

KIRAN KOTHADIYA

B. Com. (Hons.), LL.M.
ADVOCATE

In Reply Please
Quote Ref. No.

Office & Correspondence :

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1187 / 37, Shivajinagar, Kanitkar Path,
Off. Ghole Road, Pune - 411 005.
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Court :

Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005.

TITLE REPORT

July 18, 2014

1. PROPERTY

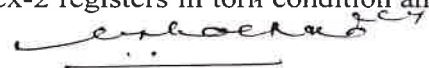
All that piece and parcel of the land bearing Survey No.91, Hissa No.2A, admeasuring as per VF 7/7A/12 "Hectare 0=78 Are" (including <i>potkharaba</i> admeasuring "Hectare 0=05 Are") and actually admeasuring "Hectare 0=74.03 Are"	All that piece and parcel of the land bearing Survey No.91, Hissa No.2B, admeasuring "Hectare 0=77.5 Are" plus <i>potkharaba</i> admeasuring "Hectare 0=05 Are", thus total admeasuring "Hectare 0=78 Are", and actually admeasuring "Hectare 0=74.03 Are"
both situate at village Ravet, Taluka Haveli, District Pune, within the limits of Sub.Registrar, Haveli Pune and Municipal Corporation of City of Pimpri Chinchwad, and are <i>collectively</i> bounded by, on East: Survey No.92, South: 30 meter wide Road, West: Survey No.91 (part), North : Survey No.93 (hereinafter for individual reference, referred to by its respective Survey Number and <i>collectively</i> referred to as the said " Land ")	

2. INSTRUCTIONS:

Under instructions of **PRAVIN VISHWANATH PATIL**, proprietor of **RAJ HERAMB PROPERTIES**, having its office at Row House No.3, Raj Vimal Terrace, Plot No.28, Ramnagar Colony, Bawdhan Khurdh, Pune : 411 021 (hereinafter referred to as the said "**OWNER**"), I have investigated the title to the said Land.

3. SEARCH and PUBLIC NOTICE :

- (a) Advocate Kailas Thanekar took search in respect of the said Land in the office of Sub. Registrar Haveli Nos. 2, 5, 10, 17 and 22, for the period from 1985 till 2014. Except for the Index-2 registers in torn condition and



or sent for the binding, he did not find any transaction other than mentioned hereinafter, in respect of the said Land.

- (b) In the online search browsed on the official website of the Inspector General of Registration and Collector of Stamps, Maharashtra, <https://esearchigr.maharashtra.gov.in/testingesearch/wfsearch.aspx>, no document relating to the said Land, other than the documents mentioned below were found to have been registered.
- (c) I published a Public Notice in local newspaper Daily "Prabhat" dated 09.01.2014, in respect of the then proposed transaction of sale of the said Land, for calling objection, if any. However, I did not receive any objection from any quarter.

4. **TITLE INCIDENTS:**

I perused the photocopies of the documents entrusted to me by the said Owner, as enumerated below, the incidents emerging therefrom, are given in the table below

Survey No.91/2A	
Mutation Entry/Documents	Incidents
7/12 Extracts for the year 1975/76 and onwards	It is seen that in the year 1975/76 the names of Pandarinath Ganpat Pandit, Bhiku Ganpat Pandit and Ramchandra Ganpat Pandit in the holder and occupant column of the Survey No.91/2A and name of Parubai Dharmaji Gaikwad is seen in the other rights column.
M.E.No.355 dated 15.06.1935	Pursuant to the <i>Falani Namuna</i> (sub-division) No.12 the land bearing Survey No.91/2 admeasuring "Acre 3.34 Gunthe" is shown in the name of Dattatraya Krishna Kulkarni

