

	EKanth Balwadkar, Mrs. Kalpana Nandkumar Balwadkar, Mr. Shridhar Nandkumar Balwadkar, Ms. Sangita Nandkumar Balwadkar, Smt. Kavita Balasaheb Balwadkar, Mrs. Alka Shamrao Khandave, Mrs. Rajashree Sadashiv Valke	Development Agreement		Survey No. 50/6/2/2 on northern side as road And an area adm. 20 Ares on eastern side out of Survey No. 51/1A/2.
6	Smt. Shakuntala Eknath Balwadkar, Mr. Nandkumar EKanth Balwadkar, Mrs. Kalpana Nandkumar Balwadkar, Mr. Shridhar Nandkumar Balwadkar, Ms. Sangita Nandkumar Balwadkar, Smt. Kavita Balasaheb Balwadkar, Mrs. Alka Shamrao Khandave, Mrs. Rajashree Sadashiv Valke	Deed of Cancellation of Power of Attorney	26/3/2007 Sub Registrar Haveli No. 15 at serial no. 2259/2005	Area adm. 20 Ares out of Survey No. 50/6/2/2 on northern side as road And an area adm. 20 Ares on eastern side out of Survey No. 51/1A/2.

(8) In pursuance of the aforesaid negotiations and discussions amongst the original land owners and Mr. C.P. Setumadhavan, Mr. C.P. Mohandas and Mr. C.P. Unnikrishnan, it appears that by a Development Agreement dated 28/3/2007 and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 2272/2007, the said Mr. Digambar Dhondiba Balwadkar and others have with the consent and confirmation of Mr. C.P. Setumadhavan, Mr. C.P. Mohandas and Mr. C.P. Unnikrishnan have granted unto and in favour of Mr. Sanjay Bajirao Balwadkar and Mr. Rahul Uttam Balwadkar the exclusive development rights and authority to develop a portion admeasuring 4584 square metres on the northern side out of the said layout (comprising of part of Plot No. A-14, part of open space, part of Amenity Space and part of Transformer space) for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the said Mr. Digambar Dhondiba Balwadkar and others have also executed a Power of Attorney dated 28/3/and registered with the office of the Sub Registrar Haveli No. 15 at serial no. 2273/2007 in favour of Mr. Sanjay Bajirao Balwadkar and Mr. Rahul Uttam Balwadkar inter alia vesting in them several powers and authorities to develop the said portion admeasuring 4584 square metres on the northern side out of the said layout.

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(9) It appears that by a Deed of Sale dated 5/12/2008 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 6981/2008 read with the Confirmation Agreement dated 11/2/2011 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 1421/2011 and read with the Deed of Confirmation dated 11/2/2011 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 1423/2011, the said Mr. Digambar Dhondiba Balwadkar and 48 others have with the consent and confirmation of (i) Mr. C.P. Setumadhavan, Mr. C.P. Mohandas and Mr. C.P. Unnikrishnan and (ii) Mr. Sanjay Bajirao Balwadkar and Mr. Rahul Uttam Balwadkar have absolutely sold and conveyed unto and in favour of M/s. Manikchand Vasudha Developers the land admeasuring 6250.71 square metres being Plot No. A-14 in the said layout latter numbered as Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-14 admeasuring 6093.96 square metres, Area under road acquired by M/s. Manikchand Vasudha Developers admeasuring 6.75 square metres latter numbered as part of Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-21 (Internal road) total admeasuring 1062.66 square metres and Transformer Space admeasuring 150 square metres latter numbered as Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-22 (transformer space) for consideration and on certain terms and conditions. Pursuant thereto the name of M/s. Manikchand Vasudha Developers has been mutated in the revenue records vide mutation entry no. 6562. In terms of the said Deed of Sale dated 5/12/2008, the said Mr. Digambar Dhondiba Balwadkar and 48 others and Mr. Sanjay Bajirao Balwadkar and Mr. Rahul Uttam Balwadkar have also executed a Power of Attorney dated 5/12/2008 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 6982/2008 in favour of the nominees and partners of M/s. Manikchand Vasudha Developers inter alia vesting in them various powers and authorities pertaining to the said the said land admeasuring 6250.71 square metres.

(10) It appears that in pursuance of the layout being sanctioned by Pune Municipal Corporation, the effect thereto was given in the revenue records and old 7/12 extracts were closed and new 7/12 extracts were prepared giving effect to the said sanctioned layout and accordingly the name have been mutated in the revenue records. Pursuant thereto the Plot No. A-14 in the said layout was numbered as Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-14 admeasuring 6093.96 square metres, Area under

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road acquired by M/s. Manikchand Vasudha Developers admeasuring 6.75 square metres was numbered as part of Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-21 (Internal road) total admeasuring 1062.66 square metres and Transformer Space admeasuring 150 square metres was numbered as Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-22 (transformer space). The same is reflected vide mutation entry no. 6561.

