

KIRAN C. WAGAJ**Advocate**

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Ref: KW/32/17

Date: 22/06/2017

TITLE REPORT**CLIENTS: M/S. SAI PROPERTIES AND DEVELOPERS,
THROUGH ITS PARTNER****1. MR. DILIP BABURAO TUPE****AGE: 51 YRS OCCU: BUSINESS****2. MR. SANJAY SAKHARAM KAMBLE****AGE: 43 YRS OCCU: BUSINESS****OFF: OFFICE NO. 611/612, CITY SQUARE, FINAL
PLOT NO. 29/2, CTS NO. 1723, BEHIND HOTEL
PRIDE, SHIVAJINAGAR, PUNE-411 005.**

PROPERTY: All that piece and parcel of the land bearing S. No. 236 Hissa No. 3 (C. T. S. No. 1623), admeasuring about 00 H 09 R situated at village Hadapsar, which is within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. (Herein after called as "**SAID PROPERTY**").

**OWNER: M/S. SAI PROPERTIES AND DEVELOPERS,
THROUGH ITS PARTNER****1. MR. DILIP BABURAO TUPE****AGE: 51 YRS OCCU: BUSINESS****2. MR. SANJAY SAKHARAM KAMBLE****AGE: 43 YRS OCCU: BUSINESS****OFF: OFFICE NO. 611/612, CITY SQUARE, FINAL
PLOT NO. 29/2, CTS NO. 1723, BEHIND HOTEL
PRIDE, SHIVAJINAGAR, PUNE-411 005.**(Hereinafter referred to as "**SAID OWNER**")

I have been asked by the client to give the title report regarding the title of the Said property, whether the owner has clear and marketable title and whether the said Property is free from Encumbrances.

I. DOCUMENTS RELIED:

For the purpose of giving title report I have gone through the Xerox copies of the following documents;



- a) 7/12 Extract
- b) Mutation Entry No. 5384 dated 13/02/1960.
- c) Mutation Entry No. 20028 dated 26/04/1997.
- d) Mutation Entry No. 20141 dated 02/06/1997.
- e) Mutation Entry No. 22115 dated 20/12/1997.
- f) Mutation Entry No. 22116 dated 20/12/1997.
- g) Mutation Entry No. 22117 dated 20/12/1997.
- h) Mutation Entry No. 22118 dated 20/12/1997.
- i) Mutation Entry No. 31584 dated 10/02/2005.
- j) Mutation Entry No. 39610 dated 23/06/2010.
- k) Sale deed dated 19/05/2011.
- l) Mutation Entry No. 41122 dated 19/05/2011.
- m) Commencement Certificate bearing No. CC/1797/2012 dated 21/08/2012.
- n) Joint Development Agreement dated 18th October 2012.
- o) N.A. Order bearing No. PAMAHA/NA/SR/1149/2012 Dated 21/06/2013.
- p) Revised commencement certificate bearing No. CC/2015/2013 dated 30/09/2013.
- q) Revised commencement certificate bearing No. CC/1569/2015 dated 21/08/2015.
- r) Completion certificate bearing No. OCC/0138/2017 dated 28/04/2017.

II. TITLE HISTORY:

1. I have gone through the record of rights in form of 7/12 extract and on perusal of the same it appears that the land S. No. 236 Hissa No. 3 was originally owned by Mr. Nama alias Namdeo Mahadu Dalvi. (Hereinafter referred to "SAID ORIGINAL OWNER").

Mutation Entry No.	Dated	Name of the Salar	Name of the Beneficiary/Purchaser	Area	Name of the Document /mode
5384	13/02/1960	Mr. Nama alias Namdeo Mahadu Dalvi	1) Mr. Shankar Namdeo Dalvi 2) Mr. Haribhau Namdeo Dalvi 3) Mrs. Shevantabai Gopalrao Hingane 4) Mrs. Anadibai Bhivaji Satav 5) Mrs. Jaywanti Raghunath Raut 6) Mrs. Parubai Raghunath Hole	S. No. 236 Hissa No. 3	By virtue of succession and heirs of the deceased
20028	26/04/1997	Smt. Shevantabai Gopal Hingane	1) Mr. Chandrakant Gopal Hingane 2) Mr. Sunil Bhaguji Hingane 3) Mr.	S. No. 236 Hissa	By virtue of succession and heirs



			Shivaji Bhaguji Hingane 4) Mr. Dattatray Bhaguji Hingane 5) Mr. Suresh Dattatray Wadkar 6) Mangal Ravindra Tilekar 7) Alka Ramesh Raykar 8) Nanda Chandrakant Hingane 9) Smt. Hirabai Bhaguji Hingane 10) Mrs. Ratnamala Shankar Bhujbal.	No. 3	of the deceased
20141	02/06/1997	Smt. Anadibai Bhivaji Satav	1) Mr. Hanumant Bhivaji Satav 2) Mr. Manohar Bhivaji Satav 3) Mr. Dayanand Bhivaji Satav 4) Mrs. Sulochana baban Kalamkar 5) Mrs. Pramila Bhivaji Satav 6) Mrs. Suman Sudhir Hole 7) Mrs. Vimal Pandurang Tilekar	S. No. 236 Hissa No. 3	By virtue of succession and heirs of the deceased
22115	20/12/1997	1) Mr. Chandrakant Gopal Hingane 2) Mr. Sunil Bhaguji Hingane 3) Mr. Shivaji Bhaguji Hingane 4) Mr. Dattatray Bhaguji Hingane 5) Mr. Suresh Dattatray Wadkar 6) Mangal Ravindra Tilekar 7) Alka Ramesh Raykar 8) Nanda Chandrakant Hingane 9) Smt. Hirabai Bhaguji Hingane 10) Mr. Dattatray Rambhau Wadkar 11) Mrs. Ratnamala Shankar Bhujbal	Mr. Shankar Namdeo Dalvi	S. No. 236 Hissa No. 3	By virtue of release deed which has been registered in the office of the Sub registrar Haveli at the serial No. 4777
22116	20/12/1997	Mrs. Jayantibai Raghunath Raut	Mr. Shankar Namdeo Dalvi	S. No. 236 Hissa No. 3	By virtue of release deed which has been registered in the