M.E.No.860 16.12.1953	dated	By sale deed dated 09.11.1953 said Dattatraya Krishna Pundale Kulkarni sold the land bearing Survey No.91/2 to Nagu Appa Pandit and Sundrabai Kom Ganpat Pandit, each having 8 Ane share therein. Their names accordingly were recorded in the record of rights thereof.
M.E.No.1393 27.03.1970	dated	By sale deed dated 31.05.1969 said Nagu Appa Pandit sold <i>inter alia</i> a portion admeasuring "Acre 1.17.5 Guthe" out of the land bearing Survey No.91/2 to Sambhaji Anant Bahirat. Consequently, Survey No.91/2 was sub-divided into two parts; Survey No.91/2A shown in the name of Sundrabai Kom Ganpat Pandit and Survey No.91/2B shown in the name of Sambhaji Anant Bahirat.
M.E.No.2239 01.12.1988	dated	Said Sundrabai Ganpat Pandit died on 25.09.1977 leaving behind three sons Pandharinath, Bhiku and Ramchandra and daughter Parubai Dharmaji Gaikwad and accordingly, names of male members recorded in the holder column and female in the other rights column.
M.E.No.3891 21.10.1997	dated	Said Ramchandra @ Chandar Ganpat Pandit died on 16.07.1993 leaving behind two sons Ashok, Vasant and two daughters Shalan and Nallini and a widow Sonabai and accordingly, their names were recorded in the record of rights.

M.E.No.5574 02.08.2002	dated	Said Bhiku @ Bhikoba Ganpat Pandit died on 23.09.1992 leaving behind three sons Kundalik, Subhash, Dnyaneshwar and three married daughters Mrs.Ranjana Namdev Waikar, Mrs.Sunita Sunil Raut, Mrs.Usha Sudhir Dalvi and a widow Smt. Sakhubai, accordingly, their names were recorded in the record of rights.
M.E.No.5931 31.08.2005	dated	Pandhrinath Ganpat Pandit died , on 08.10.2001 leaving behind a son Arun Pandharinath Pandit and a daughter Manda Pandharinath Ganpat, accordingly, their names were recorded in the record of rights.
M.E.No.5959 24.12.2005	dated	Arun Pandhrinath Pandit died on 08.10.2005 leaving behind a son Hanumant, two married daughters Mrs.Mangala Dyneshwar Choudhari and Mrs.Sangita Raju Dalvi and a widow Smt. Radhabai Arun Pandit and accordingly, their names were recorded in the record of rights.
Sale Deed dated 30.12.2000 registered in the office of Sub.Registrar, Haveli No.5 at Serial No.11339/2000 on the same day, M.E.No.7114 01.04.2010	dated	By the Sale Deed mentioned across hereto, said Sonabai Chandar Pandit, Ashok Chandar Pandit, Vasant Chandar Pandit, Shalan Chandar Pandit and Nalini Chandar Pandit through their constituted attorney Shankar Tukaram Rasal sold a portion admeasuring "Hectare 0.26 Are" out of land bearing Survey No.91/2A to Pravin Vijay Jadhav and accordingly, his name is entered into record of rights thereof.

Development Agreement and Power of Attorney both dated 08.03.2006, registered in the office of the Sub.Registrar Haveli No.15 at Serial Nos.1971/2006 and 1972/2006 respectively	By Instrument of Developments mentioned across hereto, said Pravin Vijay Jadhav granted development rights in respect of the portion admeasuring "Hectare 0.26 Are" unto and in favour of Indrakumar Kesarimal Jain
Sale Deed dated 19.03.2011, registered in the office of the Sub.Registrar, Haveli No.5 at Serial No.2829/2010 on 23.03.2010, M.E.No.7782 dated 27.05.2011	By Sale Deed mentioned across hereto, said Pravin Vijay Jadhav through his constituted attorney Indrakumar Kesrimal Jain since deceased through his legal heirs Ranjana Indrakumar Jain forself and constituted attorney of Apurva Indrakumar Jain and Ameya Indrakumar Jain, with the consent of Ranjana Indrakumar Jain, Apurva Indrakumar Jain and Ameya Indrakumar Jain sold portion admeasuring "Hectare 0.26 Are" out of land bearing Survey No.91/2A unto Anil Shamandas Aswani and accordingly, his name recorded in the record of rights. It is pertinent to note that the principal Pravin Vijay Jadhav joined as the consenting/confirming party to the instrument of sale by Anil Shamandas Aswani to M/s.Hall Mark Avenue, as mentioned below. Consequently, the apparent shortcoming appearing while sale of the portion by heirs of constituted attorney of Pravin Vijay Jadhav in favour of Anil Shamandas Aswani no longer remained, amounting to ratification <i>[Signature]</i>

