

Prasanna S Darade

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Advocate

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PSD/15/000402

8th July, 2015.

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of land or ground bearing Gat No. 675 admeasuring 2 Hectare 77 Ares i.e. 27700 square metres situate at village Wagholi, Taluka Haveli, District Pune and within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, Gram Panchayat Wagholi and within the jurisdiction of the Sub Registrar Haveli No. 1 to 26, Pune: (Hereinafter referred to as "the said property").

THIS IS TO CERTIFY THAT under the instructions of my clients M/s. Sukhwani Infrabuild a proprietary concern of Mr. Ravi Ghanshyam Sukhwani, having address at: 32, Sukhwani Chambers, Pimpri, Pune 411 014, I have caused searches to be carried out in respect of the captioned property at the office of the Sub Registrar, Haveli No. 1 to 26 through my associate Mr. Arif Nadaf, Advocate. I have also perused the photocopies of the Deeds and Documents given to me for my perusal pertaining to the right, title and interest of my clients M/s. Sukhwani Infrabuild to the said property and have also relied upon certain information given to me by my clients. I have also relied on the Search and Title Reports dated 10/5/2012 and 30/7/2013 issued by me in respect of the said land and that this report is supplemental thereto. Pursuant thereto, I have to observe as follows:

(1) Flow of Title and History of the said property

(a) It is clarified that Gat No. 675 of village Wagholi was originally Survey No. 96/2 and 97/2 of village Wagholi and pursuant to the implementation of the fragmentation and consolidation scheme Survey No. 96/2 and 97/2 were consolidated and allotted Gat No. 675.

(b) It appears that the said Survey No. 96/2 was originally owned and possessed by one Mr. Mahadu Bala Satav and Mr. Sahadu Bala Satav prior to the year 1950 and each of them having 8 anna share therein.

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Associate office at : Satara and Nashik

(c) It appears that the said Survey No. 96/2 was mortgaged to Pune District Cooperative Land Mortgage Bank Ltd. and the name of the said bank appeared a kabjedar. It appears that the said loan was repaid by the said Mr. Mahadu Bala Satav and Mr. Sahadu Bala Satav and pursuant thereto the name of the said bank was deleted and the names of Mr. Mahadu Bala Satav and Mr. Sahadu Bala Satav were mutated in the revenue records. The same is reflected vide mutation entry no. 6336.

(d) It appears that by a Sale Deed dated 4/5/1959 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 697/1959, the said Mr. Mahadu Bala Satav and Mr. Sahadu Bala Satav have absolutely sold and conveyed the said Survey No. 96/2 unto and in favour of Mr. Jagganath Dhondiba Pawar for consideration and on certain terms and conditions. Pursuant thereto the name of the said Mr. Jagganath Dhondiba Pawar was mutated in the revenue records and also the remark of Section 84C of the Bombay Tenancy and Agricultural Lands Act was mutated in the other rights column. The same is reflected vide mutation entry no. 6454. It appears that pursuant to the Order bearing no. 84C/6454 dated 22/7/1971 it was held that the said Mr. Jagganath Dhondiba Pawar is an agriculturist and hence the remark of section 84C was ordered to be deleted. The same is reflected vide mutation entry no. 7447.

(e) It appears that the said Survey No. 97/2 was originally owned and possessed by one Mr. Babu Hanumant Satav prior to the year 1950.

(f) The said Mr. Babu Hanumant expired intestate on 27/1/1955 leaving behind surviving his only son and legal heir Mr. Vitthoba Baburao Satav. Pursuant thereto the name of the said Mr. Vitthoba Baburao Satav was mutated in the revenue records. The same is reflected vide mutation entry no. 4961.

(g) It appears that by a Sale Deed dated 25/5/1959 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 834/1959, the said Mr. Vitthoba Baburao Satav has absolutely sold and conveyed the said Survey No. 97/2 unto and in favour of Mr. Jagganath Dhondiba Pawar for consideration and on certain terms and conditions. Pursuant thereto the

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name of the said Mr. Jagganath Dhondiba Pawar was mutated in the revenue records and also the remark of Section 84C of the Bombay Tenancy and Agricultural Lands Act was mutated in the other rights column. The same is reflected vide mutation entry no. 6456. It appears that pursuant to the Order bearing no. 84C/6456 dated 22/7/1971 it was held that the said Mr. Jagganath Dhondiba Pawar is an agriculturist and hence the remark of section 84C was ordered to be deleted. The same is reflected vide mutation entry no. 7448.

(h) The mutation entry No. 7200 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Wagholi.