					office of the Sub registrar Haveli at the serial No. 4778
22117	20/12/1997	Mrs. Parubai Raghunath Hole	Mr. Shankar Namdeo Dalvi	S. No. 236 Hissa No. 3	By virtue of release deed which has been registered in the office of the Sub registrar Haveli at the serial No. 4780
22118	20/12/1997	1) Mrs. Anandibai Bhivaji Satav 2) Mr. Hanumant Shivaji Satav 3) Mr. Manohar Shivaji Satav 4) Mr. Dayanand Shivaji Satav, 5) Sulochana Baban Kalamkar 6) Pramila Shivaji Satav 7) Vimal Pandurang Tilekar	Mr. Shankar Namdeo Dalvi	S. No. 236 Hissa No. 3	By virtue of release deed which has been registered in the office of the Sub registrar Haveli at the serial No. 4776
31584	10/02/2005	Mr. Shankar Namdeo Dalvi	1) Mr. Pramod Shankarrao Dalvi 2) Mr. Sharad Shankarrao Dalvi 3) Mr. Vijay Shankarrao Dalvi 4) Mrs. Hemalata Vitthalrao Gaikwad 5) Mangal allias Pushpalata Prakashrao Barke	S. No. 236 Hissa No. 3	By virtue of succession and heirs of the deceased.
39610	23/06/2010	Mr. Haribhau Namdeo Dalvi	1) Mr. Prashant Haribhau Dalvi 2) Mr. Nitinkumar Haribhau Dalvi 3) Mrs. Pratibha Ajit Bhujbal 4) Mrs. Ujjwala Dattatray Tilekar 5) Mrs. Vandana Dadabhau Doke 6) Smt. Kamal Haribhau Dalvi	S. No. 236 Hissa No. 3	By virtue of succession and heirs of the deceased.

41122	19/05/2011	Legal heirs of late Mr. Shankarrao i.e. 1) Pramod, 2) Sharad, 3) Vijay Shankarrao Dalavi, 4) Hemalata Gaikawad, 5) Pushpa Alias Mangal Prakash Varake and legal heirs of late Haribhau Dalvi i.e. 1) Prashant 2) Nitinkumar Haribhau Dalavi, 3) Pratibha Ajit Bhujbal, 4) Ulwala Dattatray Tilekar, 5) vandana Dadabhau Doke, 6) Kamala Haribhau Dalavi, Consenting Party 1) Parubai Ramchandra Shelke 2) Kailas Ramchandra Shelake 3) Nirmala Kailas Shelake 4) Nitin Kailas Shelke 5) Harshada Sharad Devkar 6) Smt. Muktabai Chandrakant Kavade	M/s. Sai Properties and Developers, Through its Partner 1) Mr. Dilip Baburao Tupe 2) Mr. Sanjay Sakharam Kamble	236 Hissa No. 3	By virtue of sale deed which has been registered in the office of Sub-Registrar Haveli No. 6 at the Serial No. 4967/2010
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On perusal of the notarized Partition Deed dated 09/06/1997 By virtue of the above said partition deed all the legal heirs had got separate share by mets and bounds and independently holding their respective share. It also appears that the said property has been parted to Mr. Shankar Dalvi and his legal heirs and late Mr. Haribhau Dalvi and his legal heirs has left no any right title interest in the said property, However said partition deed is not registered and therefore the names of the legal heirs of the Haribhau Dalvi has joined as confirming party in the sale deed below.

On perusal of the Sale deed dated 19/05/2011 it appears that legal heirs of Mr. Shankar Dalvi and legal heirs of late Mr. Haribhau Dalvi has executed sale deed in favor of my client i.e. **M/S. SAI PROPERTIES AND DEVELOPERS, THROUGH ITS PARTNER 1) MR. DILIP BABURAO TUPE 2) MR. SANJAY SAKHARAM KAMBLE**



which has been registered in the office of Sub-Registrar Haveli No. 6 at the Serial No. 4967/2010.(Herein after referred to as **"SAID SALE DEED"**) and the same has been mutated in the revenue record vide Mutation Entry No. 41122 dated 19/05/2011. As per the said Sale deed **M/S. SAI PROPERTIES AND DEVELOPERS, THROUGH ITS PARTNER 1) MR. DILIP BABURAO TUPE 2) MR. SANJAY SAKHARAM KAMBLE** has also Handed over the possession of the said property to **M/S. SAI PROPERTIES AND DEVELOPERS**, and thereby My client is the owner and possessor of the said property till today. (Herein after referred to as **"SAID OWNER"**)

On perusal of the Commencement Certificate bearing No. CC/1797/2012 dated 21/08/2012 it appears that M/s. Sai Properties has applied to Pune Municipal Corporation for the amalgamation of the S. No. 236/3, S. No. 236/4 and S. No. 236/5 and Pune Municipal Corporation has amalgamated the three properties and also issued the above said commencement certificate with respect to the said property, As such the M/s. Sai Properties is entitled to develop the said property as per the directions of the said commencement certificate. (Herein after referred to as **"SAID COMMENCEMENT CERTIFICATE"**)

On perusal of the Joint Development Agreement dated 18th October 2012 it appears that M/s. Sai Properties and Developers has executed the Joint Development Agreement with M/S. Vishal Associates, A Partnership Firm which has been registered in the office of the sub-Registrar Haveli No.VII at the Serial No. 8180/2012. (Herein after referred to as **"SAID JOINT DEVELOPMENT AGREEMENT"**), hence by virtue of the said development agreement the Vishal Associates is entitled to develop the said property.