		as held by the 3 Judges Bench of the Hon'ble Supreme Court of India, in the case of Maharashtra State Mining Corporation v/s Sunil s/o Pundalik Pathak, reported in 2006(1) Maharashtra Law Journal 495.
Sale deed dated 31.12.2012, registered in the office of the Sub.Registrar, Haveli No.17 at Serial No.51/2013 on 02.01.2013, M.E.No.8751 dated 10.12.2013		By Sale deed mentioned across hereto, said Anil Shamandas Aswani as the vendor, with Pravin Vijay Jadhav joining as the consenting/ confirming party, sold a portion admeasuring "Hectare 0=26 Are" out the land bearing Survey No.91/2A unto M/s.Hallmark Avenue a registered partnership firm having its office at 1187, Ghole Road, Pune : 411 005 through its partner Bhanudas Sambhaji Bahirat (said "HALLMARK").
M.E.No.8883 dated 28.04.2014		Nalini @ Padmini Chandar Pandit died on 31.03.2001 leaving behind a daughter Shobha Shantaram Magar and accordingly, her name was recorded in the record of rights.
M.E.No.8884 dated 28.04.2014		Shalan Chandar Pandit died leaving behind the only heirs, being the brothers (i) Vasant Chandar Pandit, (ii) Ashok Chandar Pandit, since deceased, his legal heirs Sandhya Ashok Pandit and Rutuja Ashok Pandit and (iii) mother Sonabai Chandar Pandit Accordingly, the name Shalan was deleted from record of rights.
M.E.No.8885 dated 28.04.2014		Ashok Chandar Pandit died on 24.04.2006 leaving behind a daughter Rutuja Ashok Pandit and widow Sandhya Ashok Pandit

	and accordingly, their names were recorded in the record of rights.
Released Deed dated 21.07.2006, registered in the office Sub.Registrar Haveli No.5 at Serial No.5886/2006	By Released Deed mentioned across hereto, said Mrs.Ranjana Namdev Waikar, Mrs.Sunita Sunil Raut and Mrs.Usha Sudhir Dalvi released, relinquished and waived their right in respect of Survey No.91/2A in favour of Kundlik Bhikoba Pandit, Subhash Bhikoba Pandit and Dynaneshwar Bhikoba Pandit.
Development agreement and Power of Attorney dated 21.07.2006, registered in the office Sub.Registrar Haveli No.5 at Serial No.5884/2006 and 5885/2006 respectively, on the same day.	By Instruments of Development mentioned across hereto, said Smt.Sonabai Ramchandra alias Chandar Pandit, Vasant Ramchandra <i>alias</i> Chandar Pandit, Kum.Shobha Shantaram Magar through her natural guardian Vasant Ramchandra Pandit, Sakhubai Bhikoba Pandit, Kundlik Bhikoba Pandit, Subhash Bhikoba Pandit, Dyneshwar Bhikoba Pandit, Mrs.Ranjana Namdev Waikar, Mrs.Sunita Sunil Raut, Mrs.Usha Sudhir Dalvi and Smt.Parubai Dharmaji Gaikwad granted development rights in respect of <i>inter alia</i> the portion admeasuring "Hectare 0.58.50 Are" out the said Survey No.91/2A unto and in favour of said Hallmark.
Released Deed dated 07.08.2006, registered in the office Sub.Registrar Haveli No.17 at Serial No.6337/2006 on the same day	By Released Deed mentioned across hereto, said Smt.Parubai Dharmaji Gaikwad released, relinquished and waived her right in respect of <i>inter alia</i> the said Survey No.91/2A in favour of Dynaneshwar Bhikoba Pandit.

Supplementary Development agreement and Power of Attorney dated 30.08.2006, registered in the office Sub.Registrar Haveli No.5 at Serial No.6870/2006 and 6871/2006 respectively on 31.08.2006.	By Instrument of Development mentioned across hereto, said Sandhya Ashok Pandit and Kum.Rutuja Ashok Pandit through her natural guardian Sandhya Ashok Pandit granted development rights in respect of <i>inter alia</i> their in portion admeasuring "Hectare 0.58.50 Are" out the said Survey No.91/2A unto and in favour of said Hallmark.
Development agreement and Power of Attorney dated 26.09.2006, registered in the office Sub.Registrar Haveli No.17 at Serial No.7819/2006 and 7820/2006 respectively on 28.09.2006.	By Instruments of Development, said Smt.Radhabai Arun Pandit, Hanumant Arun Pandit, Mrs.Mangal Dynaneshwar Chowdhari, Mrs.Sangita Raju Dalvi and Smt.Manda Pandharinath Padit granted development rights in respect of the portion admeasuring "Hectare 0.19.50 Are" out the said Survey No.91/2A unto and in favour of said Hallmark.
Sale deed dated 03.01.2013, registered in the office of the Sub.Registrar, Haveli No.15 at Serial No.164/2013 on 05.01.2013 M.E.No.8886 dated 28.04.2014	By sale deed mentioned across hereto, said (1) Smt.Sonabai Ramchandra alias Chandar Pandit, (2) Vasant Ramchandra alias Chandar Pandit, (3) Mrs.Shobha Vishwanath Tupe nee Kum.Shobha Shantaram Magar, (4) Smt.Sandhya Ashok Pandir forself and natural guardian of Rutuja Ashok Pandit through their constituted attorney Pramod M.Dhadiwal, (5) Sakhubai Bhikoba Pandit, (7) Kundlik Bhikoba Pandit, (8) Subhash Bhikoba Pandit, (9) Dynaneshwar Bhikoba Pandit, (10) Smt.Radhabai Arun Pandit, (11) Hanumant Arun Pandit, (12) Mrs.Mangal Dyneshwar Cthoudhari, (13) Mrs.Sangita

