

Date: 15.01.2019

SEARCH & TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1. NAME OF THE PROJECT/SCHEME:

Venture City B and C Wing
Venture City A and D Wing

2. NAME OF THE DEVELOPER:

M/s. Venture Group

3. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of following land at village Dudulgaon, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune.

Gat Nos.	Area in sq. Mtr.
44	3800
44	3800
44	2630
51	125
52	300

and which land is collectively bounded as follows:

On or towards East : By Gat No. 45
On or towards South : By 30 mtr. road
On or towards West : By Gat No. 51 (p), 52 (p) and 53.
On or towards North : By 18 mtr. road

(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)

4. DOCUMENTS SUPPLIED FOR SCRUTINY:

4.1 7/12 extracts and Relevant Mutation Entries.

4.2 Agreement dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3017/2014 by Mr. Madhukar Sopan Tapkir and others in favour of M/s. Legacy Towers.

4.3 Power of Attorney dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3018/2014 by Mr. Madhukar Sopan Tapkir and others in favour of M/s. Legacy Towers.

4.4 Agreement dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3019/2014 by Mr. Madhukar Sopan Tapkir and others in favour of M/s. Brickell Investments.

4.5 Power of Attorney dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3020/2014 by Mr. Madhukar Sopan Tapkir and others in favour of M/s. Brickell Investments.

- 4.6 Agreement dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3021/2014 by Mr. Madhukar Sopan Tapkir and others in favour of M/s. Om Associates.
- 4.7 Power of Attorney dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3022/2014 by Mr. Madhukar Sopan Tapkir and others in favour of M/s. Om Associates.
- 4.8 Sale Deed dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3040/2014 by Mr. Baban Ananda Talekar and others M/s. Om Associates.
- 4.9 Power of Attorney dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3041/2014 by Mr. Baban Ananda Talekar and others M/s. Om Associates.
- 4.10 Agreement dated 10.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 2955/2014 by Mr. Rajaram Dnyanoba Talekar and others in favour of M/s. Om Associates.
- 4.11 Power of Attorney dated 10.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 2956/2014 by Mr. Rajaram Dnyanoba Talekar and others in favour of M/s. Om Associates.
- 4.12 Articles of Agreement dated 30.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 24 at serial no. 10629/2014.
- 4.13 Power of Attorney holder 30.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 24 at serial no. 10630/2014.
- 4.14 Commencement Certificate dated 08.05.2015 bearing No. B. P./Layout/Dudulgaon/06/2015 issued by Pimpri Chinchwad Municipal Corporation.
- 4.15 Sanad dated 11.04.2016 in case No. PCMC/Sanad/SR/539/15 issued by Collector, Pune.
- 4.16 Index II of Mortgage Deed dated 03.07.2018, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 9528/2018 by M/s. Venture Group in favour of Hinduja Leyland Finance Ltd.

5. FLOW OF TITLE:

Gat No. 44 admeasuring about 3800 sq. mtr.

- 5.1 That land at Gat No. 44 admeasuring about 15200 sq. mtr belonged to Mr. Sopan Aba Tapkir prior to the year 1968.
- 5.2 That the said Mr. Sopan Aba Tapkir died on 17.08.1968 leaving behind him Mr. Tukaram Sopan Tapkir (son) , Mr. Madhukar Sopan Tapkir (son) and Smt. Taibai Sopan Tapkir (widow) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract of Gat No. 44 vide Mutation Entry No. 77.
- 5.3 That the said Smt. Taibai Sopan Tapkir died on 07.09.1983 leaving behind her Mr. Tukaram Sopan Tapkir (son) and Mr. Madhukar Sopan Tapkir (son). In furtherance of the same their names were mutated for ½ share each on 7/12 extract of Gat No. 44 vide Mutation Entry No. 167.
- 5.4 That the said Mr. Madhukar Sopan Tapkir, Mrs. Lilabai Madhukar Tapkir, Mr. Shashikant Madhukar Tapkir for self and as a natural guardian of Ms. Sonal Shashikant Tapkir, Ms. Mansi Shashikant Tapkir and Master. Onkar Shashikant Tapkir, Mrs. Vrushali Shashikant Tapkir, Mr.