(11) Prior to the said mutation entry no. 6561 being certified it appears that by a Deed of Sale dated 11/2/2011 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 1425/2011, the said Mr. Digambar Dhondiba Balwadkar and others have with the consent and confirmation of (i) Mr. C.P. Setumadhavan, Mr. C.P. Mohandas and Mr. C.P. Unnikrishnan and (ii) Mr. Sanjay Bajirao Balwadkar and Mr. Rahul Uttam Balwadkar have absolutely sold and conveyed unto and in favour of M/s. Manikchand Vasudha Developers a portions of land (i) Amenity Space on eastern side admeasuring 1291.42 square metres, (ii) portion admeasuring 375 square metres in residential zone to be carved on revision of the layout and right to use the Open Space on the eastern side admeasuring 860.95 square metres of the layout for consideration and on certain terms and conditions. Pursuant thereto the name of M/s. Manikchand Vasudha Developers has been mutated in the revenue records. In terms of the said Deed of Sale dated 11/2/2011, the said Mr. Digambar Dhondiba Balwadkar and others have also executed a Power of Attorney dated 11/2/2011 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 1427/2011 in favour of the nominees and partners of M/s. Manikchand Vasudha Developers interalia vesting in them various powers and authorities pertaining to revision of the sanctioned layout plan of the said Survey No. 51/1B+1C/1+51/1B+1C/2, 51/1A/1, 51/1A/2, 50/6/2/1 and 50/6/2/2 and other allied powers thereto.

(12) It appears that the said existing layout of the said Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 was revised by the Pune Municipal Corporation and Commencement Certificate bearing no. CC/1216/11/1556 dated 30/6/2011 was issued. In pursuance of the layout being sanctioned by Pune Municipal Corporation on 30/6/2011, the effect thereto was given in the revenue records and certain old 7/12 extracts were closed and certain new 7/12 extracts were prepared and corrections made

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in the remaining 7/12 extracts of the said plots, open spaces, amenity spaces, etc. in the sanctioned layout giving effect to the said sanctioned layout and accordingly the names have been mutated in the revenue records. The same is reflected vide mutation entry no. 7245. Pursuant thereto the said property being areas purchased by M/s. Manikchand Vasudha Developers under the aforesaid documents were mutated as (i) Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-14 admeasuring 6337.07 square metres, (ii) a portion admeasuring 138.87 square metres carved out of Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-18 (D.P. Road) total admeasuring 5243.02 square metres, (iii) a portion admeasuring 1269.81 square metres carved out of Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-20 (Amenity Space) total admeasuring 2108.92 square metres and (iv) Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-22 (transformer space) total admeasuring 150 square metres and (v) right to use the Open Space on the eastern side admeasuring 830.62 square metres out of Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-19 (open space) total admeasuring 1406 square metres.

2. U.L.C. Orders, Zone and Permissions

(a) Urban Land (Ceiling and Regulations) Act, 1976

(i) The said Mr. Digambar Dhondiba Balwadkar had filed his returns under section 6(1) of the Urban Land (Ceiling and Regulation) Act, 1976 and the same was allotted U.L.C. Case No. 1453-BA. By an Order and Judgment dated 31/10/2001 passed by the Additional Collector and Competent Authority, Pune Urban Agglomeration in the said case, it has been held that the provisions of the said Urban Land (Ceiling and Regulation) Act, 1976 are applicable to the said land.

(ii) The said Mr. Ekanath Dhondiba Balwadkar had filed his returns under section 6(1) of the Urban Land (Ceiling and Regulation) Act, 1976 and the same was allotted U.L.C. Case No. 1454-BA. By an Order and Judgment dated 31/10/2001 passed by the Additional Collector and Competent Authority, Pune Urban Agglomeration in the said case, it has been held that the provisions of the said Urban Land (Ceiling and Regulation) Act, 1976 are applicable to the said land.

(iii) The said Smt. Gajarabai Uttam Balwadkar and others had filed his returns under section 6(1) of the Urban Land (Ceiling and Regulation) Act, 1976 and the same was

allotted U.L.C. Case No. 1455-BA. By an Order and Judgment dated 31/10/2001 passed by the Additional Collector and Competent Authority, Pune Urban Agglomeration in the said case, it has been held that the provisions of the said Urban Land (Ceiling and Regulation) Act, 1976 are applicable to the said land.

(b) Sanction of Layout plan

The Pune Municipal Corporation has sanctioned the layout plan of Survey No. 50/6/2/1, 50/6/2/2, 51/1A/1, 51/1A/2, 51/1B, 51/1C/1 and 51/1C/2 of village Balewadi and issued Commencement Certificate no. D.P.O./3123/C/752 dated 29/4/2004 and further revised by Commencement Certificate No. D.P.O./4756 dated 30/8/2005 and has been further revised by Commencement Certificate No.CC/1216/11/1556 dated 30/6/2011.

