

नौदणी ३९ म.
Regn. 39 m.

दिनांक २१/०५/२०१५ मन् ३० ९६६ त २०१५

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द्वयम निबंधक.

हवाली **क. १३, पुणे शहर पुणे**
सादरकर्ता

SEARCH & TITLE INVESTIGATION REPORT

INTRODUCTION :

PALMTREE DEVELOPMENTS PRIVATE LIMITED, A Company incorporated under the provisions of the Companies Act, 1956, and having its Registered Office at : 8/A, Shoppers Point, 208, S.V. Road, Andheri (W) Mumbai: 400058, through it's authorised signatories 1) Mr. Anurag Khemka, and 2) Mr. Manoj Goenka, (**Herein after called as the developer or the said developer**) has requested me to scrutinize and examine the marketable title and to take the search of the Plot of Lands for 30 years, described in the Schedule written herein below mentioned. the said developer, has also handed over to me the copies of the documents which were made available with them for scrutinize and examination are as under according to the abovementioned documents and papers provided to me by the said developer, I have taken search of the Schedule Plot of Lands/Property vide Search Receipt No. 0387509 dated 02/12/2015.

The said developer has handed over following documents:

1) Copy of Sale Deed dated 02/04/1990, by which Mr. Bhiku Ranganath Pathere, sold an area admeasuring 00 Acre 80 Gunthas out of Survey No. 63, of Village Kharadi, Pune, Taluka Haveli, District Pune, to one 1) Mr. Prakashmal Shantilal Jain and 2) Mrs. Kailashdevi Prakashmal Jain, which Sale Deed is duly Registered in the office of Sub Registrar Haveli No. II, Pune at Serial No. 5665/1990.

2) Copy of Sale Deed dated 30/05/1995, by which Mr. Prakashmal Shantilal Jain, sold an area admeasuring 00 Acre 38 Ares out of Survey No. 63 Hissa No. 2, of Village Kharadi, Pune, Taluka Haveli, District Pune, to Mrs. Jyoti Anand, which Sale Deed is duly Registered in the office of Sub Registrar Haveli No. VII, Pune at Serial No. 1782/1998.

- 3) Copy of Sale Deed dated 30/05/1995, by which Mrs. Kailashdevi Prakashmal Jain, sold an area admeasuring 00 Acre 38 Ares out of Survey No. 63 Hissa No. 2, of Village Kharadi, Pune, Taluka Haveli, District Pune, to Mr. Nirmal Anand, which Sale Deed is duly Registered in the office of Sub Registrar Haveli No. VII, Pune at Serial No. 1783/1998.
- 4) Copy of Special Power of attorney dated 07/04/1997 executed by Mrs. Jyoti N. Anand, in favour of Mr. Sunil S. Mirpuri, for purchase of land at Kharadi.
- 5) Copy of Development Agreement dated 30/07/2004, by which Mr. Amrit Mirpuri, entrusted development rights in respect of Plot of land admeasuring 00 Hectare 40 Ares of Survey No. 63 Hissa No. 3, of Village Kharadi, Pune to and in favour of 1) Mr. Umeed Kothavala, and 2) Mr. Zareer Kothavala, which Development Agreement is duly Registered on the same day in the office of Haveli No. VII, Pune, at Serial No. 3223/2004.
- 6) Copy of Power of Attorney dated 30/07/2004, executed by Mr. Amrit Mirpuri, to and in favour of 1) Mr. Umeed Kothavala, and 2) Mr. Zareer Kothavala, in respect of Plot of land admeasuring 00 Hectare 40 Ares of Survey No. 63 Hissa No. 3, of Village Kharadi, Pune, which Power of Attorney is duly Registered in the office of Sub Registrar Haveli No. VII, Pune, on the same day at Serial No. 3224/2004.
- 7) Copy of Development Agreement dated 21/07/2005, by which 1) Mr. Nirmal Anand, and 2) Mr. Sunil Shyam Mirpuri, entrusted development rights in respect of land admeasuring 00 Hectare 03 Ares from out of total area admeasuring 00 Hectare 80 Ares of Survey No. 63 Hissa No. 2, of Village Kharadi, Pune to and in favour of 1) Mr. Umeed Kothavala and 2) Mr. Zareer Kothavala, which Development Agreement is duly Registered in the office of Haveli No. VII, Pune, on the same day at Serial No. 6250/2005.
- 8) Copy of Power of Attorney dated 21/07/2005, executed by 1) Mr. Nirmal Anand, and 2) Mr. Sunil Shyam Mirpuri, to and in favour of 1) Mr. Umeed Kothavala, and 2) Mr. Zareer Kothavala, in respect of land admeasuring 00 Hectare



