



**CHALLAN**  
**MTR Form Number-6**

|                                                        |                                                                                                  |                                                                                                     |                                                |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------|
| <b>GRN</b> MH002408000201718E                          | <b>BARCODE</b>  | <b>Date</b> 16/06/2017-12:59:31                                                                     | <b>Form ID</b>                                 |
| <b>Department</b> Inspector General Of Registration    |                                                                                                  | <b>Payer Details</b>                                                                                |                                                |
| <b>Search Fee</b>                                      |                                                                                                  | <b>TAX ID (If Any)</b>                                                                              |                                                |
| <b>Type of Payment</b> Other Items                     |                                                                                                  | <b>PAN No.(If Applicable)</b>                                                                       |                                                |
| <b>Office Name</b> HVL10_HAVELI 10 JOINT SUB REGISTRAR |                                                                                                  | <b>Full Name</b>                                                                                    | RUSHIKESH K DARAVADE                           |
| <b>Location</b> PUNE                                   |                                                                                                  |                                                                                                     |                                                |
| <b>Year</b> 2017-2018 One Time                         |                                                                                                  | <b>Flat/Block No.</b>                                                                               | 86/1 AND 86/2B                                 |
| <b>Account Head Details</b>                            | <b>Amount In Rs.</b>                                                                             | <b>Premises/Building</b>                                                                            |                                                |
| 0030072201 SEARCH FEE                                  | 600.00                                                                                           | <b>Road/Street</b>                                                                                  | WAKAD                                          |
|                                                        |                                                                                                  | <b>Area/Locality</b>                                                                                | PUNE                                           |
|                                                        |                                                                                                  | <b>Town/City/District</b>                                                                           |                                                |
|                                                        |                                                                                                  | <b>PIN</b>                                                                                          | 4 1 1 0 2 7                                    |
|                                                        |                                                                                                  | <b>Remarks (If Any)</b>                                                                             |                                                |
|                                                        |                                                                                                  | PROPERTY BEARING S.NO 86 HISSA NO 1 AND S.NO 86 HISSA NO 2B AT WAKAD PUNE. SEARCH FROM 2014 TO 2017 |                                                |
|                                                        |                                                                                                  | <b>Amount In</b>                                                                                    | Six Hundred Rupees Only                        |
| <b>Total</b>                                           | 600.00                                                                                           | <b>Words</b>                                                                                        |                                                |
| <b>Payment Details</b> INDIAN BANK                     |                                                                                                  | <b>FOR USE IN RECEIVING BANK</b>                                                                    |                                                |
| <b>Cheque-DD Details</b>                               |                                                                                                  | <b>Bank CIN</b>                                                                                     | <b>Ref. No.</b> 02608672017061620597 919991719 |
| <b>Cheque/DD No.</b>                                   |                                                                                                  | <b>Date</b>                                                                                         | 16/06/2017-12:57:24                            |
| <b>Name of Bank</b>                                    |                                                                                                  | <b>Bank-Branch</b>                                                                                  | INDIAN BANK                                    |
| <b>Name of Branch</b>                                  |                                                                                                  | <b>Scroll No. , Date</b>                                                                            | Not Verified with Scroll                       |

Mobile No. : Not Available

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

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**R.V. Daravade**

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Date:

### TITLE OPINION

TITLE OPINION in relation to S.No. 86/1 and S.No. 86/2B of Village Wakad, Taluka Mulshi, Dist. Pune and also situate within the limits of Pimpri Chinchwad Municipal Corporation at the instance of my client my client Shri. Amit Jugalkishor Rathi, the proprietor of M/s. Rathi Developers having his office at Rajaram Apartments, 1246, Kasba Peth, Pune – 411011.

1. Out of the captioned properties I have investigated the title of S.No. 86/1 of Village Wakad, Tal. Mulshi, Dist. Pune at the instance of my client M/s. Rathi Developers and also issued a title opinion in respect thereof on 21/08/2014.

2. Similarly out of the captioned properties I have also investigated the title of S.No. 86/2b of Village Wakad, Tal. Mulshi, Dist. Pune at the instance of my client M/s. Rathi Developers and also issued a title opinion in respect thereof on 16/12/2015.