(i) It appears that on the implementation of the Gatwari System, Survey No. 96/2 and 97/2 were allotted Gat No. 675 vide mutation entry no. 1. Pursuant to the said Gatwari Scheme it is seen that Mr. Jagganath Dhondiba Pawar was the holder/owner of the land bearing Gat No. 675 of village Wagholi.

(j) It appears that by an Agreement to Sell (Sathekhat) dated 7/10/1974 and registered with the office of the Sub Registrar Haveli No. 2 at serial no. 2335/1974 the said Mr. Jagganath Dhondiba Pawar along with Mr. Shankar Dhondiba Pawar and Mr. Subhash Jagganath Pawar had agreed to sell and convey the said Gat No. 675 (old Survey No. 96/2 and 97/2) unto and in favour of Mr. Ismail Shakir Hussain Poonawalla and Mr. Abbas Shakir Hussain Poonawalla for consideration and on certain terms and conditions.

(k) It appears that in pursuance to the said Agreement to Sell dated 7/10/1974, by a Sale Deed 3/1/1978 and registered with the office of the Sub Registrar Haveli No. 2 at serial no. 1463/1980 (old No. 2/1978) the said Mr. Jagganath Dhondiba Pawar along with Mr. Shankar Dhondiba Pawar and Mr. Subhash Jagganath Pawar have absolutely sold and conveyed the said Gat No. 675 (old Survey No. 96/2 and 97/2) unto and in favour of Mr. Ismail Shakir Hussain Poonawalla and Mr. Abbas Shakir Hussain Poonawalla for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 864.

Prasanna S Darade

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PSD/15/000403

8th July, 2015.

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of land or ground bearing Gat No. 675 admeasuring 2 Hectare 77 Ares i.e. 27700 square metres situate at village Wagholi, Taluka Haveli, District Pune and within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, Gram Panchayat Wagholi and within the jurisdiction of the Sub Registrar Haveli No. 1 to 26, Pune. (Hereinafter referred to as "the said property").

THIS IS TO CERTIFY THAT I have investigated the title of the above captioned property and have perused the title deeds and other relevant available documents and have issued my Search and Title Report dated 8/7/2015. In pursuance to the said Search and Title Report and subject to what ever is stated therein, I certify that in my opinion, **M/s. Sukhwani Infrabuild** a proprietary concern of Mr. Ravi Ghanshyam Sukhwani, having address at: 32, Sukhwani Chambers, Pimpri, Pune 411 014 are the owners of the said property and have a clear and marketable title to the same and that the said property is free from known encumbrances and reasonable doubts. My clients **M/s. Sukhwani Infrabuild** a proprietary concern of Mr. Ravi Ghanshyam Sukhwani, having address at: 32, Sukhwani Chambers, Pimpri, Pune 411 014 being owners are entitled 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 "Sukhwani Scarlet" to any intending purchasers.

Dated this 8th day of July, 2015.


Prasanna S Darade
Advocate

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by my clients. It is clarified that my clients have informed me that no objections or claims were received to said public notice till date.

(c) It is further clarified that I have at the specific request of my clients not issued any public notice for the issuance of this report.

(d) I have also relied on the Search and Title Reports dated 10/5/2012 and 30/7/2013 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 and revenue records produced before for my inspection and certain information supplied to me by my clients.

(f) It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as original, certified or photocopies and have not examined the same, (ii) that all permissions, if necessary have been obtained, (iii) the accuracy and completeness of all the factual representations made in the documents, (iv) that there have been no changes, amendments or modifications to the documents examined by me, (B) I have relied upon the information relating to (i) Lineage and family tree on the basis of the revenue records made available and information provided to me by my clients, (ii) boundaries of the said property on the basis of information provided to me by my clients.

(g) It is further clarified that I am not certifying the boundaries of the said property nor am I qualified to express my opinion on physical identification of the said property.

(5) Description of the said property

All that piece and parcel of land or ground bearing Gat No. 675 admeasuring 2 Hectares 77 Ares assessed at Rs. 2=81paise of village Wagholi, Taluka Haveli, District Pune and within the

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(l) It appears that by an Agreement for Sale dated 8/3/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 2502/2010, the said Mr. Ismail Shakir Hussain Poonawalla and Mr. Abbas Shakir Hussain Poonawalla agreed to sell the said Gat No. 675 unto and in favour of Mr. Rajesh Hasitmal Jain for consideration and on certain terms and conditions. It appears that by a Deed of Cancellation dated 14/5/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 5210/2010, the said Mr. Ismail Shakir Hussain Poonawalla and Mr. Abbas Shakir Hussain Poonawalla and Mr. Rajesh Hasitmal Jain have duly cancelled and terminated the said Agreement for Sale dated 8/3/2010.