On perusal of the revised commencement certificate bearing No. CC/2015/2013 dated 30/09/2013 it appears that the above said owner has decided to revise the previous sanctioned plan and applied to the Municipal Corporation for revision of the previous commencement certificate, accordingly the Pune Municipal Corporation has issued the above said revised Commencement certificate with respect to the above

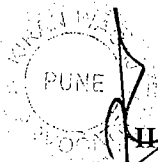
said property. (Herein after referred to as **"SAID REVISED COMMENCEMENT CERTIFICATE"**)

On perusal of the N.A. Order bearing No. *PAMAHA/NA/SR/1149/2012* dated 21/06/2013 it appears that the Mr. Parashuram Jagadale and other through their constituted power of attorney holder M/s. Said properties has applied for the non Agricultural assessment of the S. No. 236/3, S. No. 236/4 and S. No. 236/5 and accordingly vide above said N.A. order the Collectorate office at Pune has assessed the said property for Non-Agricultural Assessment. (Herein after referred to as **"SAID NA ORDER"**)

On perusal of the revised commencement certificate bearing No. CC/1569/2015 dated 21/08/2015 it appears that the above said owner has decided to revise the previous sanctioned plan and applied to the Municipal Corporation for revision of the previous commencement certificate, accordingly the Pune Municipal Corporation has issued the above said revised Commencement certificate with respect to the above said property. (Herein after referred to as **"SAID REVISED COMMENCEMENT CERTIFICATE DATED 21/08/2015"**)

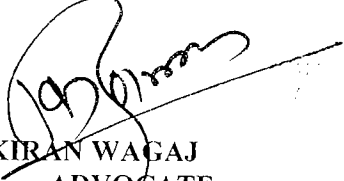
On perusal of the Completion certificate bearing No. OCC/0138/2017 dated 28/04/2017 it appears that the above said owner and builder has completed the all sanctioned building and accordingly applied to the Pune municipal corporation for occupation certificate. The Pune municipal corporation has also issued the final completion certificate bearing No. OCC/0138/2017 dated 28/04/2017 with respect to the above said property. (Herein after referred to as **"SAID COMPLETION CERTIFICATE DATED 24/08/2017"**)

From the above it is clear that M/S. SAI PROPERTIES AND DEVELOPERS, is a true and lawful Owner of the said Property and by virtue of the above said Joint Development Agreement M/S. VISHAL ASSOCIATES is having a right to develop the said property jointly with M/s. Sai properties.

**III.****OPINION:**

In view of the above facts and circumstances, I hereby give my opinion as under;

- a) *That My Clients named above is true and lawful owner of the Property as mentioned above.*
- b) *The right, title and interest of my clients in the said Property is free from encumbrances of any nature whatsoever, and all benefits thereto on the terms so agreed.*
- c) *M/s. Vishal Associates is having a right to develop the said property jointly with M/s. Sai properties.*



KIRAN WAGAJ
ADVOCATE

KIRAN C. WAGAJ

Advocate

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Office: 1, 1st Floor, Shalini Palace, Congress Bhavan Lane, Near Rokdoba Temple, Shivajinagar Gaothan, Pune- 411 005. Phone: (020) 25510359.

Ref: KW/33/17

Date: 22/06/2017

TITLE REPORT

**CLIENTS: M/S. SAI PROPERTIES AND DEVELOPERS,
THROUGH ITS PARTNER**

1. MR. DILIP BABURAO TUPE

AGE: 51 YRS OCCU: BUSINESS

2. MR. SANJAY SAKHARAM KAMBLE

AGE: 43 YRS OCCU: BUSINESS

**OFF: OFFICE NO. 611/612, CITY SQUARE, FINAL
PLOT NO. 29/2, CTS NO. 1723, BEHIND HOTEL
PRIDE, SHIVAJINAGAR, PUNE-411 005.**

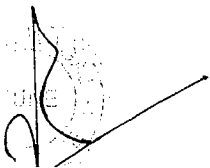
PROPERTY: All that piece and parcel of the land bearing S. No. 236 Hissa No. 4 totally admeasuring about 00 H 10 R (including 64 Sq. Mtr. land acquired for the Road) assessment of Rs. 00.75 pai situated at Hadapsar, Tal. Haveli, Dist. Pune, which is within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. (Herein after called as "SAID PROPERTY").

OWNER

- 1) MR. PARSHURAM JAGANNATH SHELKE,
- 2) MR. GORAKHNATH JAGANNATH SHELKE
- 3) MRS. HIRABAI SUBHASH KADAM
- 4) MRS. SHASHIKALA DILIP PAWAR
- 5) MRS. SARUBAI JAGANNATH SHELKE
- 6) MR. PRAVIN KANIPHNATH SHELKE
- 7) MR. ARVIND KANIPHNATH SHELKE
- 8) MISS. PRIYANKA KANIPHNATH SHELKE
- 9) SMT. SHOBHA KANIPHNATH SHELKE

(Hereinafter referred to as "SAID OWNER")

I have been asked by the client to give the title report regarding the title of the Said property for applying for the N.A. Assessment, whether the owner has clear and marketable title and whether the said Property is free from Encumbrances.



I. DOCUMENTS RELIED:

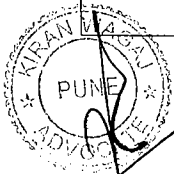
For the purpose of giving title report I have gone through the Xerox copies of the following documents;

- a) 7/12 Extracts
- b) Mutation Entries
- c) Zone Certificate
- d) Development agreement and power of attorney dated 07/04/2006.
- e) Confirmation deed on 11/02/2008.
- f) Development Agreement and Power of Attorney Dated 29/02/2008.
- g) Commencement Certificate bearing No. CC/1797/2012 dated 21/08/2012.
- h) Joint Development Agreement dated 18th October 2012.
- i) N.A. Order bearing No. PAMAHA/NA/SR/1149/2012 Dated 21/06/2013.
- j) Revised commencement certificate bearing No. CC/2015/2013 dated 30/09/2013.
- k) Revised commencement certificate bearing No. CC/1569/2015 dated 21/08/2015.
- Completion certificate bearing No. OCC/0138/2017 dated 28/04/2017.

II. TITLE HISTORY:

The said Property was originally owned and possessed by Mr. Sonu Maruti Dalvi and Sadu Maruti Dalavi. (Hereinafter referred as "SAID MR. KUMBHAR").