3. The amalgamation of the captioned properties is approved by Pimpri Chinchwad Municipal Corporation by its order bearing no. BP/Layout/Wakad/16/2016 dated 27/01/2016 and the Revised Plans for construction of building/s in and upon such amalgamated properties are also approved by Pimpri Chinchwad Municipal Corporation under its Commencement Certificate No. BP/Wakad/16/2016 dated 27/01/2016. In view of the aforesaid facts my client now requested me to give a composite fresh title opinion in respect of the captioned properties, being this opinion.



4. Initially I have caused the Search of Index No. II registers for S.No. 86/1 of Village Wakad, Tal. Mulshi, Dist. Pune for the period of 1983 to 21/08/2014. Similarly initially I have also caused the Search of Index No. II registers for S.No. 86/2b, of Village Wakad, Tal. Mulshi, Dist. Pune for the period of 1986 to 15/12/2015. Now for the purpose of this composite fresh title opinion, I have caused a search of Index No II registers for the period of 2014 to 16/06/2017 in respect of the captioned properties from the concerned sub-registry offices. During the search as aforesaid, except the entries mentioned in the annexure annexed hereto no other entries repugnant to the title of the captioned properties are found or revealed.

5. In addition to the search as aforesaid I have perused the following documents in relation to S.No. 86/1 -

- (i) 7/12 extracts in relation to the captioned property from the year 1966-1978 and 1991-2016 (The Record of the 7/12 extract from 1978- 1990 is not available in the record and a letter to that effect is also issued by Tahsildar, Mulshi on 04/10/2012.
- (ii) The concern mutation entries appearing upon the 7/12 extracts.
- (iii) Copy of the Release Deed dated 26.09.2011 and duly registered at the office of The S.R. Haveli No. 19 at Sr. No. 9251 on the same day.
- (iv) Copy of the Release Deed dated 02.11.2011 and duly registered at the office of The S.R. Haveli No. 19 at Sr. No. 10536 on 03.11.2011.

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- (v) Copy of the Deed of Exchange dated 29.02.2012 and duly registered at the office of The S.R. Haveli No. 15 at Sr. No. 1761 on the same day.
  - (vi) Copy of the Sale Deed dated 29.02.2012 and duly registered at the office of The S.R. Haveli No. 15 at Sr. No. 1763 on the same day.
  - (vii) Original Joint Development Agreement dated 30.05.2014 and duly registered at the office of The S.R. Haveli No. 19 at Sr. No. 5020 on the same day.
  - (viii) Original Power of Attorney dated 30.05.2014 and duly registered at the office of The S.R. Haveli No. 19 at Sr. No. 5021 on the same day.
6. In addition to the search as aforesaid I have also perused and scrutinized the copies of the following documents in relation to S.No. 86/2B.
- (i) 7/12 extracts in relation to the captioned property from the year 1966-1967 to 2016-2017.
  - (ii) The concern mutation entries appearing upon the 7/12 extracts.
  - (iii) Copy of the Release Deed dated 30.04.2004 and duly registered at the office of The S.R. Mulshi at Sr. No. 2396 on 05/05/2004.

- (iv) Copy of the Release Deed dated 15.07.2004 and duly registered at the office of The S.R. Mulshi at Sr. No. 4806 on 25.08.2004.
- (v) Copy of the Development Agreement dated 19.10.2007 and duly registered at the office of The Joint S.R. Haveli No. 5 at Sr. No. 8676 on 20.10.2007.
- (vi) Copy of the Power of Attorney dated 19.10.2007 and duly registered at the office of The Joint S.R. Haveli No. 5 at Sr. No. 8677 on 20.10.2007.
- (vii) Copy of the Sale Deed dated 22.03.2014 and duly registered at the office of The Joint S.R. Haveli No. 17 at Sr. No. 2055 on the same day.
- (viii) Copy of the Joint Development Agreement dated 31.12.2014 and duly registered at the office of The Joint S.R. Haveli No. 26 at Sr. No. 3670 on 11.05.2015.
- (ix) Copy of the Power of Attorney dated 31.12.2014 and duly registered at the office of The Joint S.R. Haveli No. 26 at Sr. No. 3671 on 11.05.2015.
- (x) Copy of the Deed of Conveyance dated 01.09.2015 and duly registered at the office of The Joint S.R. Haveli No. 19 at Sr. No. 8166 on the same day.



