of Maharashtra have repelled the Urban Land (Ceiling and Regulation) Act, 1976.

08. Whether there is any subsisting encumbrance on the said property / plot:-

No. Subject to the available record and with all constraints regarding availability of the record it is found that there is no subsisting encumbrance on the said property and it is assured by the Owner M/s. Balaji Realty that the said property is free from all encumbrances and charges subject to the rights of the purchasers of flat in the said Project. M/s. Balaji Realty has executed an Agreement for Sale of various flats in the said project in favour of the respective purchasers. The list whereof is annexed to this Report.

I have perused all the documents referred in this Search / Title Report, and I have also perused the Search and Title Report issued by Advocate Mrs. Sangeeta Khot. I have carried out the Search of Index-II registers for last 30 years, in the concerned Offices of Sub Registrar, Haveli, Pune, and has not come across with any adverse entry affecting the title of the owner, M/s. Balaji Realty and, therefore, in my opinion the above named owner M/s. Balaji Realty is having valid, legal marketable title to the said property, subject to the rights of the purchasers of flat in the said Project.

All copies of the documents referred to above are inspected and returned to the owner.

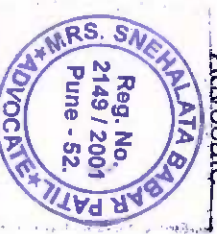
Pune

Date – 27.07.2017

(Mrs. Snehalata V. Babar-Patil)