(c) Sanction of building plans

The Pune Municipal Corporation has sanctioned the building plan in respect of the proposed building to be constructed on Plot no. A-14 out of the said property and has issued Commencement Certificate No.CC/1216/11 dated 30/6/2011.

(d) Permission for Non Agricultural Use

The Collectorate, Pune vide its Order bearing no. PMH/NA/SR/236/09 dated 19/12/2009 has permitted the non agriculture use of an area admeasuring 6093.96 square meters being Plot No. A-14 out of the said property.

3. Name of the Owners

M/s. Manikchand Vasudha Developers, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 and having its principal place of business at Vasudha House, Baner Road, Baner, Pune.

4. Searches, Public Notice, Encumbrances and Litigations

(a) Searches: I have also caused searches to be carried out of the Index II registers available in the office of the Joint Sub Registrar of Assurances Haveli No. 1 to 20, Pune through my associate Mr. Arif M. Nadaf, Advocate for the period of 30 years till date.

(b) **Public Notices:** It is clarified that I have not issued any Public Notice for the issuance of this report at the instance and request of my clients. However on behalf of my clients I had caused the usual Public Notice dated 3/3/2008 to be published in Daily Prabhat on 4/3/2008 on behalf of my clients at the time of acquiring the property by my clients. It is clarified that no claims or objections were received to the said Public Notice dated 3/3/2008 published in Daily Prabhat on 4/3/2008.

(c) **Encumbrances:** It further appears that the said M/s. Manikchand Vasudha Developers have obtained a term loan for construction from Corporation Bank, Pune Camp Branch, Pune to the tune of Rupees Seventeen Crores for the said project and have executed the necessary Memorandum of Deposit of Title Deeds dated 3/3/2012 and have also mortgaged the said property for the same by an Agreement for Term Loans dated 3/3/2012 in favour of Corporation Bank.

(d) I have also relied on the Search and Title Report dated 7/12/2011 issued by me in respect of the said property and that this report is supplemental thereto.

(e) It is clarified that this report is based on the searches carried out at the office of the Sub Registrar of Assurances and on the documents produced before me inter alia title deeds and revenue records for my inspection and certain information supplied to me by my clients.

5. Description of the said property

All those pieces and parcels of land or ground admeasuring 7895.75 square metres being (i) Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-14 admeasuring 6337.07 square metres, (ii) a portion admeasuring 138.87 square metres carved out of Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-18 (D.P. Road) total admeasuring 5243.02 square metres, (iii) a portion admeasuring 1269.81 square metres carved out of Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-20 (Amenity Space) total admeasuring 2108.92 square metres and (iv) Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-22 (transformer space) total admeasuring 150 square metres in the sanctioned layout of Survey No. 51/1B+1C/1+51/1B+1C/2, 51/1A/1, 51/1A/2, 50/6/2/1

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and 50/6/2/2 situate village Balewadi, Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli No. 15, Pune and together with a right to use the Open Space on the eastern side admeasuring 830.62 square metres out of Survey No. 51/1A+1B+1C + 50/6/2/1 + 50/6/2/2 Plot No. A-19 (open space) total admeasuring 1406 square metres.

6. Opinion

In view and subject to what is stated above and encumbrances, if any as stated above, I certify that in my opinion, M/s. Manikchand Vasudha Developers are well and sufficiently entitled to the said property as the owners thereof and have a clear and marketable title to the same and have an exclusive right to develop the said property and to sell and/or dispose the units/tenements in the building/s to be constructed thereon in the project to be known "Sai Eshanya" to any intending purchasers.

Dated this 25th day of April, 2012.

Prasanna S Darade
Advocate

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पावती क्र.

वसुधा

नोदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अजाचा अनुक्रमांक 2029

दिनांक 23/8/92 सन २०

दस्तावेजाचा प्रकार-

शोध

सादर करणाराचे नाव-

डॉ. अरुण नारायण

सामीलप्रमाणे फी मिळाली:-

नोदणी फी

नक्कल फी (फोटो)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकल किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

देड-कलम २५ अन्वये

कलम २४ अन्वये

प्रमाणित नक्कल (कलम ५७) (फोटो)

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Thursday, October 13, 2011

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दिनांक 13/10/2011

दस्तऐवजाचा अनुक्रमांक हवल15 - 00000 -

दस्ता ऐवजाचा प्रकार

अभिलेखित/भरणा पावती

सादर करणाराचे नाव: अंड शोनक राजीव घवहाण (शाध 1982-2011 स नं.50 व स.नं.51)

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सादरकर्ता

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कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पनावरील) बाब क्र.

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नावे नोंदणीकृत साहनेदुयय्म निबंधक वर्ग-२

हवाली करावेली क्र. १०, पुणे

सादरकर्ता