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(xi) Copy of the Deed of Conveyance dated 01.09.2015 and duly registered at the office of The Joint S.R. Haveli No. 19 at Sr. No. 8168 on the same day.

(xii) Copy of the Certificate dated 19.11.2015 issued by Advocate Shri Navneet Mutha, 8, Jay Apartments, 1098/4, Model Colony, Pune – 411016.

7. In addition to the documents mentioned in para (6) and (7) herein above I have also perused and scrutinised the copies of the following documents -

(i) The copy of the Commencement Certificate No. BP/Wakad/132/2014 dated 14/11/2014 issued by Pimpri Chinchwad Municipal Corporation along with the plans approved thereunder.

(ii) The Copy of the Order of the City Engineer bearing no. BP/Layout/Wakad/16/2016 dated 27/01/2016.

(iii) Copy of the Revised Plans approved by Pimpri Chinchwad Municipal Corporation under its Commencement Certificate No. BP/Wakad/16/2016 dated 27/01/2016

(iv) The Original Joint Development Agreement dated 29/03/2016 and duly registered at the office of the S.R. Haveli No. 19 at Sr.No. 2842 on the same day.



(v) The Original Power of Attorney dated 29/03/2016 and duly registered at the office of the S.R. Haveli No. 19 at Sr.No. 2843 on the same day.

(vi) The Copy of the Development Right Certificate No. 1555 dated 11/01/2016 issued by Pimpri Chinchwad Municipal Corporation

(vii) Copy of the Letter dated 25/08/2016 issued by the Deputy Director, Town Planning and Development Department, Pimpri Chinchwad Municipal Corporation to the Deputy Engineer, Building Permission Department, Pimpri Chinchwad Municipal Corporation.

(viii) Copy of the Commencement Certificate No. BP/Wakad/152/2016 dated 21/09/2016 issued by Pimpri Chinchwad Municipal Corporation along with the plans approved thereunder.

(ix) Copy of the Part Completion Certificate No. 131/2017 dated 18/04/2017. issued by Pimpri Chinchwad Municipal Corporation, which is effective from 21/03/2017.

8. From the perusal and scrutiny of the documents mentioned in para (5) hereinabove at found that:-

A. The S.No. 86/1 was initially owned by Mahadu Gopala Mali the said Mahadu Gopala Mali expired on 28.10.1934 and after his death the name of his brother namely Dhondiba Gopala Mali was recorded in the record of right of the said S.No. 86/1 as owner / holder thereof. Thereafter the said Dhondiba Gopala Mali expired and after his death

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the name of his son namely Chindhu Dhondiba Mali was recorded in the record of right of the said S.No. 86/1 as owner / holder thereof. Thereafter the aforesaid Chindhu Dhondiba Mali also expired on 22/08/1988 and after his death the names of his heirs namely Shri. Dhanaji Chindhaji Bhumkar, Mrs. Sharada Harishchandra Jagtap, Mrs. Jyoti Manohar Bhujbal, Surekha Chindhaji Bhumkar, Chitra Chindhaji Bhumkar and Smt. Housabai Chindhaji Bhumkar were recorded in the record of right of the said S.No. 86/1 as holders/owners thereof.

B. From the perusal of the documents mentioned at S. No. 5 (iii) and 5 (iv) it is found that the aforesaid Dhondiba Gopala Mali was also survived by three married daughters namely Smt. Sarubai Govind Kudale, Sou. Bababai Eknath Jadhav and Smt. Tarabai Pandharinath Tathe however after the death of Dhondiba Gopala Mali their names were not recorded in the record of right of the said S.No. 86/1. The aforesaid Smt. Sarubai Govind Kudale expired on 03.07.2009 and she was survived by Mrs. Nanda Balu Pingle, Smt. Lata Vijay Bhujbal, Smt. Pramila Temant Dhole, Shri. Ramchandra Govind Kudale, Shri. Laxman Govind Kudale, Shri. Maruti Govind Kudale and Shri. Bharat Govind Kudale. By the document mentioned at 5(iii) the aforesaid legal heirs of Late Sarubai Govind Kudale released their share out of the said S. No. 86/1 in favour of Shri. Dhanaji Chindhaji Bhumkar. Similarly by the document mentioned at S. No. 5(iv) the aforesaid Sou. Bababai Eknath Jadhav and Smt. Tarabai Pandharinath Tathe also released their share out of the said S. No. 86/1 in favour of Shri. Dhanaji Chindhaji Bhumkar.



