

ANNEXURE - A

C E R T I F I C A T E

I have investigated the title of property described in SCHEDULE.I, given above. I also caused the search to have been taken in respect of the said Property. I also perused the documents of title and extracts of revenue record. I have also seen the commencement certificate/s to commence the construction of the building to the said Developer granted by Pimpri Chinchwad Municipal Corporation Pune.

On perusal of relevant documents and information, I am of the opinion that the Property bearing **land bearing S.No.40 Hissa No. 2 of village Wakad, Tal.Mulshi, Dist.Pune. admeasuring H.0.24 Ares, within the limits of PCMC** is owned by MR. RAJENDRA RAMANLAL LUNKAD (PROP. AKSHAY BUILDERS AND DEVERLOPERS) in all admeasuring **H.0.24 Ares** and as per the sanctioned plans total area permitted **1900.66sq.mtrs. thereof of Wakad, Tal. Mulshi, Dist Pune.**

The Owner therefore, is authorized, empowered, entitled to develop the said Property as per the sanctioned plans total area permitted **1900.66sq.mtrs. thereof** by constructing a building thereon, comprising of independent residential blocks, commonly referred to as the "ownership scheme", named **AKSHAY RESIDENCY** thereon and to sell and/or otherwise dispose the same to any intending purchaser.

Pune

Date :30/07/2017



Avinash Kothari

Advocate

SEARCH AND TITLE REPORT
TO WHOM SO EVER IT MAY CONCERN

**Ref:- The land bearing S.No.40 Hissa No. 2
of village Wakad, Tal.Mulshi, Dist.Pune.**

This is in reference to the land bearing S.No.40 Hissa No. 2 of village Wakad, Tal.Mulshi, Dist.Pune. admeasuring H.0.24 Ares, which is the subject matter of this report.

At the instance of **MR. RAJENDRA RAMANLAL LUNKAD, PUNE** we have investigated the revenue record & the documents made available to us in reference to the said property and we have searched the available Index-II Records from **January 1979** till upto **10th February 2015 & from 11th February 2015** till upto **12th September 2016** at the office of the Sub-Registrar Haveli/Maval/Mulshi, by paying the necessary Search Fees vide **Receipt No. 2159057 dated 25/10/2009 & vide Receipt No. 1811747 dated 29/02/2012 & vide Receipt No. 0339918 dated 02/02/2015 & on-line search by paying the necessary Search Fees vide MTR FORM NO. 6 bearing GRNMH003653895201617M HAVELI II dtd. 22/08/2016 BANK CIN NO. 02300042016082202260/368153889.**

The said land of S.No. 40/2 of Wakad admeasuring H.0.24 Ares was owned by Smt. Draupadabai Uttam Bhujbal & five others.

Smt. Draupadabai Uttam Bhujbal & five others submitted the application for partition of the lands owned by them at village Wakad and which was sanctioned by Hon'ble Tahasildar Mulshi, vide order bearing No. TLG/ST/2986 dtd. 11/04/1986 by which the land bearing No. 40/2 was given to and in the share of Smt. Draupadabai Uttam Bhujbal & Mr. Rajaram Uttam Bhujbal and as per the mutation entry No. 3052 the name of Mr. Rajaram Uttam Bhujbal was recorded together with the pre-recorded name of Smt. Draupadabai Uttam Bhujbal as the owner, occupier and possessor of land bearing S.No. 40/2 of Wakad, Tal. Mulshi, Dist. Pune.

Smt. Draupadabai Uttam Bhujbal adopted Mr. Rajaram Bhujbal as her son from his father Dnyanoba and Mother Muktabai Dnyanoba Bhujbal and the said adoption deed is duly registered in the office of the Sub-Registrar,

Vadgaon Maval at Sr.No. 24 dtd. 23/12/1985 and its effect was mentioned in 7/12 extract after long time in the year 1999 by mutation entry No. 7908.

In the meanwhile the lands owned by Smt. Draupadabai Uttam Bhujbal were partitioned vide the order of Hon'ble Tahasildar Mulshi bearing No. Jamin/Vibhajan/SR-12/93 dtd. 27/06/1993 and by which the land bearing S.No. 40/2 was given to and in the share of Sou. Ashabai Rajaram Bhujbal whose name was recorded to the 7/12 extract as the owner, occupier and possessor of land bearing S.No. 40/2 Wakad admeasuring H.0.24 Ares and thus Sou. Ashabai Rajaram Bhujbal alone became the owner and possessor of the said land.