Mutation Entry No.	Dated	Name of the Saler	Name of the Beneficiary/Purchaser	Area	Name of the Document
2232	16/01/1932	Sonu Maruti Dalvi and Sadu Maruti Dalavi got their share partitioned.	Sonu Maruti Dalvi	S. No. 236 Hissa No. 4	By virtue Partition
3482	08/05/1945	Bala Vithu Shelke (Tenant)	Mr. Namdeo Bala Shelke	S. No. 236 Hissa No. 4	By virtue of succession and heirs of the deceased
3517	26/12/1945	Sonu Maruti Dalvi	Mr. Shankar Balku Kumbhar	S. No. 236 Hissa No. 4	By virtue Sale deed date 07/11/1945
3840	27/09/1944	Mr. Shankar Balku Kumbhar	1) Vithhal 2) Maruti 3) Dattu 4) Dnyandev Shankar Kumbhar	S. No. 236 Hissa	By virtue of succession and heirs of the deceased



4406	06/06/1953	1) Mr. Vitthal Shankar Kumbhar for himself and as Guardian of Mr. Dattatray and Mr. Dnyandev, 2) Mr. Maruti Shankar Kumbhar	Mr. Namdeo Bala Shelke	No. 4 S. No. 236 Hissa No. 4	By virtue Sale deed date 14/04/1953
16666	02/07/1993	Mr. Namdeo Bala Shelke	1) Mr. Baban Namdeo Shelke 2) Mr. Niwruti Namdeo Shelke 3) Mr. Sumanta Namdeo Shelke 4) Mr. Prakash Namdeo Shelke 5) Mr. Popat Namdeo Shelke 6) Mrs. Dwarkabai Vitthal Shande, 7) Mrs. Rukhminibai Anand Jadhav	S. No. 236 Hissa No. 4	By virtue of succession and heirs of the deceased
23386	14/12/1998	Mr. Sumanta Namdeo Shelke	1) Mr. Santosh alias Satish Sumanta Shelke, 2) Mrs. Anita Shankar Lohkar and 3) Ms. Manisha Sumanta Shelke and 4) Smt. Malan Sumanta Shelke	S. No. 236 Hissa No. 4	By virtue of succession and heirs of the deceased
29198	30/10/2002	1) Mr. Baban Namdeo Shelke and other members of the Shelke Family.	Mr. Jagannath Bala Shelke	S. No. 236 Hissa No. 4	By virtue Partition order of Hon'ble Tahasildar Haveli for partition bearing No. Hano/Kawi/3453/2002 dated 30/10/2002
32050	30/06/2005	Mr. Jagannath Shelke.	1) Mr. Parshuram Jagannath Shelke, 2) Mr. Gorakhnath Jagannath Shelke 3) Mrs. Hirabai Subhash Kadam 4) Mrs. Shashikala Dilip Pawar 5) Mrs. Sarubai Jagannath Shelke 6) Mr. Pravin Kaniphnath Shelke 7) Mr. Arvind Kaniphnath Shelke 8) Miss. Priyanka Kaniphnath Shelke 9) Smt. Shobha Kaniphnath	S. No. 236 Hissa No. 4	By virtue of succession and heirs of the deceased

REGISTRAR
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			Shelke		
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DEVELOPMENT RIGHTS:-

On perusal of the Development agreement and Power of Attorney dated 07/04/2006 it appears that 1) Mr. Parshuram Jagannath Shelke, 2) Mr. Gorakhnath Jagannath Shelke 3) Mrs. Hirabai Subhash Kadam 4) Mrs. Shashikala Dilip Pawar 5) Mrs. Sarubai Jagannath Shelke 6) Mr. Pravin Kaniphnath Shelke 7) Mr. Arvind Kaniphnath Shelke 8) Miss. Priyanka Kaniphnath Shelke 9) Smt. Shobha Kaniphnath Shelke (Herein After referred to as "SAID OWNER") have granted the development rights and also executed correlated Power of attorney with respect to the said property in the name of Mr. Vijay Kishanchand Waswani vide development agreement and power of attorney dated 07/04/2006 and the same is registered in the office of Sub-Registrar Haveli No. VI at Sr. No. 3067. (Hereinafter referred to as "SAID DEVELOPER").

It appears that Said owners had also executed the confirmation deed on 11/02/2008 and thereby confirmed the above said development agreement and the Power of Attorney and the same is registered in the office of Sub-Registrar Haveli VI at Sr. No. 1622/2008 on 18/02/2008. (Hereinafter referred to as "SAID CONSENT DEED")

On perusal of the Development Agreement and Power of Attorney Dated 29/02/2008 it appears that the Said Owner have granted the development rights with respect to the said property in the name of M/s. Sai Properties and the same is registered in the office of Sub-Registrar Haveli No. X at Sr. No. 2109 and 2110 respectively. (Hereinafter referred to as "SAID DAPA").

That due to the above said development Agreement and the Power of Attorney the said M/s. Sai Properties became well and sufficiently entitled to have and to hold the said property and also entitled to develop the same and sell the tenements to the prospective purchasers. (Hereinafter referred to as "SAID PROMOTER / DEVELOPER").

On perusal of the Commencement Certificate bearing No. CC/1797/2012 dated 21/08/2012 it appears that M/s. Sai Properties has applied to Pune Municipal Corporation for the amalgamation of the S. No. 236/3, S. No. 236/4 and S. No. 236/5 and Pune Municipal



Corporation has amalgamated the three properties and also issued the above said commencement certificate with respect to the said property, As such the M/s. Sai Properties is entitled to develop the said property as per the directions of the said commencement certificate. (Herein after referred to as **"SAID COMMENCEMENT CERTIFICATE"**)

On perusal of the Joint Development Agreement dated 18th October 2012 it appears that M/s. Sai Properties and Developers has executed the Joint Development Agreement with M/S. Vishal Associates, A Partnership Firm which has been registered in the office of the sub-Registrar Haveli No.VII at the Serial No. 8180/2012. (Herein after referred to as **"SAID JOINT DEVELOPMENT AGREEMENT"**), hence by virtue of the said development agreement the Vishal Associates is entitled to develop the said property.