C. From the document mentioned at S. No. 5(v) it is found that by the said document the aforesaid Shri. Dhanaji Chindhaji Bhumkar, Mrs. Sharada Harishchandra Jagtap, Mrs. Jyoti Manohar Bhujbal, Surekha Chindhaji Bhumkar, Chitra Chindhaji Bhumkar and Smt. Housabai Chindhaji Bhumkar along with Mrs. Chhaya Dhanaji Bhumkar exchanged an area of H. 00 R. 13.5 out of the said S. No. 86/1 with the property of Shri. Hanumant Namdeo Wakadkar being Gat No. 486/1 of Village Karanjavane, Taluka Shirur, Dist Pune and after the said exchange the name of Shri. Hanumant Namdeo Wakadkar is recorded in the record of right of the said S. No. 86/1 in relation to the said area of H. 00 R. 13.5 as the holder / owner thereof.

D. From the document mentioned at S. No. 5(vi) it is found that by the said document the aforesaid Shri. Dhanaji Chindhaji Bhumkar, Mrs. Sharada Harishchandra Jagtap, Mrs. Jyoti Manohar Bhujbal, Surekha Chindhaji Bhumkar, Chitra Chindhaji Bhumkar and Smt. Housabai Chindhaji Bhumkar along with Mrs. Chhaya Dhanaji Bhumkar sold an area of H. 00 R. 12.5 out of the said S. No. 86/1 to Shri. Sham Hanumant Wakadkar and after the said sale the name of Shri. Sham Hanumant Wakadkar is recorded in the record of right of the said S. No. 86/1 in relation to the said area of H. 00 R. 12.5 as the holder / owner thereof.

E. From the perusal of the document mentioned at S. No. 5 (vii) and 5 (viii) it is found that the owners of the said S.No. 86/1 i.e. Shri. Hanumant Namdeo Wakadkar and Shri. Sham Hanumant Wakadkar agreed to develop the said S.No. 86/1 , as and by way of Joint Venture with M/s. Rathi Developers a Proprietary Concern having its office at

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Rajaram Apartment, 1246, Kasba Peth, Pune – 411011 represented by its proprietor Shri. Amit Jugalkishor Rathi in the name and style of "M/s. Wakadekar, Patil & Rathi Associates" and in furtherance thereof the owners have also exhibited the necessary Power of Attorney in favour of Shri. Amit Jugalkishor Rathi.

F. In addition to the above after the aforesaid Joint Development Agreement dated 30.05.2014 I have also published a Public Notice in Daily Prabhat Dated 19/07/2014 thereby inviting (i) any demands, claims, if any, from and by any third party/ies in terms of charges, agreements, mortgage etc. upon and against the said S. No. 86/1 and (ii) any objection by any third party to the transaction between my client and Shri. Hanumant Namdeo Wakadkar and Shri. Sham Hanumant Wakadkar. However, till date, I have not received any objection / communication to the aforesaid Public Notice.

9. From the perusal and scrutiny of the documents mentioned in para (6) hereinabove at found that:-

a. The S.No. 86/2B is part and parcel of the larger piece of property bearing S.No. 86/2 of Village Wakad, Tal. Mulshi, Dist. Pune. The said S.No. 86/2 was owned by Nama alias Natha Kashiba Mali. In year 1963 the said Nama alias Natha Kashiba Mali sold and conveyed the said S.No. 86/2 to Shri Babu Raghu Bhumkar and accordingly the name of the said Babu Raghu Bhumkar was recorded in the record of right of the said S.No. 86/2 as the owner/holder thereof. In the year 1987, as per the order of the Tashildar under no. Wakad/ 116/87 dated 07/10/1987, the said S.No. 86/2 came to be partitioned into two



