

MH003358113201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Jul 2017	Receipt	Receipt no.: 1111215705
	Name of the Applicant :	ADV PANDHARINATH BHASKAR PATIL
	Details of property of which document has to be searched :	Dist :Pune Village :Kondhava Budruk S.No/CTS No/G.No. : 66
	Period of search :	From :2003 To :2017
	Received Fee :	375
The above mentioned Search fee has been credited to government vide GRN no :MH003358113201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		





NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर वतन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.





NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.





- Office : Office No. 102, 1st Floor, Kanta Heights, Sr. No. 3/21, Opp. Sawata Mail Mandir, Bumkar Nagar, Narhe, Pune - 411 041.
- Mobile : 9822623962
- Email : sameerpatil.adv@gmail.com

Pandharinath B. Patil

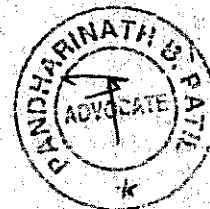
B Sc., L.L.M.

ADVOCATE



Ref No. :

Date :



SPECIAL REPORT ON TITLE

Reg.: Special Report in respect of all that piece and parcel of Property situated at Village Kondhwa Budruk, Tal.: Haveli, Dist.: Pune, within limits of Pune Municipal Corporation and within jurisdiction of Sub-registrar, Haveli, Pune bearing S.No. 66/5/1, 66/5/2, 66/5/3, 66/5/4, 66/5/5, 66/5/6, 66/5/7, 66/5/8, 66/5/9, 66/5/13 & 66/5/24, Collectively total area admeasuring about 71.5 Are on which Construction Project Name As "Sharvil Complex" belonging to M/s.Empire Shelters a Partnership Firm duly registered under the Indian Partnership Act, 1932.

A	PARTICULARS	
1.	Name of the Owner with Address	M/s.Empire Shelters a Partnership Firm duly registered under the Indian Partnership Act, 1932 Office at- Aone Capital, 1206/B, Apte Road, Shivajinagar, Pune.411030.
2.	Details of Property - As per Title-deeds - As per present position	All that piece and parcel of Property situated at Village Kondhwa Budruk, Tal.: Haveli, Dist.: Pune, within limits of Pune Municipal Corporation and within jurisdiction of Sub-registrar, Haveli, Pune bearing S.No. 66/5/1, 66/5/2, 66/5/3, 66/5/4, 66/5/5, 66/5/6, 66/5/7, 66/5/8, 66/5/9, 66/5/13 & 66/5/24, Collectively total area admeasuring about 71.5 Are on which Construction Project Name As "Sharvil Complex" belonging to M/s.Empire Shelters.
3	Document which have been given to me by my client for perusal are as under -	1. Sale Deed dated 20/1/2011 registered in the office of Sub Registrar Office Haveli No.19 at Serial No. 753/2011. 2. Sale Deed dated 20/1/2011 registered in the office of Sub Registrar Office Haveli No.19 at Serial No. 754/2011.



		3. Sale Deed dated 20/1/2011 registered in the office of Sub Registrar Office Haveli No.19 at Serial No. 755/2011. 4. Sale Deed dated 20/1/2011 registered in the office of Sub Registrar Office Haveli No.19 at Serial No. 756/2011 5. Sale Deed dated 20/1/2011 registered in the office of Sub Registrar Office Haveli No.19 at Serial No. 757/2011. 6. Sale Deed dated 20/1/2011 registered in the office of Sub Registrar Office Haveli No.19 at Serial No. 758/2011. 7. Development Agreement dated 28/11/2012 registered in the office of Sub Registrar Haveli No.4 at Serial No.11049. 8. POA registered in the office of Sub Registrar Haveli No.4 at Serial No.11050. 9. Development Agreement dated 18/10/2012 registered in the office of Sub Registrar Haveli No. 4 at Serial No.9588. 10. POA registered in the office of Sub Registrar Haveli No.4 at Serial No.9589. 11. Cancellation Deed dated 20/10/2012 registered in the office of Sub Registrar Haveli No.4 at Serial No. 9686. 12. Sale Deed dated 20/10/2012 registered in the office of Sub Registrar Haveli No.4 at Serial No. 9687. 13. Cancellation Deed dated 06/12/2012 registered in the office of Sub Registrar Haveli No.4 at Serial No. 11068. 14. Sale Deed dated 06/12/2012 registered in the office of Sub Registrar Haveli No.4 at Serial No. 11069. 15. Cancellation Deed dated 06/12/2012 registered in the office of Sub Registrar Haveli No.4 at Serial No. 11071. 16. Sale Deed dated 06/12/2012 registered in the office of Sub Registrar Haveli No.4 at Serial No. 11072. 17. TDR Agreement dated 27/08/2013
--	--	--





- Office : Office No. 102, 1st Floor, Kanta Heights, Sr. No. 3/21, Opp. Sawata Mali Mandir, Bumkar Nagar, Narhe, Pune - 411 041.
- Mobile : 9822623962
- Email : sameerpatil.adv@gmail.com

Pandharinath B. Patil

B.Sc., L.L.M.