Ganesh Madhukar Tapkir for self and as a natural guardian of Master. Alok Ganesh Tapkir and Ms. Akshara Ganesh Tapkir, Mrs. Shital Ganesh Tapkir, Mr. Umesh Madhukar Tapkir for self and as a natural guardian of Master. Shlok Umesh Tapkir and Master. Saurav Umesh Tapkir, Mrs. Shubhangi Umesh Tapkir, Mrs. Savita Rajendra Kad, Mr. Tukaram Sopan Tapkir, Mr. Mahadev Tukaram Tapkir, Mrs. Kalpana Mahadev Tapkir, Mr. Santosh Mahadev Tapkir, Mrs. Komal Mahadev Tapkir and Mrs. Suvarna Raju Devkar assigned the development rights of the land admeasuring about 3800 sq. mtr. out of Gat No. 44 i.e. aforesaid land in favour of M/s. Legacy Towers vide Agreement dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3017/2014 and Power of Attorney dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3018/2014.

- 5.5 That in consideration of aforesaid Development Agreement the said M/s. Legacy Towers agreed to allot 23900 sq. ft. Saleable Builtup constructed premises in favour of following land Owners :

Owners	Constructed premises
Mr. Shashikant Madhukar Tapkir	3500 sq. ft.
Mr. Ganesh Madhukar Tapkir	3500 sq. ft.
Mr. Umesh Madhukar Tapkir	3500 sq. ft.
Mr. Madhukar Sopan Tapkir	1450 sq. ft.
Mrs. Kalpana Mahadev Tapkir	10,950 sq. ft.
Mr. Santosh Mahadev Tapkir	1000 sq. ft.

- 5.6 That in the aforesaid manner the said M/s. Legacy Towers acquired development rights of the aforesaid land.

Gat No. 44 admeasuring about 3800 sq. mtr.

- 5.7 That land at Gat No. 44 admeasuring about 15200 sq. mtr belonged to Mr. Sopan Aba Tapkir prior to the year 1968.
- 5.8 That the said Mr. Sopan Aba Tapkir died on 17.08.1968 leaving behind him Mr. Tukaram Sopan Tapkir (son) , Mr. Madhukar Sopan Tapkir (son) and Smt. Taibai Sopan Tapkir (widow) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract of Gat No. 44 vide Mutation Entry No. 77.
- 5.9 That the said Smt. Taibai Sopan Tapkir died on 07.09.1983 leaving behind her Mr. Tukaram Sopan Tapkir (son) and Mr. Madhukar Sopan Tapkir (son) . In furtherance of the same their names were mutated for ½ share each on 7/12 extract of Gat No. 44 vide Mutation Entry No. 167.
- 5.10 That the said Mr. Madhukar Sopan Tapkir, Mrs. Lilabai Madhukar Tapkir, Mr. Shashikant Madhukar Tapkir for self and as a natural guardian of Ms. Sonal Shashikant Tapkir, Ms. Mansi Shashikant Tapkir and Master. Onkar Shashikant Tapkir, Mrs. Vrushali Shashikant Tapkir, Mr. Ganesh Madhukar Tapkir for self and as a natural guardian of Master. Alok Ganesh Tapkir and Ms. Akshara Ganesh Tapkir, Mrs. Shital Ganesh Tapkir, Mr. Umesh Madhukar Tapkir for self and as a natural guardian of Master. Shlok Umesh Tapkir and Master. Saurav Umesh Tapkir, Mrs. Shubhangi Umesh Tapkir, Mrs. Savita Rajendra Kad, Mr. Tukaram Sopan Tapkir, Mr. Mahadev Tukaram Tapkir, Mrs. Kalpana Mahadev Tapkir, Mr. Santosh Mahadev Tapkir, Mrs. Komal Mahadev Tapkir and Mrs. Suvarna Raju Devkar assigned the development rights of the land admeasuring about 3800 sq. mtr. out of Gat No. 44 i.e. aforesaid land in favour of M/s. Brickell Investments vide Agreement dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3019/2014 and Power of Attorney dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3020/2014.