	Raju Dalvi, (14) Smt.Manda Pandharinath Pandit, (15) Mrs.Ranjana Namdev Waikar, (16) Mrs.Sunita Sunil Raut, (17) Mrs.Usha Sudhir Dalvi and (18) Parubai Dharmji Gaikwad (said “PANDIT FAMILY”) through their constituted attorney Pramod Mishrilal Dhadiwal, a partner of said Hallmark for meeting the needs of their respective families, sold <i>inter alia</i> a portion admeasuring “Hectare 0=52 Are” out of land bearing Survey No.91/2A to said Hallmark. Accordingly, the name of the said Hallmark stands entered into the the record of rights thereof.
Agreement to sell dated 28.12.2012, registered in the office of the Sub.Registrar, Haveli No.15 at Serial No.11444/2012, on 29.12.2012	By Agreement to sell mentioned across hereto, said Pandit Family through their constituted attorney Bhanudas Sambhaji Bahirat and Pramod Mishrilal Dhadiwal and said Hallmark agreed to sell the said Survey No.91/2A in favour of the said Owner
Sale Deed dated 16.06.2014, registered in the office of the Sub.Registrar, Haveli No.22 at Serial No.5329/2014 on 20.06.2014	By Sale Deed mentioned across hereto, said Pandit Family through their constituted attorney Bhanudas Sambhaji Bahirat and Pramod Mishrilal Dhadiwal and said Hallmark sold the said Survey No.91/2A unto and in favour of the said Owner. The price is seen to have been partly paid while for the balance, post dated cheques enumerated therein, have been issued by the said Owner.

	It is informed to me that the proceedings relating to mutation have been initiated and would shortly be completed.
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Incidents of the Survey No.91/2A	
Mutation Entry/Documents	Incidents
7/12 Extracts	In the year 1975/76 the name of Sambhaji Anant Bahirat in the holder and occupant column of the Survey No.91/2B.
M.E.No.1393 dated 27.03.1970	By sale deed dated 31.05.1969 said Nagu Appa Pandit sold <i>inter alia</i> a portion admeasuring "Acre 1.17.5 Guthe" out of land bearing Survey No.91/2 unto Sambhaji Anant Bahirat. Consequently, Survey No.91/2 subdivided into two parts; Survey No.91/2A shown in the name of Sundrabai Ganpat Pandit, while, Survey No.91/2B shown in the name of Sambhaji Anant Bahirat. However, in the 7/12 extract area is wrongly mentioned is seen to have been corrected in the year 1989/90. However, no mutation entry could be found to have been effected for said correction.
M.E.No.2989 dated 11.12.1995	Sambhaji Anantrao Bahirat died on 25.08.1993 leaving behind two sons; Bhandus and Mohan, a daughter Mrs.Nanda Vilas Dangat and a widow Smt.Suman. Their names were recorded in the record of rights.
M.E.No.8749 dated 10.12.2013	Said Suman Sambhaji Bahirat died on 11.03.2010 leaving behind two sons