S. V. Babar

Advocate



List of agreements for sale of flats

sr.no.	flat no.	Purchaser name	Purchaser Address	Registration No.	Registration Date	Haveli No.
A TOWER						
1	MJ/A-301	Mr. Ashwini Kumar Deshmukh	105, Deygandhar Apartment No 1, Plot No 105, Shivajee Nagar, Nagpur 10	8051/2015	08/09/2015	13
2	MJ/A-302	Mr. Sandesh Shashikant Bhise	H-502, Sapphire Park, Park Street, Aundh Chest Hospital Rd, Wakad, Pune-411057	3303/2014	21/05/2014	13
3	MJ/A-402	Mrs. Madhavi Kasibhatta	B2-504, Regency Cosmos, Mahalunge Road, Opp. Hotel Malvani Gajali, Baner, Pune-411045	9831/2014	17/12/2014	13
4	MJ/A-501	Mr. Arun J. Shinde	K 304, Queen Tower, New DP Road, Aundh, Pune-411021	6473/2015	20/07/2015	13
5	MJ/A-502	Mr. Vilaykumar T. Mr. Prakash Parashram	Flat No. E-502, MontvertGrande Pashan-Sus Road, Pune-411021	1801/2015	23/02/2015	13
6	MJ/A-602	Devan	A-701, Pride Panaroma, Shivaji Housing Society Bharatwadi, S.B Road, Pune-16	8664/2014	12/11/2014	13
7	MJ/A-702	Mrs. Megha Aggarwal	C/O Mr. Naresh Agarwal, Mangal Bhawan, Near Hari Nirmal Theatre, Navi Sadak, Gwalior(M.P.)-474001	3374/2016	22/04/2016	13
8	MJ/A-802	Mr. Sanchit S. Joshi & Mrs. Saylee	B/8, "Shivsagar" Amboli Naka, S.v Road, Andheri (West), Mumbai - 400058	1950/2014	25/03/2014	13
9	MJ/A-901	Mr. Sushil Bendale	D-601, Sapphire Park Near Moze College, Pune-411045	4987/2014	16/07/2014	13
10	MJ/A-902	Mr. Devraj Sonavane	RH158, Gate1, Roseland Residency Pimpale Saudagar Pune-411027	5072/2014	19/07/2014	13
11	MJ/A-1101	Dr. Shataji Vishwasrao Deshmukh	Flat No 6, Bhagyashree Apts, Green Park Housing Society Lane, Behind Softlink Int. Office, Aundh, Pune-Flat No. 101, Chintamani Residency, Survey No. 22, Opp Maratha Mandir, Bavdhan Pune - 411021	7379/2014	29/09/2014	13
12	MJ/A-1201	Mr. Yogesh Joshi		2448/2016	21/03/2016	13
C TOWER						
13	MJ/C-301	Mr. Agni Datta	(A-7)- 101, Karishma Society Kothrud-411029, Pune. A-802, Pristine Fontana, Behind Maratha Mandir, Bavdhan, Pune - 411021	798/2015	21/01/2015	13
14	MJ/C-302	Mr. Shantonu Ghosh	1/165, Patel Avenue, Right Bhusori Colony Nr, New Indian School, Paud Road, Kothrud, Pune-411038	6785/2015	01/08/2015	13
15	MJ/C-402	Mr. Arun Shankarrao Kulkarni	FLAT NO 5A, TRIVENI HEIGHTS, 65 PICNIC GARDEN ROAD, KOLKATA 700039. WEST BENGAL	1392/2015	09/02/2015	13
16	MJ/C-403	Mr. BINNY JAISWAL	Flat No. G1 Wing G2 Sonigara Township Keshavnagar, Chinchwad, Pune-411033	7159/2017	07/06/2017	21
17	MJ/C-501	Mrs. Sonali Suhas Kulkarni	C/O. Sameer Bhargale, M-303, Yuthika, Veerhadra Nagar, Near Ganraj Mangal Karyalay, Baner, Pune-45	6427/2014	28/08/2014	13
18	MJ/C-502	Mr. Gaurish Sudhir Chaudhari	Sure 304, Bldg. A, Go- Square IT Park, Wakad-Hinjewadi Road, Pune- 411057	9706/2014	12/12/2014	13
19	MJ/C-601	Mr. Narendra G. Vaze	J-19, Pinnac Memories Phase-2nd, Near City Pride Kothrud, Pune-38	8339/2014	31/10/2014	13
20	MJ/C-602	Mr. Mukund Vyankatsh Kulkarni	Akshay Nagar Co-Housing Society R.H-A-2, Vishal Nagar, Jagtap Dairy Pune- 411027	9555/2014	09/12/2014	13
21	MJ/C-603	Mr. Juddhajt Dutta	Flat No. 402, C Wing, Suman Sankalp Building, Survey No. 63/16, Ambegaon Budruk, Pune - 411016	924/2016	29/01/2016	13
22	MJ/C-701	Mr. Mithun Das	Pathak Hospital, New Nagar Road, Sanganner-422605	5278/2017	27/06/2017	13
23	MJ/C-702	Dr. Amol Kamalakar Pathak	B-28, SUVINAY APPT. RAMDASWADI, NR HANUMAN TEMPLE SINDIGATE, KALYAN (W) 421301	10252/2014	26/12/2014	13
24	MJ/C-703	Mr. Parnav	43 RAAG CHS, Yashodham Enclave, Dindoshi, Goregaon E, Mumbai 400063	5964/2017	22/06/2017	15
25	MJ/C-802	Mr. Vinayak Pai	Pannalal Nagar, Main Dasara Road, Amravati.	8867/2014	19/11/2014	13
26	MJ/C-803	Mr. Deepak Bajare	201, A-1 WING, RAHUL TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED BHUSARI COLONY PAUD ROAD PUNE-	8180/2015	11/09/2015	13
27	MJ/C-901	Mr. Anil Kulkarni	Felicitia, C-705, Baner Pashan Link Road, Behind Symantec, Pune 411045	1823/2016	01/03/2016	13
28	MJ/C-902	Mr. Alok Chaurasia	Atharva Co-operative Soc., Bimbisar Nagar, Goregaon (East), Mumbai- 400065	6532/2015	21/07/2015	13
29	MJ/C-1002	Sushma Madhukar Bhosle	BLDG. C-4, Flat No. 401, Prayaja City, Sinhagad Road, (Vadgaon Bk.) Pune- 411041	9961/2014	19/12/2014	13
30	MJ/C-1003	Mr. Santosh Laxman Jadhav		55/2015	02/01/2015	13
31	MJ/C-1102	Mr. Haritas Abhishek	E-103, Sapphire Park, Park Street, Wakad, Pune	9711/2014	12/12/2014	13