ADVOCATE



Ref. No. :

Date :

		registered in the office of Sub Registrar Haveli No.22 at Serial No. 4273. 18. Conveyance Deed dated 18/01/2014 registered in the office of Sub Registrar Haveli No.16 at Serial No.520. 19. Declaration Deed dated 18/2/2014 registered in the Office of Sub Registrar Haveli No. 16 at Serial No.1422. 20. Transfer Deed of TDR dated 16.06.2014 registered in the Office of Sub Registrar Haveli No. 16 at Serial No. 5065. 21. Confirmation Deed dated 6/01/2016 registered in the Office of Sub Registrar Haveli No. 16 at Sr.No.163 22. Mortgage Deed dated 30/03/2017 registered in the Office of Sub Registrar Haveli No. 16 at Sr.No.3142. 23. Copy Of 7/12 Extract and all Mutation Entries. 24. Commencement Certificate. 25. NA Order. 26. Copy of Zone Certificate. 27. Completion letter.
--	--	--

Date: 11.07.2017.

Place: Pune.



Patil

ADV.PANDHARINATH B.PATIL

CERTIFICATE

Reg.: Opinion on Investigation in title and obtaining or search report in respect of all that piece and parcel Property situated at Village Kondhwa Budruk, Tal.: Haveli, Dist.: Pune, within limits of Pune Municipal Corporation and within jurisdiction of Sub-registrar, Haveli, Pune bearing S.No. 66/5/1,



66/5/2, 66/5/3, 66/5/4, 66/5/5, 66/5/6, 66/5/7, 66/5/8, 66/5/9, 66/5/13 & 66/5/24, collectively total area admeasuring about 71.5 Are on which Construction Project Name as "Sharvil Complex". Belonging to M/s. Empire Shelters duly registered under the Indian Partnership Act, 1932.

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Report.

I hereby certify that the registration particulars- number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances. I further certify that the photograph of previous owner and of Intending mortgagor affixed /seen in the title deed tally with records of registration office.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

- 1) Sale deed Registered at Sr.No.753 dated 20/1/2011 between Smt. Medha Ratnakar Jog and M/s. Empire Shelters Pvt.Ltd.
- 2) Sale deed Registered at Sr.No.754 dated 20/1/2011 between Shri. Anant Baburao Jagtap and M/s. Empire Shelters Pvt.Ltd.
- 3) Sale deed Registered at Sr.No.755 dated 20/1/2011 between Shri. Anant Madhavrao Kalbhor and M/s. Empire Shelters Pvt.Ltd.
- 4) Sale deed Registered at Sr.No.756 dated 20/1/2011 between Shri. Eknath Baburao Jagtap and M/s. Empire Shelters Pvt.Ltd.
- 5) Sale deed Registered at Sr.No.757 dated 20/1/2011 between Shri. Avdhoot Narayan Gadre and M/s. Empire Shelters Pvt.Ltd.
- 6) Sale deed Registered at Sr.No.758 dated 20/1/2011 between Shri. Shridhar Baburao Jagtap and M/s. Empire Shelters Pvt.Ltd.
- 7) Development Agreement at Sr.No.11049 dated 28/11/2012 Between Smt. Jayashree Suresh Patil and M/s. Empire Shelters Pvt.Ltd.
- 8) Power of Attorney at Sr.No.11050 between Smt. Jayashree Suresh Patil and M/s. Empire Shelters Pvt.Ltd.
- 9) Development Agreement at Sr.No.9588 dated 18/10/2012 Between Mrs. Manjiri Sudhir Gokhale and 20 others and M/s. Empire Shelters Pvt.Ltd.





• Office : Office No. 102, 1st Floor, Kanta Heights,
Sr. No. 3/21, Opp. Sawata Mali Mandir, Bumkar Nagar,
Narhe, Pune - 411 041.
• Mobile : 9822623962
• Email : sameerpatil.adv@gmail.com

Pandharinath B. Patil

B.Sc., L.L.M.

ADVOCATE



Ref. No. :

Date :

- 10) Power of Attorney at Sr.No.9589 dated 18/10/2012 Between Mrs. Manjiri S. Gokhale and 20 others and M/s.Empire Shelters Pvt.Ltd.
- 11) Cancellation Deed at Sr.No. 9686 dated 20/10/2012 between Keshav Vinayak Tamhankar, Sapre Projects and M/s. Empire Shelters Pvt Ltd.
- 12) Sale deed Registered at Sr.No.9687 dated 20/10/2012 between Mr. Keshav Vinayak Tamhankar and M/s. Empire Shelters Pvt.Ltd.
- 13) Cancellation Deed at Sr.No. 11068 dated 6/12/2012 between Sanjeev Ramchandra Desai, Sapre Projects and M/s. Empire Shelters Pvt Ltd.
- 14) Sale deed Registered at Sr.No.11069 dated 06/12/2012 between Sanjeev Ramchandra Desai and M/s. Empire Shelters Pvt.Ltd. with consenting Party Sapre Projects.
- 15) Cancellation Deed at Sr.No. 11071 dated 6/12/2012 between Mr. Mahesh Hanumant Reddy, Sapre Projects and M/s. Empire Shelters Pvt Ltd.
- 16) Sale deed Registered at Sr.No.11072 dated 06/12/2012 between Mr. Mahesh Hanumant Reddy and M/s. Empire Shelters Pvt.Ltd. with consenting Party Sapre Projects.
- 17) TDR Agreement at Sr.No.4273 dated 27/08/2013 between Mr. Kamlesh B. Jhala and M/s.Empire Shelters Pvt Ltd.
- 18) Conveyance Deed at Sr.No.520 dated 18/01/2014 between M/s Empire Shelters and Mr. Amol Raghunath Taware and Mr. Vijay Baburao Shevale and the 22 individual plot owners.
- 19) Declaration Deed at Sr.No. 1422 dated 18/2/2014 between M/s Empire Shelters Pvt Ltd., Mr. Amol Raghunath Taware and Mr. Vijay Baburao Shevale and the 22 individual plot owners.
- 20) Transfer Deed of TDR at Sr.No.5065 dated 16/06/2014 between M/s.Empire Shelters Pvt Ltd.and M/s.Empire Shelters.
- 21) Confirmation Deed at Sr.No.163 dated 6/01/2016 between M/s.Empire Shelters and Kaviraj Yashwant Pawar.
- 22) Mortgage Deed at Sr.No.3142 dated 30/03/2017 between M/s.Empire Shelters and Anand Rath Global Finance Limited.