portions/ parts and as per the said partition an area of H. 00 Aars 14 out of the said S.No. 86/2 came to be allotted to the exclusive and separate share of Shri Vitthal Raghu Bhumkar and after the said partition the said area came to be numbered as S.No. 86/2B and Shri Vitthal Raghu Bhumkar was shown as the holder/owner of the said S.No. 86/2B. The said Shri Vitthal Raghu Bhumkar expired on 27/05/1995 and after his death the names of his heirs namely 1.Smt. Chandrabhaga Vitthal Bhumkar, the widow Shri Maruti Vitthal Bhumkar and Shri Ramdas Vitthal Bhumkar, the sons and three married daughters namely Mrs. Mangal Maruti Kudale, Mrs. Usha Kisan Ladkat, and Mrs. Vimal Rajaram Lokhande and accordingly their names were recorded in the record of right of the said S.No. 86/2B as holders/owners thereof. From the perusal of the documents mentioned at Sr.No. 6(iii) and 6 (iv) it is found that the aforesaid Mrs. Mangal Maruti Kudale, Mrs. Usha Kisan Ladkat, and Mrs. Vimal Rajaram Lokhande have released their respective share out of the said S.No. 86/2B in favour of their brothers namely Shri Maruti Vitthal Bhumkar and Shri Ramdas Vitthal Bhumkar and thereafter their names i.e. the names of Mrs. Mangal Maruti Kudale, Mrs. Usha Kisan Ladkat and Mrs. Vimal Rajaram Lokhande came to be deleted from the record of right of the said S.No. 86/2B. From the perusal of the documents mentioned at Sr.No. 6 (v) and 6 (vi) it is found that the aforesaid Smt. Chandrabhaga Vitthal Bhumkar, Shri Maruti Vitthal Bhumkar and Shri Ramdas Vitthal Bhumkar, along with their family members entrusted the rights of development and sale of the said S.No. 86/2B to Shri Promod Mishrilal Dhadiwal. However from the perusal of the documents mentioned at Sr.No. 6 (vii) it is found that by the said documents the aforesaid Smt. Chandrabhaga Vitthal Bhumkar, Shri



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Maruti Vitthal Bhumkar and Shri Ramdas Vitthal Bhumkar, along with their family members sold and conveyed the said S.No. 86/2B to the aforesaid Shri Promod Mishrilal Dhadiwal and accordingly the name of the said Shri Promod Mishrilal Dhadiwal came to be recorded in the record of right of the said S.No. 86/2B as the holder/owner thereof. From the perusal of the documents mentioned at S. No. 6 (viii) and 6 (ix) it is found that by the said documents the aforesaid Shri Promod Mishrilal Dhadiwal decided to development the said S.No. 86/2B, jointly i.e. as and by way of the Joint Venture with M/s. Nisrag Shelters, a partnership firm having its office at S.No. 84, Nisrag Plaza, Bhumkar Chowk, Wakad, Pune – 411057. However, From the perusal of the documents mentioned at S. No. 6 (x) hereinabove it is found that by the said document the aforesaid Shri Promod Mishrilal Dhadiwal, with the consent of the aforesaid M/s. Nisrag Shelters sold and conveyed an area of H.00 Aars 02.31 i.e. 231 sq.mtrs out of S.No. 86/2B to Shri Hanumant Namdev Wakadkar and accordingly the name of Shri Hanumant Namdev Wakadkar is recorded in the record of right of S.No. 86/2B as the holder/owner in respect of the said area of 231 sq.mtrs. Similarly, From the perusal of the documents mentioned at S. No. 6 (xi) hereinabove it is found that by the said document the aforesaid Shri Promod Mishrilal Dhadiwal, with the consent of the aforesaid M/s. Nisrag Shelters sold and conveyed an area of H.00 Aars 02.32 i.e. 232 sq.mtrs out of S.No. 86/2B to Shri Shyam Hanumant Wakadkar and accordingly the name of Shri Shyam Hanumant Wakadkar is recorded in the record of right of S.No. 86/2B as the holder/owner in respect of the said area of 232 sq.mtrs.



b. In addition to the above, prior to the Deed of Conveyances of the said S.No. 86/2B i.e. before the documents mentioned at Sr.No. 6 (x) and 6 (xi), a Public Notice was caused to be published in Daily Prabhat Dated 30/05/2015, by Advocate Shri Navneet Mutha. Thereby inviting (i) any demands, claims, if any, from and by any third party/ies in terms of charges, agreements, mortgage etc. upon and against the said S.No. 86/2B and (ii) any objection by any third party to the transaction between his clients and Shri. Promod Mishrilal Dhadiwal. However, from the perusal of the document mentioned at Sr.No. 6 (xii) it is found that Advocate Shri Navneet Mutha has certified that he has not received any objection / communication to the aforesaid Public Notice.