On perusal of the revised commencement certificate bearing No. CC/2015/2013 dated 30/09/2013 it appears that the above said owner has decided to revise the previous sanctioned plan and applied to the Municipal Corporation for revision of the previous commencement certificate, accordingly the Pune Municipal Corporation has issued the above said revised Commencement certificate with respect to the above said property. (Herein after referred to as **"SAID REVISED COMMENCEMENT CERTIFICATE"**)

On perusal of the N.A. Order bearing No. *PAMAH/NA/SR/1149/2012* dated 21/06/2013 it appears that the Mr. Parashuram Jagadale and other through their constituted power of attorney holder M/s. Said properties has applied for the non Agricultural assessment of the S. No. 236/3, S. No. 236/4 and S. No. 236/5 and accordingly vide above said N.A. order the Collectorate office at Pune has assessed the said property for Non-Agricultural Assessment. (Herein after referred to as **"SAID NA ORDER"**)

On perusal of the revised commencement certificate bearing No. CC/1569/2015 dated 21/08/2015 it appears that the above said owner has decided to revise the previous sanctioned plan and applied to the Municipal Corporation for revision of the previous commencement certificate, accordingly the Pune Municipal Corporation has issued the

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above said revised Commencement certificate with respect to the above said property. (Herein after referred to as "SAID REVISED COMMENCEMENT CERTIFICATE DATED 21/08/2015")

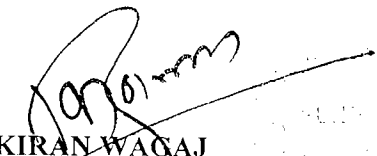
On perusal of the Completion certificate bearing No. OCC/0138/2017 dated 28/04/2017 it appears that the above said owner and builder has completed the all sanctioned building and accordingly applied to the Pune municipal corporation for occupation certificate. The Pune municipal corporation has also issued the final completion certificate bearing No. OCC/0138/2017 dated 28/04/2017 with respect to the above said property. (Herein after referred to as "SAID COMPLETION CERTIFICATE DATED 24/08/2017")

From the above it is clear by virtue of the above said Development agreement and Joint Development Agreement, that M/S. SAI PROPERTIES AND DEVELOPERS and M/s. Vishal Associates are jointly entitled to develop or having a right to develop the said property.

III. OPINION:

In view of the above facts and circumstances, I hereby give my opinion as under;

- a) *That My Clients named above is true and lawful Developer of the Property as mentioned above.*
- b) *M/s. Vishal Associates is having a right to develop the said property jointly with M/s. Sai properties.*


KIRAN WAGAJ
ADVOCATE

KIRAN C. WAGAJ

Advocate

advkiranwagaj@rediffmail.com

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Ref: KW/ 34/17

Date: 22/06/2017

TITLE REPORT

**CLIENTS: M/S. SAI PROPERTIES AND DEVELOPERS,
THROUGH ITS PARTNER**

1. MR. DILIP BABURAO TUPE

AGE: 51 YRS OCCU: BUSINESS

2. MR. SANJAY SAKHARAM KAMBLE

AGE: 43 YRS OCCU: BUSINESS

**OFF: OFFICE NO. 611/612, CITY SQUARE, FINAL
PLOT NO. 29/2, CTS NO. 1723, BEHIND HOTEL PRIDE,
SHIVAJINAGAR, PUNE-411 005.**

PROPERTY: All that piece and parcel of the land bearing S. No. 236 Hissa No. 5 totally admeasuring about 00 H 49 R (including 332 Sq. Mtr land acquired for the Road) assessment of Rs. 03.68 *pai* situated at village Hadapsar, which is within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. (Herein after called as "SAID PROPERTY").

**OWNER: M/S. SAI PROPERTIES AND DEVELOPERS,
THROUGH ITS PARTNER**

1. MR. DILIP BABURAO TUPE

AGE: 49 YRS OCCU: BUSINESS

2. MR. SANJAY SAKHARAM KAMBLE

AGE: 41 YRS OCCU: BUSINESS

(Hereinafter referred to as "SAID OWNER")

I have been asked by the client to give the title report regarding the title of the Said property, whether the owner has clear and marketable title and whether the said Property is free from Encumbrances.

I. DOCUMENTS RELIED:

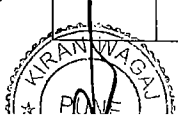
For the purpose of giving title report I have gone through the Xerox copies of the following documents;

- 1) 7/12 Extracts
- 2) Mutation Entries
- 3) Reg. Civil No. 929/1976.
- 4) Appeal bearing civil appeal No. 716/02.
- 5) Will dated 02/09/2004.
- 6) Second appeal and order before Hon'ble High Court bearing No. 1324/04.
- 7) Suit for partition bearing RCS No. 169/2006.
- 8) Compromise pursis in RCS No. 169/2006.
- 9) Misc Apl. No.109/2006.
- 10) Development agreement / Agreement to sale and Power of Attorney dated 29/01/2008.
- 11) Development agreement / Agreement to sale and Power of Attorney dated 19/03/2008.
- 12) Possession deed and consent deed dated 27/11/2008.
- 13) Consent deed / Possession deed dated 08/12/2008.
- 14) Consent deed / Possession deed dated 08/12/2008.
- 15) Sale deed dated 18/01/2011.
- 16) Second Sale deed dated 18/01/2011.
- 17) Commencement Certificate bearing No. CC/1797/2012 dated 21/08/2012.
- 18) Joint Development Agreement dated 18th October 2012.
- 19) N.A. Order bearing No. PAMAH/NA/SR/1149/2012 Dated 21/06/2013.
- 20) On perusal of the revised commencement certificate Bearing No. CC/2015/2013 dated 30/09/2013.
- 21) Revised commencement certificate bearing No. CC/1569/2015 dated 21/08/2015.
- 22) Completion certificate bearing No. OCC/0138/2017 dated 28/04/2017.

II. TITLE HISTORY:

- 1) I have gone through the record of rights in form of 7/12 extract and on perusal of the same it appears that the said Property was originally owned and possessed by Mr. Genu Pandu Kapre and family. (Hereinafter referred as "SAID ORIGINAL OWNER").