- 5.11 That in consideration of aforesaid Development Agreement the said M/s. Brickell Investments agreed to allot 24,000 sq. ft. Saleable Builtup constructed premises in favour of following land Owners :

Owners	Constructed premises
Mr. Shashikant Madhukar Tapkir	3500 sq. ft.
Mr. Ganesh Madhukar Tapkir	3500 sq. ft.
Mr. Umesh Madhukar Tapkir	3500 sq. ft.
Mrs. Savita Rajendra Kad	1500 sq. ft.
Mrs. Kalpana Mahadev Tapkir	10,500 sq. ft.
Mrs. Suvarna Raju Devkar	1500 sq. ft.

- 5.12 That the said Mr. Madhukar Sopan Tapkir and Mr. Tukaram Sopan Tapkir through Constituted Attorney M/s. Brickell Investments have handed over land admeasuring about 738 sq. mt. to Pimpri Chinchwad Municipal Corporation, for 18 mtr. road widening, vide Possession Receipt dated 21.04.2015, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 3103/2015. In furtherance of the same the name of Pimpri Chinchwad Municipal Corporation was mutated on the 7/12 extract vide Mutation Entry No. 2389.

- 5.13 That in the aforesaid manner the said M/s. Brickell Investments acquired development rights of the aforesaid land.

Gat No. 44 admeasuring about 2630 sq. mtr.

- 5.14 That land at Gat No. 44 admeasuring about 15200 sq. mtr belonged to Mr. Sopan Aba Tapkir prior to the year 1968.
- 5.15 That the said Mr. Sopan Aba Tapkir died on 17.08.1968 leaving behind him Mr. Tukaram Sopan Tapkir (son) , Mr. Madhukar Sopan Tapkir (son) and Smt. Taibai Sopan Tapkir (widow) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract of Gat No. 44 vide Mutation Entry No. 77.
- 5.16 That the said Smt. Taibai Sopan Tapkir died on 07.09.1983 leaving behind her Mr. Tukaram Sopan Tapkir (son) and Mr. Madhukar Sopan Tapkir (son). In furtherance of the same their names were mutated for ½ share each on 7/12 extract of Gat No. 44 vide Mutation Entry No. 167.
- 5.17 That the said Mr. Madhukar Sopan Tapkir, Mrs. Lilabai Madhukar Tapkir, Mr. Shashikant Madhukar Tapkir for self and as a natural guardian of Ms. Sonal Shashikant Tapkir, Ms. Mansi Shashikant Tapkir and Master. Onkar Shashikant Tapkir, Mrs. Vrushali Shashikant Tapkir, Mr. Ganesh Madhukar Tapkir for self and as a natural guardian of Master. Alok Ganesh Tapkir and Ms. Akshara Ganesh Tapkir, Mrs. Shital Ganesh Tapkir, Mr. Umesh Madhukar Tapkir for self and as a natural guardian of Master. Shlok Umesh Tapkir and Master. Saurav Umesh Tapkir, Mrs. Shubhangi Umesh Tapkir, Mrs. Savita Rajendra Kad, Mr. Tukaram Sopan Tapkir, Mr. Mahadev Tukaram Tapkir, Mrs. Kalpana Mahadev Tapkir, Mr. Santosh Mahadev Tapkir, Mrs. Komal Mahadev Tapkir and Mrs. Suvarna Raju Devkar assigned the development rights of the land admeasuring about 2630 sq. mtr. out of Gat No. 44 i.e. aforesaid land in favour of M/s. Om Associates vide Agreement dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3021/2014 and Power of Attorney dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3022/2014.
- 5.18 That in consideration of aforesaid Development Agreement the said M/s. Om Associates agreed to allot 18,000 sq. ft. Saleable Builtup constructed premises in favour of following land Owners :

Owners	Constructed premises
Mr. Shashikant Madhukar Tapkir	3000 sq. ft.
Mr. Ganesh Madhukar Tapkir	3000 sq. ft.