On 05/05/2005 Sou. Ashabai Rajaram Bhujbal together with Mr. Rajaram Uttam Bhujbal assigned all their right, title interest in the abovementioned land bearing S.No. 40/2 Wakad admeasuring H.0.24 Ares to M/s.Vishwa and Lunkad Associates by executing the Development Agreement which is duly registered in the office of the Sub-Registrar, Haveli XVII at Sr.No.3144 on 05/05/2005 and the Power of Attorney executed is duly registered in the office of the Sub-Registrar, Haveli XVII at Sr.No.3145 on 05/05/2005 and the effect of the said Development Agreement was made and recorded in the other rights column of the 7/12 extract of the abovementioned land by mutation entry No. 11115.

Thereafter, M/s.Vishwa and Lunkad Associates being for themselves and being the POA holder of the land owners Sou. Ashabai Rajaram Bhujbal & Mr. Rajaram Uttam Bhujbal have sold out the abovementioned land to M/s. R.K. Lunkad Housing Company, Pune by executing the sale deed dtd. 09/11/2009 which is duly registered in the office of the Sub-Registrar, Haveli XVII at Sr.No.10272 on 09/11/2009 and to that effect the mutation entry No. 12172 was made by which the name of **M/S. R.K. LUNKAD HOUSING COMPANY, THROUGH ITS PARTNERS MR. RAMANLAL KAPOORCHAND LUNKAD AND MR. RAVINDRA RAMANLAL LUNKAD AND MR. RAJENDRA RAMANLAL LUNKAD** was recorded as the owner, occupier and possessor of the said land bearing S.No. 40 Hissa No. 2 of Wakad admeasuring H.0.24 Ares.

In the meanwhile the area under road widening admeasuring 623.50 sq.mtrs. out of the S.No. 40 Hissa No. 2 of Village Wakad thereof was handed over to **Pimpri**

Chinchwad Municipal Corporation by the abovementioned land owners as against and in receipt of the Floor Space Index thereof from PCMC, Pune by executing Deed of Possession in favour of Pimpri Chinchwad Municipal Corporation on 25/03/2013 which is duly registered in the office of the Sub-Registrar, Haveli V at Sr.No. 2909 dtd. 28/03/2013 and the effect of which was given to 7/12 extract by mutation entry No. 14310 by which the name of **Pimpri Chinchwad Municipal Corporation** was recorded as the owner, occupier and possessor of the area under road widening admeasuring 623.50 sq.mtrs. thereof.

The building plans in reference to the abovementioned land were prepared and submitted to PCMC on which are approved by PCMC vide commencement certificate bearing No. BP/Wakad/76/2014 on 24/06/2014. The non agricultural use permission in regards the area of said land has been granted by the Collectorate, Pune vide Order bearing No. PMA/NA/SR/277/2014 dtd. 23/09/2015

One of the partners namely Mr. Rajendra Ramanlal Lunkad being retired from the abovementioned partnership firm M/S. R.K. LUNKAD HOUSING COMPANY w.e.f. 31/03/2016 and the abovementioned property has been given and allotted to Mr. Rajendra Ramanlal Lunkad being the Retiring Partner's share in the partnership assests in full and final settlement & the abovementioned partnership firm M/S. R.K. LUNKAD HOUSING COMPANY is now no way related or concerned to the said property w.e.f. 31/03/2016 and hence **MR. RAJENDRA RAMANLAL LUNKAD** is now independent owner, occupier and possessor of the said property and whose name has been mutated to the 7/12 extract by mutation entry No. 15275 as the owner, occupier and possessor of the same.

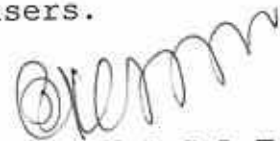
SEARCH AND TITLE CERTIFICATE

The certificate is given on the basis of available revenue & index II records from **January 1979** till upto - **12th September 2016** at the office of the Sub-Registrar, Haveli/Maval/Mulshi and on-line in reference to the said property and we found that some Index II records were torned and some were in unbound and untreatable and some were mutilated and after searching the available Index II records at the said offices we have not found any entry showing the encumbrance or creating any charge on the said property.

Therefore, from the actual search and investigations carried out from the revenue records & documents made available to me, I am of the opinion that, **MR. RAJENDRA RAMANLAL LUNKAD** is having sufficient, clear, marketable title to the captioned land bearing **S.No.40 Hissa No. 2 of village Wakad, Tal.Mulshi, Dist.Pune** free from all encumbrances and accordingly to construct building/s thereon comprising of independent blocks as per the sanctioned area of the building plans which are/may approved of commonly known as "ownership scheme" and dispose the same to the intending purchasers.

PUNE

Dated:13/09/2016


ADVOCATE.