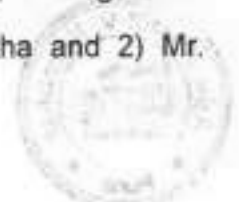
03 Ares of Survey No. 63 Hissa No. 2, from out of total area admeasuring 00 Hectare 80 Ares of Village Kharadi, Pune, which Power of Attorney is duly Registered in the office of Haveli No. VII, Pune, on the same day at Serial No. 6251/2005.

9) Copy of Special Power of Attorney dated 24/06/2011, executed by Smt. Zarin Zareer Kothavala, to and in favour of his son namely Mr. Umeed Zareer Kothavala, which Special Power of Attorney is duly Registered in the Office of Sub Registrar Haveli No. X, Pune, on the same day at Serial No. 7380/2011.

10) Copy of Development Agreement dated 07/07/2011, by which 1) Mr. Umeed Zareer Kothavala, and 2) Smt. Zarin Zareer Kothavala, assigned their respective development rights in respect of land admeasuring 00 Hectare 40 Ares of Survey No. 63 Hissa No. 3, of Village Kharadi, Pune to and in favour of the one M/s. Parshva Kuober Properties, a Registered partnership firm through its partners 1) Mr. Rahul Vasantlal Mutha and 2) Mr. Rajendra Roopchand Oswal, and Mr. Amrit Mirpuri, joined as consenting party, which Development Agreement is duly Registered in the office of Haveli No. XI, Pune, on the same day at Serial No. 6063/2011.

11) Copy of Irrevocable Power of Attorney dated 07/07/2011, executed by 1) Mr. Amrit Mirpuri, 2) Smt. Zarin Zareer Kothavala, and 3) Mr. Umeed Zareer Kothavala, to and in favour of M/s. Parshva Kuober Properties, a Registered partnership firm through its partners 1) Mr. Rahul Vasantlal Mutha and 2) Mr. Rajendra Roopchand Oswal, in respect of land admeasuring 00 Hectare 40 Ares of Survey No. 63 Hissa No. 3, of Village Kharadi, Pune, which Power of Attorney is duly Registered on the same day in the office of Haveli No. XI, Pune, at Serial No. 6064/2011.

12) Copy of Development Agreement dated 07/07/2011, by which 1) Mr. Umeed Zareer Kothavala, and 2) Smt. Zarin Zareer Kothavala, assigned their development rights in respect of land admeasuring 00 Hectare 03 Ares from out of total area admeasuring 00 Hectare 80 Ares of Survey No. 63 Hissa No. 2, of Village Kharadi, Pune to and in favour of one M/s. Parshva Kuober Properties, a Registered partnership firm through its partners 1) Mr. Rahul Vasantlal Mutha and 2) Mr.



Rajendra Roopchand Oswal, and Mr. Nirmal Anand, through his duly constituted attorney Mr. Sunil Shyam Mirpuri, through his duly constituted attorney Mr. Umeed Zareer Kothavala, joined as consenting party which Development Agreement is duly Registered in the office of Haveli No. XI, Pune, on the same day at Serial No. 6065/2011.

13) Copy of Irrevocable Power of Attorney dated 07/07/2011, executed by 1) Mr. Nirmal Anand, through his duly constituted attorney Mr. Sunil Shyam Mirpuri, through his duly constituted attorney Mr. Umeed Zareer Kothavala, 2) Smt. Zarin Zareer Kothavala, and 3) Mr. Umeed Zareer Kothavala, to and in favour of one M/s. Parshva Kuober Properties, a Registered partnership firm through its partners 1) Mr. Rahul Vasantlal Mutha and 2) Mr. Rajendra Roopchand Oswal, in respect of land admeasuring 00 Hectare 03 Ares of Survey No. 63 Hissa No. 2, from out of total area admeasuring 00 Hectare 80 Ares of Village Kharadi, Pune, which Power of Attorney is duly Registered in the office of Haveli No. XI, Pune, on the same day at Serial No. 6066/2011.