Mutation Entry No.	Dated	Name of the Salar	Name of the Beneficiary/Purchaser	Area	Name of the Document
2679	19/10/1934	Mr. Genu Pandu Kapre	Mr. Pralhad Genba Kapare	S. No. 236 Hissa No. 5	By virtue of succession and heirs of the deceased
5138	03/05/1958	Pralhad Genba Kapre and Lakshimibai Genba	Mr. Pralhad Genba Kapare	S. No. 236 Hissa	By Partition of joint



		Kapre Partitioned	Get		No. 5	family.
30721	23/04/ 2004	Mr. Pralhad Genba Kapre		Pune Municipal Corporation	Area admeasuring 332 Sq. Mtrs out of S. No. 236 Hissa No. 5	By Possession receipt for Road widening
32050	09/05/ 2005	Mr. Jagannath Bala Shelke		1) Smt. Sarubai Jagannath Shelke 2) Mr. Parasram Jagannath Shelke 3) Mr. Gorakh Jagannath Shelke 4) Mrs. Kalavati alias Shashikala Dilip Pawar 5) Mrs. Hirabai Subhash Kadam 6) Mr. Pravin Kanifnath Shelke 7) Mr. Arvind Kanifnath Shelke 8) Priyanka Kanifnath Shelke 9) Mrs. Shobha Kanifnath Shelke		
36377	02/10/ 2004	Mr. Pralhad Genba Kapare		1) Mrs. Kaushal Sachin Phule 2) Mrs. Premlata Kundalik Mali 3) Mrs. Madhuri Avinash Mehtre 4) Mrs. Indrayani Sanjeev Dalvi	S. No. 236 Hissa No. 5	By virtue of registered will dated 02/09/2004 of the deceased
39228	17/03/ 2010					
36377	30/01/ 2009	1) Mr. Machindra Pralhad Kapare 2) Mr. Sandeep Pralhad Kapare 3) Dhanjay Pralhad Kapare		1) Mrs. Saraswti Jaysing Gondhale 2) Mrs. Kaushal Sachin Phule 3) Mrs. Premlata Kundalik Mali 4) Mrs. Madhuri Avinash Mehatre 5) Mrs. Indrayani Sanjeev Dalvi	S. No. 236 Hissa No. 5	second appeal before Hon'ble High Court bearing No. 1324/04 being compromis ed on 30/01/2009

41264	19/06/2011	1) Mrs. Premlata Kundalik Mali 2) Mrs. Madhuri Avinash Mehtre	M/s. Sai Properties and Developers, Through Its Partner 1) Mr. Dilip Baburao Tupe 2) Mr. Sanjay Sakharam Kamble	S. No. 236 Hissa No. 5	By virtue of the Sale deed dated 18/01/2011 registered in the office of Sub-Registrar Haveli No. 6 at the Serial No. 693/2011
42511	17/05/2012	1) Mrs. Saraswati Jaysing Gondhale 2) Mrs. Kaushal Sachin Phule 3) Mrs. Indrayani Sanjeev Dalvi	M/s. Sai Properties and Developers, Through Its Partner 1) Mr. Dilip Baburao Tupe 2) Mr. Sanjay Sakharam Kamble	S. No. 236 Hissa No. 5	By virtue of the Sale deed dated 18/01/2011 registered in the office of Sub-Registrar Haveli No. 6 at the Serial No. 692/2011
43878	26/06/2013	1) Smt. Sarubai Jagannath Shelke 2) Mr. Parasram Jagannath Shelke 3) Anjana Parasram Shelke, 4) Kiran Parasaram Shelke, 5) Mayur Parasram Shelke, 6) Mrs. Shobha Kanifnath Shelke 7) Mr. Arvind Kanifnath Shelke 8) Mr. Pravin Kanifnath Shelke 9) Priyanka Kanifnath Shelke alias Priyanka Pramod Bhilare 10) Mr. Gorakh Jagannath Shelke 11) Rekha Gorakh Shelke 12) Shailesh Gorakh Shelke 13) Monika Gorakh Shelke alias Monika	M/s. Sai Properties and Developers, Through Its Partner 1) Mr. Dilip Baburao Tupe 2) Mr. Sanjay Sakharam Kamble	S. No. 236 Hissa No. 5	By registered Possession receipt registered at Sr. No. 9110/2008, 9111/2008 dated 08/12/2008 ,8920/2008 dated 28/11/2008

		ramdas Dhage 14) Mrs. Kalavati alias Shashikala Dilip Pawar 15) Mrs. Hirabai Subhash Kadam. 16) Parubai 17) Kailas 18) Nirmala 19) Nitin 20) Harshada Kailas Shelke 21) Mrs. Muktabai Ramchandra Kavade 22) Kaushalya 23) Balasaheb Kisan Shelke 24) Anuma and Pooja balasaheb Shelke 25) Surekha 26) Aniket balasaheb Shelke 27) pandit Kisan Shelke 28) Ranjana Ramdas Tupe 29) Pushpa Ashok Masal 30) Jayashree Pandit Shelke			
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It appears that the said Mr. Pralhad Kapre has made the will on 02/09/2004 and thereby said property has been given to the share of his daughters i.e. i) Mrs. Saraswti Jaysing Gondhale ii) Mrs. Kaushal Sachin Phule iii) Mrs. Premlata Kundalik Mali iv) Mrs. Madhuri Avinash Mehatre v) Mrs. Indrayani Sanjeev Dalvi. (Hereinafter referred to as "**SAID WILL**").

It further appears that being aggrieved and dissatisfied about the existence of the said will dated 02/09/2004 the Said i) Mr. Machindra ii) Mr. Sandeep iii) Mr. Dhanjay has filed the suit for partition bearing RCS No. 169/2006 and the said Mrs. Premlata and Mrs. Madhuri has filed the application for the probate of the said will bearing Misc Apl. No.109/2006.

It further appears that the said RCS No. 169/2006 and Misc Apl. No.109/2006 has been compromised and the said i) Mr. Machindra ii) Mr. Sandeep iii) Mr. Dhanjay has ratified the right of the said daughters i.e. i) Mrs. Saraswti Jaysing Gondhale ii) Mrs. Kaushal Sachin Phule iii) Mrs. Premlata Kundalik

Mali iv) Mrs. Madhuri Avinash Mehatre v) Mrs. Indrayani Sanjeev Dalvi
with respect to the said property.