32	MJ/D-302	Mr. Urmesh Prabhakar Kusurkar	B-10, Rane Classics, Someshwadi, Baner Road, Pune	8152/2013	20/12/2013	13
33	MJ/D-304	Ashish Konde	Khedshivapur, taluka haweli dist. Pune	7812/2016	21/10/2016	13
34	MJ/D-401	Mr. Chaudhari Dnyanadeo Tukaram	Survey No. 412, Plot No. 9, Nehru Nagar Mohadi Road, Jalgaon-425003	10450/2014	02/01/2015	13
35	MJ/D-403	Mr. Raghvendra Bhavanishankar Rao	A-304, Raj Maximus Maneshwar Borivali West, Mumbai-103.	3864/2014	07/06/2014	13
36	MJ/D-404	Mr. Mihir C. Hadapsarkar	408, Bldg No. 8, Anita Nagar, Lokhandwala Complex, Kandivoli (East) 400101	5082/2015	05/06/2015	13
37	MJ/D-501	Mr. Atul Shrikishanrao Tayade	Castalia, S.no 21/16, Near Swaraj Garden, Flat No. B-503, Pimple Saudagar, Pune- 411027	7847/2013	13/12/2013	13
38	MJ/D-502	Mr. Vilay S. Agashe	36/102, HP Nagar (East) Vasi Naka, Chembur, Mumbai-74	2928/2014	02/205/2014	13
39	MJ/D-601	Mr. Nitin Bhalchandra Padalkar	Plot No. 5/A, Ujijwal Ghaisas Layout, RPT'S Rd, Surendra Nagar, Nagpur 440015	6675/2014	05/09/2014	13
40	MJ/D-602	Wadhwa	C-1003, PADMAVILAS APPT. BANER PASHAN LINK ROAD PUNE-411021	5049/2017	02/06/2017	15
41	MJ/D-603	Mrs. Rashmi A. Jadhav	F/2, Eastern Court, B. T. Kawade Road, Ghorpadi Gaon, Pune 411001	10506/2015	08/12/2015	13
42	MJ/D-701	Mr. Rahul Gupta	A503, Rohan Leher, Baner, Pune	2108/2016	11/03/2016	13
43	MJ/D-801	Mr. Angha Kher	K-801, Golden Square CST Road Kalina Santacruz East, Mumbai- 400098	7325/2014	26/09/2014	13
44	MJ/D-803	MR. MAHESH KHAIRNAR	S401, ROSELAND RESIDENCY, GATE NO 4, OPP. DATTA MANDIR, PIMPLE SAUDAGAR, PUNE-411027	5238/2017	08/06/2017	13
45	MJ/D-804	MR. ABHJEET KHAIRNAR	S401, ROSELAND RESIDENCY, GATE NO 4, OPP. DATTA MANDIR, PIMPLE SAUDAGAR, PUNE-411027	5239/2017	08/06/2017	13
46	MJ/D-902	Mr. Siddharth Arun Agashe	566, N.M Joshi Marg, Municipal Staff Quarters, Room No. 3, Byculla, Mumbai- 400011	1673/2014	07/03/2014	13
47	MJ/D-903	Mr. Chandraprakash Tiwari	Plot No. 41, Naghoomi Layout Chatrapati Nagar, Wardha Road, Nagpur	4501/2013	06/09/2013	22
48	MJ/D-904	Mr. Vedprakash Sunderlal Kiri	House No 185, Gurur The Gurur Dist. Balod, Chattisgarh	4499/2013	06/09/2013	22
49	MJ/D-1002	Mrs. Naina Ashish Hemke	D-402, Element-5, Near Shivar Garden, Rahatni, Pune	5965/2017	22/06/2017	15
50	MJ/D-1004	Mr. Pawan Saha	LIG 187 A SECTOR, SONAGIRI, BHOPAL MP- 462021	5965/2017	22/06/2017	15
51	MJ/D-1101	Mr. Shailesh Pawar	"Aparna House No. 231, Sadamitya, Ratangiri, Maharashtra	8328/2014	31/10/2014	13