	Bhanudas, Mohan and a daughter Mrs.Nanda Vilas Dangat. The name of the deceased accordingly was deleted from the record of rights.
Release Deed dated 05.11.2001, registered in the office of Sub.Registrar, Haveli No.5 at Serial No.11883/2001 on the same day, M.E.No.8750 dated 10.12.2013	By Release Deed across hereto, said Mrs.Nanda Vilas Dangat released, relinquished and waived her rights in respect of inter alia the said Survey No.91/2B and accordingly, her name was deleted from the record of rights.
Exchange Deed dated 16.01.2013, registered in the office of Sub.Registrar, Haveli No.17 at Serial No.578/2013 on the same day M.E.No.8887 dated 28.04.2014	By Exchange Deed across hereto, said Bhanudas Sambhaji Bahirat forself and constituted attorney of Mohan Sambhaji Bahirat allotted their land bearing Survey No.91/2B to said Hallmark in exchange for land bearing Survey No.8/2A of village Ravet.
Sale Deed dated 16.06.2014, registered in the office of the Sub.Registrar, Haveli No.22 at Serial No.5330/2014 on 20.06.2014	By Sale Deed across hereto, said Hallmark sold said Survey No.91/2B unto and in favour of the said Owner. The price is seen to have been partly paid while for the balance, post dated cheques enumerated therein, have been issued by the said Owner.

Statutes	Effects
The Maharashtra Regional and Town Planning Act, 1966	In the Development Plan for the area within the Pimpri Chinchwad Municipal Corporation, sanctioned under the

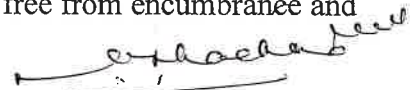
attached

	provisions of this Act, the said land is in 'Residential Zone', as is seen from the Zone Certificate No.5/1075/2012 dated 28.12.2012, issued by the Assistant Director of Town Planning, Pune
Demarcation Map	It is seen from Demarcation Map issued by Assistant Superintend Land Record, the said land is measured and demarcated <i>vide</i> <i>Mojni</i> Register No.7889/13 dated 28.01.2014.
Sanctioned Plan	Pimrpri Chinchwad Municipal Corporation, being the planning authority under the provisions of the Maharashtra Regional and Town Planning Act,1966, sanctioned and approved the plans for layout and construction of the buildings on the said Land, <i>vide</i> commencement certificate No.BP/ Layout/ Ravet/ 35/ 2015, dated 09.07.2014.

5. **OPINION:**

On the basis of the perusal of the documents, search and information gathered, as herein before mentioned, I am of the opinion that,

- (a) the said land is owned by Pravin Vishwanath Patil; proprietor of RajHeramb Properties,
- (b) subject to charge to the extent of unpaid purchase money under section 55(4)(b) of the Transfer of Property Act,1882 in favour of the previous owner M/s.Hallmark Avenue, the said Land is free from encumbrance and is marketable.


Kiran Kothadiya

Advocate

KIRAN KOTHADIYA
B.Com. (Hons.), LL.M.
Advocate

In Reply Please
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Office & Correspondence:

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Court:

Chamber No. 24,
New Lawyer's Chambers,
District Court Compound,
Shivajinagar, Pune - 411 005

SUPPLEMENT TO TITLE REPORT

August 6, 2015

1. As instructed by **RAJHERAMB PROPERTIES**, a proprietary concern, belonging to and owned by **PRAVIN VISHWANATH PATIL**, having its office at Row House No.3, Raj Vimal Terrace, Plot No.28, Ramnagar Colony, Bawdhan Khurdh, Pune : 411 021 (the said "**OWNER**", for short) I investigated title of following Property and furnished Title Report dated 18.07.2014 (the said "**TITLE REPORT**", for short).

All that piece and parcel of the land bearing Survey No.91, Hissa No.2A, admeasuring as per VF 7/7A/12 "Hectare 0=78 Are" (including *potkharaba* admeasuring "Hectare 0=05 Are") and actually admeasuring "Hectare 0=74.03 Are"

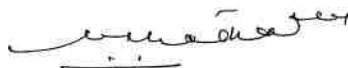
All that piece and parcel of the land bearing Survey No 91, Hissa No.2B, admeasuring "Hectare 0=77.5 Are" plus *potkharaba* admeasuring "Hectare 0=05 Are", thus total admeasuring "Hectare 0=78 Are", and actually admeasuring "Hectare 0=74.03 Are"

both situate at village Ravet, Taluka Haveli, District Pune, within the limits of Sub.Registrar, Haveli Pune and Municipal Corporation of City of Pimpri Chinchwad, and are *collectively* bounded by, on