10. From the perusal and scrutiny of the documents mentioned in para (7) hereinabove it is found that: -

a. From the perusal of the document mentioned at Sr.No. 7 (i) hereinabove it is found that the plans for construction of the building/s in and upon S.No. 86/1 are approved by Pimpri Chinchwad Municipal Corporation.

b. From the perusal of the documents mentioned at Sr.No. 7(ii) and 7(iii) it is found that the properties bearing S.No. 86/1 and 86/2B are amalgamated and hence the plans for construction of the building in and upon the captioned properties are revised and are approved by Pimpri Chinchwad Municipal Corporation.

c. From the perusal of the documents mentioned at Sr.No. 7 (iv) and 7 (v) it is found that the owners of the said S.No. 86/2B i.e. Shri.

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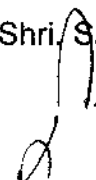
Date:

Hanumant Namdeo Wakadkar and Shri. Sham Hanumant Wakadkar agreed to develop the said S.No. 86/2B, as and by way of Joint Venture with M/s. Rathi Developers a Proprietary Concern having its office at Rajaram Apartment, 1246, Kasba Peth, Pune – 411011 represented by its proprietor Shri. Amit Jugalkishor Rathi in the name and style of "M/s. Wakadkar, Patil & Rathi Associates" and in furtherance thereof the owners have also exhibited the necessary Power of Attorney in favour of Shri. Amit Jugalkishor Rathi.

d. From the perusal of the documents mentioned at Sr.No. 7 (vi) and 7 (viii) that M/s. Om Sai Construction through partner Shri Shankar Pandurang Jagtap was the holder of Development Right Certificate for and area of 2317.12 sq.mtrs and the said firm transferred and area of 445 sq.mtrs out of the said Development Right Certificate to Shri. Hanumant Namdeo Wakadkar and Shri. Sham Hanumant Wakadkar for using the same at S.No. 86/1 of Wakad, Tal. Haveli, Dist. Pune. Thereafter the plans for construction of building/s in and upon the captioned properties is approved including the said DRC/TDR by Pimpri Chinchwad Municipal Corporation.

e. From the perusal of the document mentioned at Sr.No. 7 (ix) it is found that the construction of the Building No. A out of the proposed buildings, is complete and the Completion Certificate in respect thereof is also issued by Pimpri Chinchwad Municipal Corporation.

In view of the above I am of the opinion that subject to the rights of the Purchasers of the plan as mentioned in the Annexure annexed hereto, the title of Shri. Hanumant Namdeo Wakadkar and Shri. Sham



Hanumant Wakadkar to the captioned properties i.e. to the said S. No. 86/1 and 86/2B appears to be free, clear and marketable and the owners and M/s. Rathi Developers are entitled to develop the said S. No. 86/1 and 86/2B as per the plans approved by the Pimpri Chinchwad Municipal Corporation and to sale the remaining flats there from to the prospective purchasers thereof.

Pune.  
Dated: 21/06/2017



ADVOCATE.

All the documents handed over to me for this Title Report are returned to M/s. Rathi Developers.



ADVOCATE.

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### ANNEXURE

1. Agreement dated 04/06/2015 in respect of Flat No. 101 from the First floor of the Wing No. A executed in favour of Mrs. Bharti Gaurav Nagpal i.e. formerly Miss. Bharati Shankar Kundal and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 5226 on same day.
2. Agreement dated 19/10/2015 in respect of Flat No. 102 from the First floor of the Wing No. A executed in favour of Shri Hemant Nimba Patil and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 9559 on same day.
3. Agreement dated 19/10/2015 in respect of Flat No. 103 from the First floor of the Wing No. A executed in favour of Shri Sunil Sadashiv Joshi and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 9560 on same day.
4. Agreement dated 28/05/2015 in respect of Flat No. 104 from the First floor of the Wing No. A executed in favour of Shri Vijay Ramnarayan Sahu and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 4998 on same day.
5. Agreement dated 10/10/2016 in respect of Flat No. 201 from the Second floor of the Wing No. A executed in favour of Mrs. Neelam Sham Wakadkar and Shri Sham Hanumant Wakadkar and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 8574 on same day.