14) Copy of Deed of Conveyance/Sale dated 26/02/2013, by which Mr. Amrit Mirpuri through his power of attorney holder, sold an area admeasuring 00 Hectare 40 Ares of Survey No. 63 Hissa No. 3, of Village Kharadi, Taluka Haveli, District Pune, to and in favour of one M/s. Parshva Kuober Properties, through its partner Mr. Rahul Vasantlal Mutha and Mr. Rajendra Roopchand Oswal, which Deed of Conveyance/Sale Deed is duly Registered in the office of Sub Registrar Haveli No. XXII, Pune on dated 02/03/2013, at Serial No. 366/2013.

15) Copy of Deed of Conveyance/Sale dated 26/02/2013, by which Mr. Nirmal Anand through his power of attorney holder, sold an area admeasuring 00 Hectare 03 Ares of Survey No. 63 Hissa No. 2, from out of total area admeasuring 00 Hectare 80 Ares of Village Kharadi, Pune, of Village Kharadi, Taluka Haveli, District Pune, to and in favour of one M/s. Parshva Kuober Properties, through its partner Mr. Rahul Vasantlal Mutha and Mr. Rajendra Roopchand Oswal, which Deed of Conveyance/Sale Deed is duly Registered on in the office of Sub Registrar Haveli No. XXII, Pune on dated 02/03/2013, at Serial No. 367/2013.



16) Copy of Sale Deed dated 13/03/2014, by which M/s. Parshva Kuober Properties, through all of its partners, sold an area admeasuring 00 Hectare 03 Ares of Survey No. 63 Hissa No. 2, from out of total area admeasuring 00 Hectare 80 Ares and an area admeasuring 00 Hectare 40 Ares of Survey No. 63 Hissa No. 3, of Village Kharadi, Pune, Taluka Haveli, District Pune, to and favour of one M/s. Bhujbal Brothers Construction Company, through its partners 1) Mr. Suraj Raman Bhujbal and 2) Mr. Ranjit Jagannath Bhujbal, which Sale Deed is duly Registered in the office of Sub Registrar Haveli No. XIII, Pune on the same day at Serial No. 1815/2014.

17) Copy of Sale Deed dated 09/10/2014, by which M/s. Bhujbal Brothers Construction Company, through its partners 1) Mr. Suraj Raman Bhujbal and 2) Mr. Ranjit Jagannath Bhujbal, sold an area admeasuring 00 Hectare 01.5 Ares from out of 00 Hectare 03 Ares of Survey No. 63 Hissa No. 2, from out of total area admeasuring 00 Hectare 80 Ares and further an area admeasuring 00 Hectare 20 Ares from out of an area admeasuring 00 Hectare 40 Ares of Survey No. 63 Hissa No. 3, of Village Kharadi, Pune, Taluka Haveli, District Pune, thus totally admeasuring 00 Hectare 21.50 Ares to and in favour of one M/s. Mahaveer Properties, through its partners 1) Mr. Vijay Rikhabchand Jain, 2) Mr. Bherumal Himmatmal Rathod, 3) Mr. Keyur Anilkumar Shah, 4) Mr. Vipul Vilas Jain, which Sale Deed is duly Registered in the office of Sub Registrar Haveli No. XIII, Pune on the same day at Serial No. 7703/2014.

18) Copy of Development Agreement dated 10/10/2014, by which 1) M/s. Bhujbal Brothers Construction Company, through its partners 1) Mr. Suraj Raman Bhujbal and 2) Mr. Ranjit Jagannath Bhujbal, and 2) M/s. Mahaveer Properties, through its partners 1) Mr. Vijay Rikhabchand Jain, 2) Mr. Bherumal Himmatmal Rathod, 3) Mrs. Rekha Prakash Oswal, 4) Mrs. Gunwanti Sohanlal Oswal, 5) Mr. Keyur Anilkumar Shah, 6) Mr. Subhash Rikabchand Jain, 7) Mr. Vipul Vilas Jain, 8) Mr. Dhawal Vilas Jain, jointly entrusted development rights in respect of said Plot of lands a) admeasuring 00 Hectare 03 Ares out of total area admeasuring 00 Hectare 80 Ares of Survey No. 63 Hissa No. 2, of Village Kharadi, Pune, and b) an area admeasuring 00 Hectare 40 Ares of Survey No. 63 Hissa No. 3, of Village Kharadi,