The search report of which is annexed hereto, conducted by me, for the period from 1988 to 2017 does not disclose any encumbrances except charge of Anand Rath Global Finance Limited for Rupees of Rs.10 Crore by executing Registered Mortgage Deed under Sr.No.3142/2017 at Sub Registrar Haveli No.16 Pune.

I have not given opinion earlier on investigation of title relating to the same property as detailed here above.

I find following no defects in the title of the person.



I hereby certify that M/s.Empire Shelters a Partnership Firm duly registered under the Indian Partnership Act, 1932 have a clear, valid and marketable title over the above said property.

Date: 11.07.2017.

Place: Pune.



Adv.

ADV.PANDHARINATH B.PATIL

SEARCH REPORT

Search report relates to searches made in :

- a) Sub Registrar Office.
- b) Registrar of Companies.
- c) Courts.
- d) Other offices :
 - a) Office of the Co-operative Society.
 - b) Development Authority (DDA/HUDA/and the like)
- e) Any other documents
- i) Receipt for payment of Municipal Taxes etc.

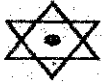
1) Sub-Registrar / Registrar of Assurances

There is no system of issue of encumbrance certificate in the office of Sub registrar in the state of Maharashtra. Besides obtaining encumbrance certificate from the sub-registrar, personal search was carried out by me for the purpose. Inspection was made on 10.07.2017 for the period from 1988 to 2017 at the offices of Sub-registrar, Haveli.

2) Ownership of the property being of a company, search was conducted in the Following offices of the registrar of companies: Not applicable

3) Inspection of Court records disclosed: Not Applicable





- Office : Office No. 102, 1st Floor, Kanta Heights, Sr. No. 3/21, Opp. Sawata Mali Mandir, Bumkar Nagar, Narhe, Pune - 411 041.
- Mobile : 9822623962
- Email : sameerpatil.adv@gmail.com

Pandharinath B. Patil

B.Sc., L.L.M.

ADVOCATE



Ref. No. :

Date :

4) Searches made / Inspections carried out in the other offices disclosed: Not Applicable

I have gone through all the documents mentioned above as shown to me.

I have conducted search of the said property for last 30 years from 1988 to 2017 (both years inclusive) at the Online Receipt No.1111215705 dt 10.07.2017 and MH003358696201718E from all the records which were made available to me by the registration authority and documents made available to me by the client. I have attached the receipt with this search report. I have not found any adverse entry.

Date: 11.07.2017.

Place: Pune



Patil

ADV.PANDHARINATH B.PATIL

CHAIN OF TITLE, CERTIFICATE OF TITLE & LINK DEEDS

Description of Property: Property situated at Village Kondhwa Budruk, Tal. Haveli, Dist.: Pune, within limits of Pune Municipal Corporation and within jurisdiction of Sub-registrar, Haveli, Pune bearing S.No. 66/5/1, 66/5/2, 66/5/3, 66/5/4, 66/5/5, 66/5/6, 66/5/7, 66/5/8, 66/5/9, 66/5/13 & 66/5/24, collectively total area admeasuring about 71.5 Are on which Construction Project Name as "Sharvil Complex".

Previous History:

That the Empire Shelters Private Ltd. A company registered under the Indian Companies Act, 1956 having its Registered Office at Krishna Dham, Prabhat Road, Lane No. 12, Pune 411 004 Through its Director Mr. Sachin Govind Apte, R/at : 47/A, Mayur Colony, Kothrud, Pune – 411038, Mr. Amol Raghunath Taware Residing at 1216/11, Jeevan Apts, Apte Road, K. P. Kulkarni Road, Pune 411 004, Mr. Vijay Baburao shevale. Residing at C1, Amol Paradise, Aundh Road, Khadki Pune 411 020 and 22



individual plot owners [represented through their power of attorney Mr. Sachin Govind Apte, Director of Empire Shelters Private Ltd. were owners of various pieces of lands and have derived rights in the land in the manner indicated.

That the M/s.Empire Shelters Pvt Ltd. Mr.Amol Raghunath Taware and Mr.Vijay Baburao Shevale had jointly purchased certain portions of land from earlier owners by various Sale Deeds.