6. Agreement dated 12/06/2015 in respect of Flat No. 202 from the Second floor of the Wing No. A executed in favour of Mrs. Jyoti Aashish Dholi and Shri Aashish Haribhau Dholi and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 5507 on same day.

7. Agreement dated 20/07/2015 in respect of Flat No. 203 from the Second floor of the Wing No. A executed in favour of Shri Amol Balasaheb Salunke and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 6701 on same day.

8. Agreement dated 15/10/2015 in respect of Flat No. 204 from the Second floor of the Wing No. A executed in favour of Shri Ajay Waman Humane and Mrs. Seema Ajay Humane and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 9373 on same day.

9. Agreement dated 04/06/2015 in respect of Flat No. 301 from the Third floor of the Wing No. A executed in favour of Shri Pawan Vitthal Nadgir and Mrs. Ashwini Vitthal Nadgir and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 5227 on same day.

10. Agreement dated 24/07/2015 in respect of Flat No. 302 from the Third floor of the Wing No. A executed in favour of Smt Harjitkaur Manku and Shri Tejindarsingh Manku and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 6890 on same day.

11. Agreement dated 04/07/2015 in respect of Flat No. 304 from the Third floor of the Wing No. A executed in favour of Shri Anil Mareppa Baigar and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 6231 on same day.

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12. Agreement dated 28/05/2015 in respect of Flat No. 402 from the Fourth floor of the Wing No. A executed in favour of Shri Gaurav Maganlal Gupta and Mrs. Pretti Gaurav Gupta and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 4997 on same day.

13. Agreement dated 04/11/2015 in respect of Flat No. 403 from the Fourth floor of the Wing No. A executed in favour of Shri Amit Sambhaji Zanzane, Shri Sambhaji Ganpat Zanzane and Mrs. Malti Sambhaji Zanzane and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 10072 on same day.

14. Agreement dated 15/06/2015 in respect of Flat No. 404 from the Fourth floor of the Wing No. A executed in favour of Mrs. Varsha Pravin Phulzele and Shri Pravin Jaykrishan Phulzele and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 5541 on same day.

15. Agreement dated 12/06/2015 in respect of Flat No. 501 from the Fifth floor of the Wing No. A executed in favour of Mrs. Sevika Sudhir Jadhav and Shri Sudhir Narayan Jadhav and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 5508 on same day.

16. Agreement dated 21/07/2015 in respect of Flat No. 502 from the Fifth floor of the Wing No. A executed in favour of Smt. Shobha Jagatnarayan Gupta and Shri Pankaj Jagatnarayan Gupta and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 6755 on same day.

17. Agreement dated 20/07/2015 in respect of Flat No. 503 from the Fifth floor of the Wing No. A executed in favour of Mrs. Lelawati



Jagannath Khankar and Shri Jagannath Laxman Khankar and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 6699 on same day.

18. Agreement dated 10/11/2015 in respect of Flat No. 504 from the Fifth floor of the Wing No. A executed in favour of Shri Prasad Madnlal Soni and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 10356 on same day.

19. Agreement dated 13/05/2015 in respect of Flat No. 601 from the Sixth floor of the Wing No. A executed in favour of Shri Deepak Rambhau Javale and Mrs. Taruna Deepak Javale and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 4553 on same day.

20. Agreement dated 09/07/2015 in respect of Flat No. 602 from the Sixth floor of the Wing No. A executed in favour of Mrs. Preetibala Nitinkumar Gupta and Shri Nitinkumar Shivnarayan Gupta and duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 6381 on same day.

21. Agreement dated 21/05/2015 in respect of Flat No. 603 from the Sixth floor of the Wing No. A executed in favour of Miss. Sneha Anil Patane and Smt. Anita Anil Patane duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 4829 on same day.

22. Agreement dated 01/02/2016 in respect of Flat No. 604 from the Sixth floor of the Wing No. A executed in favour of Shri Nanasaheb Bhalchandra Khersade and Mrs. Sushma Nanasaheb Khersade duly

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registered at the office of The S.R.Haveli No. 19 at Sr.No. 1022 on same day.