Mr. Umesh Madhukar Tapkir	3000 sq. ft.
Mrs. Kalpana Mahadev Tapkir	9,000 sq. ft.

- 5.19 That in the aforesaid manner the said M/s. Om Associates acquired development rights of the aforesaid land.

Gat No. 51 admeasuring about 125 sq. mtr.

- 5.20 That the land at Survey No. 51 admeasuring about 16100 sq. mtr. belonged to Smt. Parubai Ananta Talekar since the year 1971.
- 5.21 That the said Smt. Parubai Ananta Talekar sold the land admeasuring about 14550 sq. mtr. out of Gat No. 51 to Smt. Bhimabai Rajaram Umap (Mali) vide Sale Deed dated 27.06.1997. In furtherance of the same her name was mutated on 7/12 extract of the Gat No. 51 vide Mutation Entry No. 473.
- 5.22 That the said Smt. Bhimabai Rajaram Umap (Mali) sold the land admeasuring about 14550 sq. mtr. out of Gat No. 51 to Mr. Pradeep Baban Talekar, Mr. Sandip Baban Talekar and Mr. Swapnil Baban Talekar vide Sale Deed dated 18.08.2008, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 8605/2008. In furtherance of the same their names were mutated on 7/12 extract of the Gat No. 51 vide Mutation Entry No. 948.
- 5.23 That the said Mr. Baban Ananda Talekar, Mrs. Pushpa Baban Talekar, Mr. Pradeep Baban Talekar, Mrs. Archana Pradeep Talekar, Mr. Sandip Baban Talekar and Mrs. Sunita Sandip Talekar and Mr. Swapnil Baban Talekar sold land admeasuring about 125 sq. mtr. out of Gat No. 51 i.e. aforesaid land to M/s. Om Associates vide Sale Deed dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3040/2014 and Power of Attorney dated 11.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 3041/2014.
- 5.24 That in the aforesaid manner the said M/s. Om Associates became absolute owner of the aforesaid land.

Gat No. 52 admeasuring about 300 sq. mtr.

- 5.25 That the land at Gat No. 52 admeasuring about 18100 sq. mtr. belonged to Mr. Hari Shankar Talekar since the year 1971.
- 5.26 That the said Mr. Hari Shankar Talekar sold land admeasuring about 600 sq. mtr. out of Gat No. 52 to Mrs. Tarabai Dnyanoba Talekar vide Sale Deed dated 20.04.1991. In furtherance of the same her name was mutated on 7/12 extract of the Gat No. 52 vide Mutation Entry No. 250.
- 5.27 That the said Mrs. Tarabai Dnyanoba Talekar died on 27.07.2011 leaving behind her Mr. Rajaram Dnyanoba Talekar (son), Mr. Mohan Dnyanoba Talekar (son), Mrs. Vijaya Sukhadev Kudale (daughter), Mrs. Vandana Pandurang Parkhe (son) and Mr. Shripad Arjun Pingale (grandson) as her legal heirs.
- 5.28 That the said Mr. Raju Dnyanoba Talekar Alias Rajaram Dnyanoba Talekar, Mrs. Nanda Rajaram Talekar, Mr. Mayur Rajaram Talekar, Mr. Mohan Dnyanoba Talekar forself and as natural guardian of Master Sagar, Mrs. Mangal Mohan Talekar, Mrs. Vijaya Sukhadev Kudale, Mrs. Vandana Pandurang Parkhe and Mr. Shripad Arjun Pingale assigned the development rights of the aforesaid land to M/s. Om Associates vide Agreement dated 10.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 2955/2014 and Power of Attorney dated 10.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 2956/2014.

- 5.29 That in consideration of aforesaid Development Agreement the said M/s. Om Associates agreed to allot 4,000 sq. ft. Saleable Builtup constructed premises in favour of following land Owners :

Owners	Constructed premises
Mr. Raju Dnyanoba Talekar	500 sq. ft.
Mr. Mohan Dnyanoba Talekar	1000 sq. ft.
Mr. Mayur Rajaram Talekar	1000 sq. ft.
Mrs. Nanda Rajaram Talekar	500 sq. ft.
Mrs. Mangal Mohan Talekar	1000 sq. ft.