East: Survey No.92, South: 30 meter wide Road, West: Survey No.91 (part), North : Survey No.93

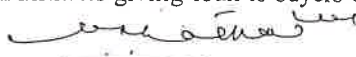
(hereinafter for individual reference, referred to by its respective **Survey Number** and *collectively* referred to as the said "**Land**")

2. I am further instructed by the said Owner to supplement the said Title Report. This supplement hence be treated as a part of the said Title Report.
3. Advocate Kailas B.Thanekar, on the official website of the Inspector General of Registration and Collector of Stamps, Maharashtra, <https://esearchigr.maharashtra.gov.in/testingesearch/wfsearch.aspx>. He has informed that except the agreements to sell registered in the concerned Sub-Registration Offices, as enumerated in the list attached herewith, no other transaction relating to the said Land and/or the buildings and/or the units therein and/or mortgage of or encumbrance on the said Land or any part thereof, was located.
4. I perused the photocopies of the documents entrusted to me by the said Owner, as enumerated below, the incidents emerging therefrom, are given in the table below



Mutation Entry/Documents	Incidents
M.E.No.8963 dated 10.07.2014	Pursuant to the sale deed dated 20.06.2014 as enumerated in the said Title Report, the name of the said Owner is entered in the record of rights of the Survey No.91/2B
M.E.No.8964 dated 10.07.2014	Pursuant to the sale deed dated 20.06.2014 as enumerated in the said Title Report the name of the said Owner is entered in the record of rights of the Survey No.91/2A
Order No.PMH/ NA/ SR/ 1107/2014, dated 16.03.2015, passed by the Collector, Pune	The Collector of Pune by its order under section 44 of the Maharashtra Land Revenue Code,1966 mentioned across hereto, permitted the owner to use an area admeasuring 14,366.38 sq.mt. for residential purposes and an area admeasuring 173.72 sq.mt. for commercial purposes out of the said Land.
Sanctioned Plans	Pimpri Chinchwad Municipal Corporation, being the planning authority under the provisions of the Maharashtra Regional and Town Planning Act,1966, revised the plans for layout and construction of various buildings on the said Land, vide commencement certificate No.BP/ Layout/ Rawet/ 25/ 2015, dated 15.04.2015.
Mortgage Deed dated 10.01.2015, registered with office of the Sub-Registrar, Haveli No.25 at Serial No.340/2015 on the same day	The said owner availed loan from Andhra Bank on the security of and by mortgaging <i>inter alia</i> the said Land by way of simple mortgage. In view however, of restrictive clause pertaining to transfer of the said Land, for each transaction, consent/ permission of the said bank would be required.

5. I also perused the list furnished by the said Owner depicting sale of units in the building proposed to be and being constructed on the said Land by the said Owner. I further gathered information found necessary from the said Owner.
6. The said Owner as the promoter has also agreed to sell certain units by executing agreement to sell in favour of their purchasers as enumerated in the list given hereto. It is also informed to me that after the mortgage referred to above, the lender Andhra Bank issued consent/ permission letter to the banks/ financial institutes giving loan to buyers of the flats in the scheme.



7. On page No.10 of the said Title Report incidents the number of Survey Number erroneously and by accidental slip, wrongly mentioned as "*Survey No.91/2A*" is hereby corrected as "**Survey No.91/2B**".
8. Thus, on the basis of the documents mentioned above and the information given to me, I reiterate my opinion given by the said Title Report, subject to otherwise mentioned below:
 - (a) the said land is owned by the said Owner; Pravin Vishwanath Patil; proprietor of RajHeramb Properties,
 - (b) subject to (I) charge to the extent of unpaid purchase money under section 55(4)(b) of the Transfer of Property Act,1882 in favour of the previous owner M/s.Hallmark Avenue and (II) mortgage in favour of Andhra Bank for the project loan availed by the said Owner, the said Land is free from encumbrance and is marketable,
 - (c) the said Owner is entitled to develop the said Land by construction thereon the buildings in accordance with the sanctioned plans referred to above,
 - (d) except the agreement to sell concerned units entered into by the said Owner in favour of concerned purchasers as enumerated in the list appended herewith, the said Owner is entitled to deal with and/or dispose of by sale or otherwise, the rest of the units in the building proposed to be and being constructed by the said Owner on the said Land subject to the said charge for unpaid purchase money and mortgage of the said Land in favour of the said Andhra Bank.


Kiran Kothadiya
Advocate