That the Sale Deed dated 20/12/2010 was executed by Smt. Medha Ratnakar Jog jointly in favour of M/s Empire Shelters Pvt Ltd., Mr. Amol Raghunath Taware and Mr. Vijay Baburao Shevale for an area admeasuring 3 Are from Old S. No.102 Hissa No. 5, corresponding new S.No. 66/5/6 of Village Kondhwa Budruk, Taluka Haveli, District Pune which Sale Deed is registered in the Office of Sub Registrar Haveli No. 19 Pune at Serial No. 753/2011 on 20/1/2011. Portion of 3 Are purchased for a sum of Rs.21.60 lacs.

That the Sale Deed dated 28/12/2010 was executed by Shri. Anant Baburao Jagtap jointly in favour of M/s. Empire Shelters Pvt Ltd., Mr. Amol Raghunath Taware and Mr. Vijay Baburao Shevale for an area admeasuring 3 Are, from Old S. No.102 Hissa No. 5, corresponding new S.No.66/5/7 of Village Kondhwa Budruk, Taluka Haveli, District, Pune. The Sale Deed is registered in the Office of Sub Registrar Haveli No. 19 Pune at Serial No. 754/2011 on 20/1/2011. Said portion of 3 was purchased for a sum of Rs.21.60 lacs.

That the Sale Deed dated 28/12/2010 was executed by Shri. Anant Madhavrao Kalbhor jointly in favour M/s Empire Shelters Pvt Ltd., Mr. Amol Raghunath Taware and Mr. Vijay Baburao Shevale, for an area admeasuring 2 Are, from Old S. No.102 Hissa No. 5, corresponding new S.No.66/5/24 of Village Kondhwa Budruk, Taluka Haveli, District Pune. The Sale Deed is registered in the Office of Sub Registrar Haveli No. 19 Pune at Serial No. 755/2011 on 20/1/2011. Portion of 2 was purchased for a sum of Rs. 14.40 lacs.





- Office : Office No. 102, 1st Floor, Kanta Heights, Sr. No. 3/21, Opp. Sawata Mali Mandir, Bumkar Nagar, Narhe, Pune - 411 041.
- Mobile : 9822623962
- Email : sameerpatil.adv@gmail.com

Pandharinath B. Patil

B.Sc., L.L.M.

ADVOCATE



Ref. No. :

Date :

That the Sale Deed dated 28/12/2010 was executed by Shri. Eknath Baburao Jagtap jointly in favour of M/s Empire Shelters Pvt Ltd., Mr. Amol Raghunath Taware and Mr. Vijay Baburao Shevale for an area admeasuring 4 Are, from Old S. No.102 Hissa No. 5, corresponding new S.No.66/5/8 of Village Kondhwa Budruk, Taluka Haveli, District Pune. The Sale Deed is registered in the Office of Sub Registrar Haveli No. 19 Pune at Serial No. 756/2011 on 20/1/2011. Portion of 4 was purchased for a sum of Rs. 28.80 lacs.

That the Sale Deed dated 28/12/2010 was executed by Shri. Avdhoot Narayan Gadre jointly in favour of M/s Empire Shelters Pvt Ltd., Mr. Amol Raghunath Taware and Mr. Vijay Baburao Shevale, for an area admeasuring 3 Are, from Old S. No.102 Hissa No. 5, corresponding new S.No.66/5/5 of Village Kondhwa Budruk, Taluka Haveli, District Pune. The Sale Deed is registered in the Office of Sub Registrar Haveli No. 19 Pune at Serial No. 757/2011 on 20/1/2011. Portion of 3 was purchased for a sum of Rs. 21.60 lacs.

That the Sale Deed dated 28/12/2010 was executed by Shri. Shridhar Baburao Jagtap jointly in favour of M/s Empire Shelters Pvt Ltd., Mr. Amol Raghunath Taware and Mr. Vijay Baburao Shevale, for an area admeasuring 2 Are, from Old S. No.102 Hissa No. 5, corresponding new S.No.66/5/9 of Village Kondhwa Budruk, Taluka Haveli, District – Pune. The Sale Deed is registered in the Office of Sub Registrar Haveli No. 19 Pune at Serial No. 758/2011 on 20/1/2011. Portion of 3 was purchased for a sum of Rs. 14.40.

That the M/s Empire Shelters Pvt. Ltd. had acquired development rights in respect of certain lands from different owners.

That the Development Agreement dated 28/11/2012 executed by Smt. Jayashree Suresh Patil in favour of M/s Empire Shelters Pvt. Ltd. in respect of area admeasuring 4 Are bearing S. No. 66 Hissa No. 5/3 Kondhwa Budruk, Taluka Haveli, District Pune, which is duly registered in the Office of Sub



Registrar Haveli No. 4 at S. No. 11049/2012. Under the Development Agreement in consideration for transfer of development rights, M/s Empire Shelters Pvt. Ltd. had agreed to give to the owner Smt. Jayashree Suresh Patil 3 Residential Flats of 900 sq. ft. saleable/built up Area [constructed flat] i.e. 83.69 sq. mtrs. On the seventh floor in the front building and covered parking. Smt. Jayashree Suresh Patil has also executed irrevocable Power of Attorney on the same day in favour of M/s Empire Shelters Pvt Ltd., which is duly registered in the office of Sub Registrar Haveli No. 4 at Serial No.11050/2012. The Power of Attorney specifically authorized the Attorney to execute Sale Deed in respect of area on behalf of Smt. Jayashree Suresh Patil.