- 5.30 That in the aforesaid manner the said M/s. Om Associates acquired the development rights of the aforesaid land.
- 5.31 That thereafter the said M/s. Legacy Towers, M/s. Brickell Investments, M/s. Om Associates and M/s. Venture Group agreed to jointly develop the entire said land on principal to principal basis vide Articles of Agreement dated 30.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 24 at serial no. 10629/2014 and Power of Attorney 30.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 24 at serial no. 10630/2014.
- 5.32 That the said M/s. Legacy Towers, M/s. Brickell Investments, M/s. Om Associates have inter alia authorized M/s. Venture Group to develop the said land and sell the units in the present project vide Confirmation Deed dated 29.12.2017, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 11740/2017 on 02.01.2018.
- 5.33 That thereafter the said M/s. Venture Group availed loan from Hinduja Leyland Finance Ltd. by creating Charge over the land admeasuring about 4553.38 sq. mtr. out of said land and on the Flat Nos. 105, 106, 107, 108 on the First Floor, Flat Nos. 205, 206, 207, 208 on the Second Floor and Flat Nos. 305, 307, 308 on the Third Floor, in the Building/Wing A constructed on the said land vide Mortgage Deed dated 03.07.2018, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 9528/2018.

6. RERA REGISTRATION CERTIFICATE:

That the aforesaid project i.e. Venture City B and C Wing is registered under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority bearing Certificate No. P52100004118 valid upto 30.06.2019.

7. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 08.05.2015 bearing No. B. P./Layout/Dudulgaon/06/2015, and Revised Commencement Certificate No. B. P./Dudulgaon/07/2016 dated 27.04.2016 and Revised Commencement Certificate No. B. P./Dudulgaon/41/2018 dated 11.12.2018.

8. N. A. PERMISSION:

That the Collector, Pune granted permission for the Non Agricultural use of the part of the said land, vide its Order dated 14.03.2016 in case no. PCMC/NOC/SR/138/2015 and Sanad dated 11.04.2016 in case No. PCMC/Sanad/SR/539/15.

9. SEARCH:

I have conducted online search of the Index II pertaining to the office of Sub-Registrar Haveli No. 17 & 24 for the last 30 years on the date of Search Receipt.

10. TITLE OPINION:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that the said M/s. Venture Group has acquired joint development rights of the said land and title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above except the charge of Hinduja Leyland Finance Ltd.

11. NOTE:

- 11.1 It is informed to me that, the documents supplied for scrutiny are genuine and as per the originals and there are no other transactions and/or litigations pertaining to the said property barring the aforesaid, relying upon the same, I have issued the present opinion. I restrict my investigation to verify the title on the available documents and information only.
- 11.2 This opinion is addressed to the Developer alone. This opinion may not be furnished, quoted or relied on by any person or entity others than the Developer for any purpose without our prior written consent.
- 11.3 We have not carried out any searches in any court and have presumed that there is no pending litigation, proceedings, enquiry etc. before any court of law, tribunal, etc. in respect of the said land.

All the documents supplied to me for scrutiny are hereby returned.



A handwritten signature in blue ink, appearing to read "Swapnil".

SWAPNIL AGARWAL
Advocate



CHALLAN
MTR Form Number-6



GRN MH0106124B1201819E	BARCODE	Date 15/01/2019-11:28:46	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee		TAX ID (If Any)	
Other Items		PAN No.(If Applicable)	
Office Name HVL5_HAVELI 5 JOINT SUB REGISTRAR	Full Name		ADVOCATE SWAPNIL AGARWAL
Location PUNE			
Year 2018-2019 One Time	Flat/Block No.	GAT NO. 44 51 AND 52	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	DUDULGAON
		Area/Locality	HAVELI PUNE
		Town/City/District	
		PIN	
		Remarks (If Any)	
		SEARCH FOR 30 YEARS	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572019011581500
Cheque/DD No.		Bank Date	RBI Date 15/01/2019-11:29:29
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 0000000000

सदर चालन "ट्रान्झॅक्शन रीसेप्ट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा गोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