(m) It appears that by a Sale Deed dated 14/5/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial 5214/2010, the said Mr. Ismail Shakir Hussain Poonawalla and Mr. Abbas Shakir Hussain Poonawalla have sold and conveyed the said Gat No. 675 unto and in favour of. M/s. Krisha Associates through its partner Mr. Pramod Mishrilal Dhadiwal, Mr. Subhash Jivraj Jain, Mr. Rajesh Hastimal Jain, Mr. Shantilal Tarachand Sonigra and Mr. Manjitsingh Surjitsingh Rajpal for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records. The same is reflected vide mutation entry no. 5834.

(n) It appears that by a Sale Deed dated 5/8/2010 and registered with the office of the Sub Registrar Haveli No. 11 at serial 7637/2010, the said M/s. Krisha Associates through its partner Mr. Pramod Mishrilal Dhadiwal, Mr. Subhash Jivraj Jain, Mr. Rajesh Hastimal Jain, Mr. Shantilal Tarachand Sonigra and Mr. Manjitsingh Surjitsingh Rajpal have sold and conveyed the said Gat No. 675 unto and in favour of Sukhwani Infrabuild through proprietary concern of Mr. Ravi Ghanshyam Sukhwani for consideration and on certain terms and conditions. Pursuant thereto the names of the Sukhwani Infrabuild through proprietary concern of Mr. Ravi Ghanshyam Sukhwani was mutated in the revenue records. The same is reflected vide mutation entry no. 6368.

(2) Name of the Owners

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limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli and Gram Panchayat Wagholi and within the jurisdiction of the Sub Registrar Haveli No. 1 to 26, Pune and bounded as follows:

On or towards the East : By Gat No. 869.
On or towards the West : By Kesnand Road.
On or towards the North : By Gat No. 676.
On or towards the South : By Gat No. 674.

(6) Opinion

In view of what is stated herein above and subject to what is stated above, I certify that in my opinion, M/s. Sukhwani Infrabuild a proprietary concern of Mr. Ravi Ghanshyam Sukhwani, having address at: 32, Sukhwani Chambers, Pimpri, Pune 411 014 are well and sufficiently entitled to the said property as the owners thereof and have a marketable title to the same and that the said property is free from known encumbrances and claims and my clients have an exclusive right and authority 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 "Sukhwani Scarlet" to any intending purchaser/s.

Dated this 8th day of July, 2015.

Prasanna S Darade

Prasanna S Darade

Advocate

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Owners: M/s. Sukhwani Infrabuild a proprietary concern of Mr. Ravi Ghanshyam Sukhwani, having address at: 32, Sukhwani Chambers, Pimpri, Pune 411 014.

(3) Zone and Permissions

(a) As per the Zone Certificate dated 14/5/2010 issued by Town Planning Department, the said Gat No. 675 of village Wagholi is in the residential zone and that the same is affected by 30 meters and 24 meters road widening.

(b) The Collectorate, Pune in consultation with Town Planning Authority, Pune has sanctioned the building plans in respect of the proposed buildings to be constructed on the said property vide its Order No. PMA/NA/SR/196/11 dated 21/11/2011 and has permitted the non agricultural use of the said property and the said building plans have been further revised vide Order No. PMH/NA/SR/523/2012 dated 15/5/2013.

(4) Searches and Public Notices

(a) I have caused searches to be carried out in the Index II registers available in the office of the Sub Registrar Haveli No. 1 to 26 through my associate Mr. Arif Nadaf, Advocate for a period commencing from 1983 till date. I am informed by Mr. Arif Nadaf, Advocate that from the available records during the searches, save and except as herein before stated, neither of them have come across any entry evidencing any encumbrances of whatsoever nature in and upon the said property. I have also been informed by Mr. Arif Nadaf, Advocate that during the searches he has found several Tenement Purchasers Agreements under the Maharashtra Ownership Flats Act in respect of various tenements in the buildings constructed on the said property and which have been agreed to be sold by M/s. Sukhwani Infrabuild to various tenement purchasers. It is clarified that since this report is restricted to the said property and does not relate to any tenements in the building/s, the details of the said Tenement Purchasers Agreements are not discussed in this report

(b) It is further clarified that my clients through Mr. S. P. Lalwani, Advocate had caused to be issued a public notice dated 23/6/2010 and published in Daily Prabhat for investigation of marketable title of M/s. Krishna Associates to the said property prior to purchase of the same

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