That the By Development Agreement dated 18/10/2012 executed by Mrs. Manjiri Sudhir Gokhale and 20 others [in all 21 persons] in favour of M/s. Empire Shelters Pvt Ltd. duly registered in the office of Sub Registrar Haveli No.4 at Serial No. 9588/2012 on 18.10.2012, M/s Empire Shelters Pvt. Ltd. had acquired development rights in respect of Area of 44.5 Are out of land S. No. 66/5/1, 66/5/2, 66/5/4, 66/5/13 of Village Kondhwa Budruk. Consideration agreed to be given was in the form of 21 flats of 800 sq.ft. each One additional flat was agreed to be given to Mr. Charudatta Tophkhane in building consisting of 24 flats & one additional Flat admeasuring 500 sq.ft Was agreed to be given to Charusheela Kenjale in other building. Manjiri Sudhir Gokhale and 20 others also executed an Irrevocable General Power of Attorney in favour of Mr. Sachin Govind Apte in his capacity of Director of M/s. Empire Shelters Pvt Ltd. in respect of area admeasuring 44.5 R. The Power of Attorney specifically authorizes the Attorney to execute Sale Deed in respect of the Area on behalf of Mrs. Manjiri S. Gokhale and 20 others. The Power of Attorney is duly registered in the office of Sub Registrar Haveli No. 4 Pune at Serial No.9589 on 18/10/2012.

That the M/s Empire Shelters Pvt Ltd. had individually purchased about 6 Are land which was earlier agreed to be acquired by a Partnership firm, M/s. Sapre Project.





- Office : Office No. 102, 1st Floor, Kanta Heights, Sr. No. 3/21, Opp. Sawata Mali Mandir, Bumkar Nagar, Narhe, Pune - 411 041.
- Mobile : 9822623962
- Email : sameerpatil.adv@gmail.com

Pandharinath B. Patil

B.Sc., L.L.M.

ADVOCATE



Ref. No. :

Date :

That the In respect of land admeasuring 2 Are from out of S.No. 66/5/1[Part] of Village Kondhwa Budruk Taluka Haveli, District Pune earlier owner thereof Mr. Keshav Vinayak Tamhankar had given development rights to M/s. Sapre Projects. Keshav Vinayak Tamhankar, Sapre Projects and M/s. Empire Shelters Pvt Ltd., executed Registered Cancellation Deed on 20/10/2012 which is duly registered in the Office of Sub Registrar Haveli No. 4 Pune at Serial No.9686/12. Simultaneously upon execution of the Cancellation Deed Mr. Keshav Vinayak Tamhankar executed registered Sale Deed in favour of M/s. Empire Shelters Pvt Ltd. and sold the area of 2 Are from out of S.No.66/5/1 [Part] to M/s. Empire Shelters Pvt Ltd. for consideration of Rs. 14 lacs. Sale Deed is registered in the Office of Sub Registrar Haveli No. 4 Pune at Serial No. 9687/2012 on 20/10/2012.

That the Mr. Sanjeev Ramchandra Desai was owner of land admeasuring 2 Are out of S.No.66/5/2[Part] of Kondhwa Budruk and had agreed to entrust the development rights In respect of the land in favour of M/s. Sapre Projects. Mr. Sanjeev Ramchandra Desai, Sapre Projects and M/s. Empire Shelters Pvt. Ltd. entered into Registered Deed of Cancellation on 5/12/2012 which is duly registered in the Office of Sub Registrar Haveli No. 4 Pune at Serial No. 11068/2012 on 6/12/2012. Simultaneously upon execution of the Deed of Cancellation, Mr.Sanjeev Ramchandra Desai executed Registered Sale Deed in favour of M/s. Empire Shelters Pvt. Ltd. Sapre Projects is a consenting party and sold 2 Are land from S.No. 66/5/5/2 [part] for consideration of Rs. 14 lacs to M/s. Empire Shelters Pvt. Ltd. The Sale Deed is registered in the Office of Sub Registrar Haveli No. 4 Pune at Serial No. 11069/2012 on 6/12/2012.

That the Mr. Mahesh Hanumant Reddy was owner of land admeasuring 2 Are out of S.No.66/5/1 Part and had entered into Development Agreement with Sapre Projects. On 6/11/2012 Cancellation Deed was executed by Mr. Mahesh Hanumant Reddy, Sapre Projects and M/s Empire Shelters Pvt Ltd. thereby cancelling the earlier Development Agreement and Power of Attorney. The Deed of Cancellation is registered in the Office of Sub Registrar Haveli No. 4 Pune at Serial No. 11071/2012 on 6/12/2012. A Sale Deed is executed by Mr. Mahesh Hanumant Reddy in favour of M/s. Empire



Shelters Pvt. Ltd. Sapre Projects is a consenting party, in respect of 2 Are land out of S.No.66/5/1 Part of Kondhwa. The agreed consideration of Rs.14 lacs has already been paid to Mr. Reddy. Sale Deed is duly registered in the Office of Sub Registrar Haveli No. 4 Pune at Serial No. 11072/2012.

That the M/s. Empire Shelters Pvt. Ltd., Mr. Amol Raghunath Taware and Mr. Vijay Baburao Shevale had thus either purchased or obtained development rights in respect of total 71.5 Are of land from S. No. 66/5 (Part) of Kondhwa Budruk Taluka Haveli, District Pune. They had also prepared plans for development of the land admeasuring 71.5 Are for construction of three buildings and had submitted the same with PMC & have received sanction for the same vide Commencement Certificate No. CC/1381/13 dated 30/07/2013.