E TOWER

52	MJ/E-205	Mr. Shamik Kumar	HARI OM MEGA TOWNSHIP, HOMBAL, POST: NEORI VIKAS PS: SADAR, HOMBAL, RANCHI : 835217 (JHARKHAND)	3216/2017	12/04/2017	13
53	MJ/E-306	Mrs. Neha	Fiat No.1, Janaki Apartment, Nachiket Park, Baner, Pune - 411045, Maharashtra	1854/2016	03/03/2016	13
54	MJ/E-401	MR. KHARADE ABHIJIT	SAI SHRADHA, SARASWATINAGAR, A/P: LONI KO, TAL: RAHATA, DIST. AHMEDNAGAR, MAH.	5629/2017	19/06/2017	13
55	MJ/E-402	Garima Dharmadhikari	SHANTIKUNI, BEHIND KAILASH CINEMA, CHITRAGUPT GANJ, NAI SADAK, LASHKAR GWALIOR 474001	2534/2017	29/03/2017	13
56	MJ/E-405	Prashant D Shimpi	3E - 8 Aditya Garden City, Phase 2 EmroldWardje Pune 411058	7441/2017	13/06/2017	21
57	MJ/E-501	V J R Bodapati	C 703, Montvert Grande, Sus Road, Pashan, Pune 411021	7794/2016	21/10/2016	13
58	MJ/E-502	Kunal Ashok Dhope	A 604 DSK Gandhakosh, Prathamesh Park Road, Baner Pune 411045	143/2017	07/01/2017	13
59	MJ/E-505	Mr. Saurabh	18-C, SURBH VIKAR, ROOPSAGAR ROAD, UDAIPUR - RAJ-313001	6452/2017	23/06/2017	22
60	MJ/E-601	Mr. Kautalkar	C-402, ANUKUL RESIDENCY, KASPATE VASTI WAKAD-PUNE- 411057	5309/2016	07/07/2016	13
61	MJ/E-602	Mr. Yashwant Verma	C/O VIKAS VERMA, NR. MISHRA BOOK DEPOT, AZADNAGAR, MASANGANJ, BILASPUR - 495001	2174/2017	21/03/2017	13
62	MJ/E-605	Mr. HANMANT JADHAV	FLAT NO B-502, SUDARSHAN PARADISE, VISHAL NAGAR, PIMPLE NILAKH, PUNE- 411027	4406/2017	15/05/2017	13
63	MJ/E-702	Mr. Karan Girme	S. No. 216/7, Plot No. 3, Baner, Pune 45	2135/2016	14/03/2016	13
64	MJ/E-705	Mr. Ganesh Warade	AT/Post Konambe, Taluka Sinner, Dist. Nashik 422103	5872/2017	27/06/2017	13
65	MJ/E-801	Mr. Vivek Iyer	C-903 CASSIA BLDG, GOLDEN TRELLIS, NR. MADUBHAN SOCIETY, BALEWADI PUNE- 411045	3940/2017	02/05/2017	13
66	MJ/E-802	Mr. Purshotam Kaushik	A-12-6, Comfort Zone, Balewadi, Pune 411 045	1951/2016	05/03/2016	13
67	MJ/E-901	Mr. Nand Kumar Patel	C-7, Sachidanand Purushottam Vihar, Near Kundan Garden, Baner road, Pune 411016	6683/2017	17/07/2017	13
68	MJ/E-902	Kishor Rajhansa	B2- 703 Kumar Parisar, Kathrud Pune 411038	11756/2016	10/09/2016	21
69	MJ/E-906	Mr. Suhas Panchling	A 503 Anusha Residency, Sus Road Pashan Pune 411021	3940/2016	25/05/2016	15
70	MJ/E-1001	Mr. Puneet Raitani	D- 11 Crystal Garden, Baner Pashan Link Road. Pashan Pune 411021	1429/2016	17/02/2016	13
71	MJ/E-1002	Mr. Shailesh Mahamune	Fiat NO A 203 Kirti Elagance, Mahalunge Pune 411045	4639/2016	10/06/2016	13
72	MJ/E-1005	Mr. Nitin Tahilani	H.NO 374 C KALPANA NAGAR BHOPAL	3754/2017	26/04/2017	13
73	MJ/E-1101	Sachin Rachalwar	A 14 Flat NO 26, Comfort Zone Apartment, Balewadi Pune 411045	8401/2016	24/11/2016	13
74	MJ/E-1106	Mr. Amrish Vedak	6, DEEP ANAND, 1ST FLOOR, GENERAL A. VAIDYA MARG, PANCHPAKHADI, THANE, WEST 400602	1957/2016	05/03/2016	13
75	MJ/E-1206	Ulwala Bhaduri	A 103 Moti Deep Society, Baner Balewadi Road, Baner Pune 411045	5170/2016	01/07/2016	13