It further appears that the said Mr. Pralhad Genba Kapare and thereafter his legal heirs had filed the suit against Mr. Jagannath Bala Shelke for possession bearing Reg. Civil No. 929/1976 and the same has also come to be dismissed. However being aggrieved and dissatisfied about the order of the Hon'ble court the said Mr. Pralhad Genba Kapare had filed appeal bearing Civil appeal No. 716/02.(herein after referred to as "SAID CIVIL APPEAL") It further appears that the said Civil Appeal came to be dismissed and legal heirs of the said Mr. Pralhad Genba Kapare filed second appeal before Hon'ble High Court bearing No. 1324/04 against the dismissal order of the said civil appeal. It further appears that the said appeal came to be compromised on 30/01/2009 and the ownership and the possession of the said i) Mrs. Saraswati Jaysing Gondhale ii) Mrs. Kaushal Sachin Phule iii) Mrs. Premlata Kundalik Mali iv) Mrs. Madhuri Avinash Mehatre v) Mrs. Indrayani Sanjeev Dalvi and consequently of M/s. Sai Properties and developers has been ratified and the said second appeal has been disposed off accordingly by order of Hon'ble Justice A. P. Deshpande. (Hereinafter referred to as "SAID COMPROMISE IN HIGH COURT").

It appears that in view of all above, it is confirmed that the said i) Mrs. Saraswati Jaysing Gondhale ii) Mrs. Kaushal Sachin Phule iii) Mrs. Premlata Kundalik Mali iv) Mrs. Madhuri Avinash Mehatre v) Mrs. Indrayani Sanjeev Dalvi are real owner and possessor of the said property and their names has been mutated to revenue record vide ME No. 36377.

DEVELOPMENT RIGHTS AND AGREEMENTS:-

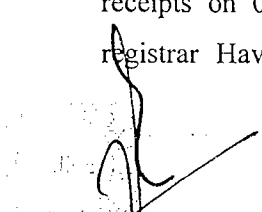
On perusal of the Development agreement / Agreement to sale and Power of Attorney dated 29/01/2008 it appears that the said owner i.e. i) Mrs. Premlata Kundalik Mali ii) Mrs. Madhuri Avinash Mehatre have granted the development rights with respect to the said property in the name of M/s. Sai properties and Developers through Mr. Sanjay Sakharam Kambale and Mr. Dilip Baburao Tupe vide development agreement/ Agreement to sale dated 29/01/2008 and the same is registered in the office of Sub-registrar Haveli III



at Sr. No. 1123 and also executed co-related Power of Attorney dated 29/01/2008 and the same is registered in the office of Sub-registrar Haveli III at Sr. No. 1124. It further appears that the said i) Mr. Machindra Pralhad Kapre, ii) Mr. Sandeep Pralhad Kapre iii) Mrs. Dhanjay Pralhad Kapare and family has given consent to the said development agreement. (Hereinafter referred to as **"SAID DEVELOPMENT AGREEMENT/ AGREEMENT TO SALE AND POWER OF ATTORNEY OF MRS. MALI AND MEHTRE"**).

On perusal of the Development agreement / Agreement to sale and Power of Attorney dated 19/03/2008 it appears that the said owner i.e. i) Mrs. Saraswti Jaysing Gondhale ii) Mrs. Kaushal Sachin Phule iii) Mrs. Indrayani Sanjay Dalvi have granted the development rights with respect to the said property in the name of M/s. Sai properties and Developers through Mr. Sanjay Sakharam Kambale and Mr. Dilip Baburao Tupe vide development agreement/ Agreement to sale dated 19/03/2008 and the same is registered in the office of Sub-registrar Haveli III at Sr. No. 2442 and also executed co-related Power of Attorney dated 19/03/2008 and the same is registered in the office of Sub-registrar Haveli III at Sr. No. 2443. It further appears that the said i) Mr. Machindra Pralhad Kapre, ii) Mr. Sandeep Pralhad Kapre iii) Mrs. Dhanjay Pralhad Kapare and family has given consent to the said development agreement. (Hereinafter referred to as **"SAID DEVELOPMENT AGREEMENT/ AGREEMENT TO SALE AND POWER OF ATTORNEY OF MRS. GONDHALE, PHULE AND DALAVI"**).

On perusal of the consent deed /Possession deed dated 08/12/2008 it appears that the said i) Smt. Kausaly Kisan Shelke ii) Mr. Balasaheb Kisan Shelke iii) Mr. Pandit Kisan Shelke iv) Mrs. Ranjana Surdas Tupe v) Mrs. Pushpa Ashok Masal and other have granted the consent to the development of the said property by the said M/s. Sai Properties and Developers vide Consent deed/Possession deed dated 08/12/2008 and also executed co-related possession receipt dated 08/12/2008 and the same is registered in the office of Sub-registrar Haveli III at Sr. No. 8148 and also executed the Possession receipts on 08/12/2008 and the same is registered in the office of Sub-registrar Haveli III at Sr. No. 9111. (Hereinafter referred to as **"SAID**



CONSENT DEED /POSSESSION RECEIPT OF SMT. KAUSALY SHELKE AND OTHERS").

On perusal of the consent deed /Possession deed dated 08/12/2008 it appears that the said i) Smt. Parubai Ramchandra Shelke ii) Mr. Kailas Ramchandra Shelke iii) Mrs. Muktabai Ramchandra Kavade have granted the consent to the development of the said property by the said M/s. Sai Properties and Developers vide Consent deed/Possession deed dated 08/12/2008 and the same is registered in the office of Sub-registrar Haveli III at Sr. No. 9110. (Hereinafter referred to as **"SAID CONSENT DEED / POSSESSION RECEIPT OF SMT. PARUBAI SHELKE AND OTHERS")**).

On perusal of the possession deed and consent deed dated 27/11/2008 it appears that the said i) Smt. Sarubai Jagannath Shelke ii) Mr. Parasram Jagannath Shelke iii) Mr. Gorakh Jagannath Shelke iv) Mrs. Kalavati alias Shashikala Dilip Pawar v) Mrs. Hirabai Subhash Kadam and other family members of the Shelke family have granted the consent to the development of the said property by the said M/s. Sai Properties and Developers vide consent deed and possession deed dated 27/11/2008 and the same is registered in the office of Sub-registrar Haveli III at Sr. No. 8919 and 8920 respectively. (Hereinafter referred to as **"SAID CONSENT DEED AND POSSESSION RECEIPT OF SMT. SARUBAI SHELKE AND OTHERS")**).