That the M/s Empire Shelters Pvt Ltd. had also purchased Transferable Development Rights (TDR) admeasuring 805 sq. mtrs i.e. 8665 sq. feet from Mr. Kamlesh B. Jhala vide Agreement dated 27/08/2013 at the office of Sub Registrar, Haveli No. 22 which is duly registered at Serial No 4273/13. The company had specifically purchased the TDR to consume the same at the proposed project at Survey No. 66/5 (Part), Kondhwa Budruk, Taluka Haveli, Dist-Pune.

That the By Conveyance Deed dated 31/12/2013 registered in the Office of Sub Registrar Haveli No.16 at Serial No. 520/2014 on 18/1/2014, M/s Empire Shelters Pvt Ltd., Mr. Amol Raghunath Taware and Mr. Vijay Baburao Shevale and the 22 individual plot owners, who had given Development Rights in respect of their respective lands to M/s Empire Shelters Pvt. Ltd. have sold the property to the M/s. Empire Shelters.

That the When certified copy of aforesaid Conveyance Deed dated 31/12/2013 was received, it was noticed that on account of error committed by the office of Sub Registrar in stamping of registration, after page no. 91, page No. 93. In view of this, to ensure that there is no confusion, the





- Office : Office No. 102, 1st Floor, Kanta Heights, Sr. No. 3/21, Opp. Sawata Mali Mandir, Bumkar Nagar, Narhe, Pune - 411 041.
- Mobile : 9822623962
- Email : sameerpatil.adv@gmail.com

Pandharinath B. Patil

B.Sc., L.L.M.

ADVOCATE



Ref. No. :

Date :

parties to the conveyance have executed Deed of Declaration dated 18/2/2014 which is registered in the Office of Jt. Sub Registrar II Haveli No. 16 at Serial No.1422/14.

That the Further by Deed of Transfer M/s Empire Shelters Pvt Ltd. have sold and transferred the TDR admeasuring 805 sq. mtrs. i.e. 8665 sq. Ft. referred in Clause 6 above to the M/s.Empire Shelters vide Deed of Transfer of TDR dated 16.06.2014 registered in the Office of Sub Registrar Haveli No. 16 at Serial No. 5065/2012. The entire land admeasuring 71.5 R purchased by the M/s.Empire Shelters. Name of the M/s.Empire Shelters has been duly entered in the revenue record i.e. 7/12 Extracts of the lands.

That the M/s.Empire Shelters is absolute owner of total land admeasuring 71.5 R i.e. 7150 sq. mtrs. Described in TDR admeasuring 805 sq. mtrs. The consideration which was agreed to be paid to the 22 individual owners of pieces of land [who are represented by Mr. Sachin Apte, Director of Empire Shelters Pvt Ltd.] in the form of constructed residential area which was to be paid by Empire Shelters Pvt Ltd. will now be paid by the M/s.Empire Shelters in the same manner.

That the With a view to have a complete clarity regarding respective rights in Plot No. 1 and Plot No. 2 of the sanctioned layout dated 30/7/2013, predecessor in title of the Owner/promoter namely Empires Shelters Pvt Ltd., Mr. Amol R. Taware and Vijay B. Shevale, Smt. Manjiri S. Gokhale and 21 others referred to above, being Parties Nos. 1 to 4, M/s.Empire Shelters and Kayiraj Yashwant Pawar have executed Deed of Confirmation of layout of land S.No.66/5/1 to 9, 66/5/13, 66/5/24 and 66/5/28 of Villalge Kondhwa Budruk, Tal. Haveli, District Pune, on 06/01/2016 which has been duly registered in the office of Sub Registrar Haveli No. 16 at Serial No. 163/2016.

That the erstwhile owners of the lands referred applied for Non-Agricultural user under Section 44 of the Maharashtra Land Revenue Code 1966. Application for N. A. permission was made only in respect of area admeasuring 6943.54 sq. mtrs of land from out of area admeasuring 7068.62 sq.



mtrs. Which was the area of Plot No.2 of the sanctioned sub-division layout of land. Application N. A. permission was made for 6943.62 sq. mtrs. After excluding the area of proposed D. P. Road to the extent of 125.08 sq. mtrs.

That the By order dated 27/12/2013 the Additional Collector Pune exercising powers under Section 44 of M. L. R. C., 1966 passed an order thereby granting permission for conversion of area admeasuring 6943.54 sq. mtrs. for Residential User and also granted development permission for construction of 3 buildings on the land. A copy of N. A. Permission dated 27/12/2013 to this Agreement for Sale and the same should be treated as part and parcel of this Agreement. Accordingly VENDOR/OWNER/PROMOTER has commenced construction on the captioned property.

That the Vendor/Owner/Promoter is proposing to sell the various flats/tenements in the buildings on what is popularly known as "Ownership Basis". The Purchaser was on the lookout for purchasing suitable residential accommodation in the area of Katraj Kondhwa Road and after learning about the buildings being constructed by the M/s.Empire Shelters, the Purchaser approached the M/s.Empire Shelters and enquired about the proposed construction,

That the M/s.Empire Shelters, as per the demand from the Prospective Purchaser has given for inspection of all the plans, designs, specifications of the Scheme and all Title Deeds relating to the land and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and transfer) Act, 1963.

That the according to the relevant Building Regulations and according to the Development Plan of Pune Municipal Corporation, though the total area of the land is 7150 Sq. Mtrs.; while sanctioning the Lay Out and granting the Development Permission, the Planning Authority has taken the lesser of the two areas i. e. 7150 Sq. Mtrs. As indicated in the 7/12 extracts and 7068.52 Sq. Mtrs. as indicated in the Measurement Plan. Accordingly, at present and for the time being,





- Office : Office No. 102, 1st Floor, Kanta Heights, Sr. No. 3/21, Opp. Sawata Mali Mandir, Bumkar Nagar, Narhe, Pune - 411 041.
- Mobile : 9822623962
- Email : sameerpatil.adv@gmail.com

Pandharinath B. Patil

B.Sc., L.L.M.

ADVOCATE



Ref. No. :

Date :

development/construction potential of the land is considered as 6943.54 sq. mtrs., after excluding an area of 125.08 Sq. Mtrs. which is the area under proposed Road Widening. The Planning Authority has sanctioned the Layout Plan and granted the Development Permission on the basis of the following calculations:-

Net Area Available For Development	7068.62 Sq. Mtrs.
15% Amenity Area/Space	1116.53 Sq. Mtrs.
10% Open Space	744.35 Sq. Mtrs.
Area under Internal Roads	260.71 Sq. Mtrs.
Total Building Potential After Adding Areas of Stair Cases etc. by charging Premium	7166.92 Sq. Mtrs.

That the Out of the total land an area admeasuring 1116.53 sq. mtrs. is required to be set apart as Amenity Space, area of 125.08 Sq. Mtrs. as road widening and 260.71 Sq. Mtrs. under the internal roads. The M/s. Empire Shelters has option either to construct building/s in the Amenity Space according to the approved user or to take FSI of Amenity Space and roads and use it on the remaining portion of land and surrender the Amenity Space at a nominal cost of rupee 1 to the PMC. At present the M/s. Empire Shelters has taken a final decision to utilize the entire development potential itself by utilizing the FSI of the Amenity Space and the aforesaid roads on the remaining land and not to construct any buildings/ structures/tenements in the amenity space. The areas of Amenity Space and Roads are shown on the site plan of the land. At the time of submitting Application for getting a Development/Building Permission, though the Owner/Promoter has taken a final decision regarding construction of the building potential representing Amenity Space of 1116.53 Sq. Mtrs., and Road Widening area of 125.08 sq. mtrs.; in view of the fact that under the Development Control Regulations it is necessary to first develop the Amenity Space, internal roads and convey them to the Appropriate/Planning Authority at a nominal cost and the fact that unless



the area of the road widening is first required to be surrendered to the Appropriate Authority; at present, though the Application does contemplate and propose the user of FSI of the areas of Amenity Space and Road Widening, the Development Permission/Building Permission presently granted is for permission to consume FSI potential of only 7068.62 sq. mtrs. including the area allowed to be used by paying FSI premium in accordance with the DC Regulations for which predecessor in title of the Owner/Promoter has already paid a premium of Rs. 1,33,22,316/-. According to the Development Permission presently granted to the predecessor in title of M/s.Empire Shelters, building potential of 7068.62 Sq. Mtrs. is being utilized in 1 building with 3 wings which are proposed to be constructed. However, on account of the decision of the M/s.Empire Shelters to surrender the amenity space and the road widening area to the Planning Authority and utilize the development potential/FSI of the amenity space, and road widening area on the remaining portion of the land out of the land there would be some additional construction which will be carried out by the M/s.Empire Shelters after sanction of further plans after Amenity Space and Road Widening Area is surrendered and as and when such plans are sanctioned.

That the In addition to the above, as indicated before, the M/s.Empire Shelters will also load TDR admeasuring 805 sq.mtrs.Which will result in sanctioning of Revised Plan and construction of additional floors on the buildings which are presently sanctioned. According to Development Control Regulation of Pune Municipal Corporation, TDR which can be consumed on the land is 0.6. At present M/s.Empire Shelters has purchased TDR of 805 sq. Mtrs.

That the According to the Development Permission/Sanctioned Building Plans which are presently sanctioned, Project is to consist of Residential Building having 3 wings as denoted on the sanctioned plan. In addition to this, a Club House is proposed to be constructed in the Open Space. For the sake of convenience and identification, M/s.Empire Shelters has designated the 3 wings, as Wing A, B and C.





- Office : Office No. 102, 1st Floor, Kanta Heights, Sr. No. 3/21, Opp. Sawata Mali Mandir, Bumkar Nagar, Narhe, Pune - 411 041.
- Mobile : 9822623962
- Email : sameerpatil.adv@gmail.com

Pandharinath B. Patil

B.Sc., L.L.M.