That due to the above all the deeds and documents and said development Agreement and the Power of Attorney said M/s. Sai Properties and developers became well and sufficiently entitled to have and to hold the said property and also entitled to develop and/or to sell the same and sell the tenements to the prospective purchasers. (Hereinafter referred to as **"SAID PROMOTER / DEVELOPER")**).

On perusal of the Sale deed dated 18/01/2011 it appears that i) Mrs. Saraswti Jaysing Gondhale ii) Mrs. Kaushal Sachin Phule iii) Mrs. Indrayani Sanjeev Dalvi has executed sale deed in favor of my client i.e. **M/S. SAI PROPERTIES AND DEVELOPERS, THROUGH ITS PARTNER 1) MR. DILIP BABURAO TUPE 2) MR. SANJAY SAKHARAM KAMBLE** which has been registered in the office of Sub-Registrar Haveli No. 6 at the Serial No. 692/2011. (Herein after referred to as **"SAID SALE**

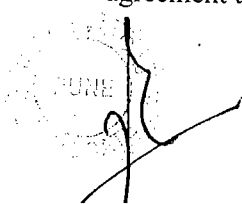


DEED") and the same has been mutated in the revenue record vide Mutation Entry No. 42511 dated 17/05/2012.

On perusal of the second Sale deed dated 18/01/2011 it appears that 1) Mrs. Premlata Kundalik Mali 2) Mrs. Madhuri Avinash Mehtre has executed sale deed in favor of my client i.e. **M/S. SAI PROPERTIES AND DEVELOPERS, THROUGH ITS PARTNER 1) MR. DILIP BABURAO TUPE 2) MR. SANJAY SAKHARAM KAMBLE** which has been registered in the office of Sub-Registrar Haveli No. 6 at the Serial No. 693/2011.(Herein after referred to as "**SAID SALE DEED**") and the same has been mutated in the revenue record vide Mutation Entry No. 41264 dated 16/06/2011. As per the said Sale deed i) Mrs. Saraswti Jaysing Gondhale ii) Mrs. Kaushal Sachin Phule iii) Mrs. Premlata Kundalik Mali iv) Mrs. Madhuri Avinash Mehtre v) Mrs. Indrayani Sanjeev Dalvi has also Handed over the possession of the said property to **M/S. SAI PROPERTIES AND DEVELOPERS**, and thereby My client has become the owner and possessor of the said property. (Herein after referred to as "**SAID OWNER**")

On perusal of the Commencement Certificate bearing No. CC/1797/2012 dated 21/08/2012 it appears that M/s. Sai Properties has applied to Pune Municipal Corporation for the amalgamation of the S. No. 236/3, S. No. 236/4 and S. No. 236/5 and Pune Municipal Corporation has amalgamated the three properties and also issued the above said commencement certificate with respect to the said property, As such the M/s. Sai Properties is entitled to develop the said property as per the directions of the said commencement certificate. (Herein after referred to as "**SAID COMMENCEMENT CERTIFICATE**")

On perusal of the Joint Development Agreement dated 18th October 2012 it appears that M/s. Sai Properties and Developers has executed the Joint Development Agreement with M/S. Vishal Associates, A Partnership Firm which has been registered in the office of the sub-Registrar Haveli No.VII at the Serial No. 8180/2012. (Herein after referred to as "**SAID JOINT DEVELOPMENT AGREEMENT**"), hence by virtue of the said development agreement the Vishal Associates is entitled to develop the said property.



On perusal of the revised commencement certificate bearing No. CC/2015/2013 dated 30/09/2013 it appears that the above said owner has decided to revise the previous sanctioned plan and applied to the Municipal Corporation for revision of the previous commencement certificate, accordingly the Pune Municipal Corporation has issued the above said revised Commencement certificate with respect to the above said property. (Herein after referred to as "SAID REVISED COMMENCEMENT CERTIFICATE")

On perusal of the N.A. Order bearing No. PAMAH/NA/SR/1149/2012 dated 21/06/2013 it appears that the Mr. Parashuram Jagadale and other through their constituted power of attorney holder M/s. Said properties has applied for the non Agricultural assessment of the S. No. 236/3, S. No. 236/4 and S. No. 236/5 and accordingly vide above said N.A. order the Collectorate office at Pune has assessed the said property for Nan-Agricultural Assessment. (Herein after referred to as "SAID NA ORDER")

On perusal of the revised commencement certificate bearing No. CC/1569/2015 dated 21/08/2015 it appears that the above said owner has decided to revise the previous sanctioned plan and applied to the Municipal Corporation for revision of the previous commencement certificate, accordingly the Pune Municipal Corporation has issued the above said revised Commencement certificate with respect to the above said property. (Herein after referred to as "SAID REVISED COMMENCEMENT CERTIFICATE DATED 21/08/2015")

On perusal of the Completion certificate bearing No. OCC/0138/2017 dated 28/04/2017 it appears that the above said owner and builder has completed the all sanctioned building and accordingly applied to the Pune municipal corporation for occupation certificate. The Pune municipal corporation has also issued the final completion certificate bearing No. OCC/0138/2017 dated 28/04/2017 with respect to the above said property. (Herein after referred to as "SAID COMPLETION CERTIFICATE DATED 24/08/2017")

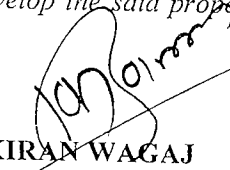
From the above it is clear that M/S. SAI PROPERTIES AND DEVELOPERS, is a true and lawful Owner of the said Property and by virtue of the above said Joint Development Agreement M/S. VISHAL ASSOCIATES is having a right to develop the said property jointly with M/s. Sai properties.



III. OPINION:

In view of the above facts and circumstances, I hereby give my opinion as under;

- a) *That My Clients named above is true and lawful owner of the Property as mentioned above.*
- b) *The right, title and interest of my clients in the said Property is free from encumbrances of any nature whatsoever, and all benefits thereto on the terms so agreed.*
- c) *M/s. Vishal Associates is having a right to develop the said property jointly with M/s. Sai properties.*


KIRAN WAGAJ
ADVOCATE