ADVOCATE



Ref. No. :

Date :

That the With a view to make a clear disclosure and with a view to ensure that a very clear picture of the entire project which is proposed to be constructed is placed before Prospective Purchaser and M/s. Empire Shelters is making a clear disclosure of the nature of the various wings proposed to be constructed; the number of floors and the number of tenements which are presently sanctioned and which are likely to be sanctioned and proposed to be constructed in future on the happening of any one or more of the following events/contingencies viz. (i) sale and handing over of the 15% Amenity Space to the Planning Authority against grant of FSI for that space, (ii) sale and handing over of the Road Widening Area to the Planning/Appropriate Authority against grant of FSI for that space, (iii) Loading and consumption of TDR of 805 sq. Mtrs which is already purchased by the M/s. Empire Shelters, (iv) Purchase and consumption/loading of additional TDR within the limits of TDR potential of the land in question and consequent sanctioning of additional construction, v) Grant of additional FSI on re-measurement of land and demarcation matching full area of 7150 s. mtrs. of land as shown in 7/12 Extract consequent grant of FSI for that additional area of land which is presently not consumed, (vi) any change in the Development Control Regulations of the Development Plan of Pune leading to the change in FSI, (vii) for any other reason whatsoever. On the happening of any of the aforesaid 6 events/contingencies; the number of wings in the building, the number of floors in a particular wing and the number of tenements presently sanctioned and proposed to be constructed; according to the Development Permission / Building Plans presently sanctioned, will undergo a change.

That the Subsequently M/s. Empire Shelters submitted Revised Building Plan in respect of carrying out additional construction by utilizing the aforesaid TDR on Wing B in the form of 3 floors consisting of 6 flats on 7th Floor & 9th Floor and 4 flats on 8th Floor. Pune Municipal Corporation sanctioned the Revised Plan vide its Commencement Certificate bearing No. CC/4046/14 dated 23/03/2015 and accordingly M/s. Empire Shelters is entitled to carry out said additional construction by utilizing the aforesaid TDR.



That the M/s.Empire Shelters transfers the Amenity Space & Road winding Area to Pune Municipal Corporation by Transfer Deed dated 13/05/2016 registered in the office of Sub. Registrar Haveli No.16 at Serial No. 7552/2016.

That the Subsequently M/s.Empire Shelters submitted Revised Building Plan in respect of carrying out additional construction by utilizing the FSI on Wing A in the form of 5 of Floors consisting 3 flats on 6th Floor, 6 Flats on 7th, 9th & 10th Floor, 4 Flats on 8th Floor and 5 Flats on 11th Floor & Wing B in the form 2 of floors consisting of 6 flats on 10th Floor and 5 flats on 11th Floor. Pune Municipal Corporation sanctioned the Revised Plan vide its Commencement Certificate bearing No. CC/0915/16 dated 12/07/2016 and accordingly Owner/Promoter is entitled to carry out additional construction by utilizing the aforesaid FSI as above.

DISCLOSURE ABOUT FLOORS AND NUMBER OF FLATS IN THE VARIOUS WINGS AS PER THE PRESENTLY SANCTIONED PLAN AND FLOOR, NUMBER OF FLATS ON THE FLOOR NUMBER OF FLATS WHICH MAY BE CONSTRUCTED ADDITINALLY IN FUTURE

1 WING A

Ground/Stilt/Parking Floor plus 6 upper floors. 6 flats on 1st to 7th floor, 9th & 10th Floor & 4 flats on 8th floor. Total flats in the wing as per the present sanctioned plan is 63.

The common terrace will be at the 11th floor level. The M/s.Empire Shelters will construct additional floors at and above 11th floor level.

2 WING B

Ground/Stilt/Parking Floor plus 6 upper floors. 6 flats on 1st to 7th floor, 9th & 10th Floor & 4 flats on 8th floor. Total flats in the wing as per the present sanctioned plan is 63.





- Office : Office No. 102, 1st Floor, Kanta Heights, Sr. No. 3/21, Opp. Sawata Mali Mandir, Bumkar Nagar, Narhe, Pune - 411 041.
- Mobile : 9822623962
- Email : sameerpatil.adv@gmail.com

Pandharinath B. Patil

B.Sc., L.L.M.

ADVOCATE



Ref. No. :

Date :



The common terrace will be at the 11th floor level. The M/s. Empire Shelters will construct additional floors at and above 11th floor level.

3 WING C

Ground/Stilt/Parking Floor Plus 6 upper floors. 4 flats on each floor. Total number of flats in the wing as per the present sanctioned plan is 24.

The Owner/Promoter is having clear and marketable title in respect of land Except for the Deed of Mortgage dated 30th March, 2017 made between the promoter referred to as the Mortgagor of the One Part and Anand Rathi Global Finance Limited referred to as the Mortgagee of the Other Part and registered with the Sub-Registrar, Haveli No.16 under No.3142 of 2017 on 30th March, 2017, for Rupees of Rs. 10 Crore, the said Property along with the construction thereon has been mortgaged to Anand Rathi Global Finance Limited as a security for the repayment of the loan advanced by Anand Rathi Global Finance Limited to the Promoter.

That the Promoter has executed Various Registered Agreement with original land owner by confirming construction as per Development Agreement.

In this manner M/s. Empire Shelters, acquired all mortgagable /Sale/Assign/Transfer rights, title and interest in the Property.

REMARKS:

I find following no defects in the title of the person.

I hereby certify that M/s. Empire Shelters Partnership Firm duly registered under the Indian Partnership Act, 1932 has a clear, valid and marketable title over the above said property and they are competent to create the mortgage/Sale/Assign/Transfer.



Date: 11.07.2017.
Place: Pune



A handwritten signature in black ink, appearing to read "Pab".

ADV.PANDHARINATH B. PATIL.

- Encls. : 1) Special Report
2) Certificate of Title.
3) Search Report.
4) Chain of Title Certificate of title & link deeds.