23. Agreement dated 30/10/2015 in respect of Flat No. 701 from the Seventh floor of the Wing No. A executed in favour of Shri Manish Jaytilal Mehta and Mrs. Reeta Manish Mehta duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 9926 on same day.

24. Agreement dated 13/05/2015 in respect of Flat No. 702 from the Seventh floor of the Wing No. A executed in favour of Shri Trishul Vishveshwar Bhuyar duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 4558 on same day.

25. Agreement dated 12/06/2015 in respect of Flat No. 703 from the Seventh floor of the Wing No. A executed in favour of Shri Prashant Vijay Pande and Mrs. Aankita Prashant Pande duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 5519 on same day.

26. Agreement dated 13/05/2015 in respect of Flat No. 704 from the Seventh floor of the Wing No. A executed in favour of Shri Kuldeep Satish Patil duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 4557 on same day.

27. Agreement dated 30/10/2015 in respect of Flat No. 801 from the Eighth floor of the Wing No. A executed in favour of Shri Bhavesh Manoharlal Shah and Mrs. Manisha Bhavesh Shah duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 9925 on same day.

28. Agreement dated 20/07/2015 in respect of Flat No. 802 from the Eight floor of the Wing No. A executed in favour of Shri Bhaveshkumar Navinchandra Vyas duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 6702 on same day.

29. Agreement dated 09/07/2015 in respect of Flat No. 803 from the Eight floor of the Wing No. A executed in favour of Shri Mahesh Dattarya Aasebe and Mrs. Kanchan Mahesh Aasebe duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 6382 on same day.

30. Agreement dated 03/09/2016 in respect of Flat No. 804 from the Eighth floor of the Wing No. A executed in favour of Shri Kalpak Shrish Kadarkar and Mrs. Aaditi Kalpak Kadarkar duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 7644 on same day.

31. Agreement dated 31/03/2016 in respect of Flat No. 101 from the First floor of the Wing No. B executed in favour of Mrs. Dipti Gunesh Bhivapurkar and Shri Gunesh Dalutarao Bhivapurkar duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 5554 on 27/06/2016.

32. Agreement dated 31/03/2016 in respect of Flat No. 102 from the First floor of the Wing No. B executed in favour of Mrs. Harsha Makarand Matonde and Shri Makrand Semual Matonde duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 4248 on 12/05/2016.

33. Agreement dated 03/10/2016 in respect of Flat No. 103 from the First floor of the Wing No. B executed in favour of Shri Atul Sudhakar Band duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 8286 on the same day.

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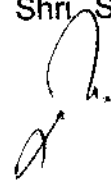
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34. Agreement dated 27/12/2016 in respect of Flat No. 104 from the First floor of the Wing No. B executed in favour of Shri Abhishek Jain and Smt. Meenakashi Jain duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 10593 on the same day.
35. Agreement dated 15/05/2017 in respect of Flat No. 204 from the Second floor of the Wing No. B executed in favour of Mrs. Neelam Kasheshwar Kokate duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 5083 on the same day.
36. Agreement dated 10/02/2017 in respect of Flat No. 301 from the Third floor of the Wing No. B executed in favour of Shri Rajendra Bhaskarrao Bhosale and Mrs. Meena Rajendra Bhosale duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 1232 on the same day.
37. Agreement dated 31/03/2016 in respect of Flat No. 302 from the Third floor of the Wing No. B executed in favour of Shri Pankaj Padmakarrao Rampurikar and Mrs. Sayali Pankaj Rampurikar duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 4313 on 16/05/2016.
38. Agreement dated 09/06/2016 in respect of Flat No. 303 from the Third floor of the Wing No. B executed in favour of Shri Nikhil Jayprakash Khadaskar duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 3799 on the same day.
39. Agreement dated 02/12/2016 in respect of Flat No. 304 from the Third floor of the Wing No. B executed in favour of Shri Sujit



Nanasaheb Ghavhane and Mrs. Shital Sujit Ghavhane duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 9982 on the same day.

40. Agreement dated 18/02/2017 in respect of Flat No. 401 from the Fourth floor of the Wing No. B executed in favour of Shri Kedar Shrishrao Puranik duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 1447 on the same day.

41. Agreement dated 04/03/2017 in respect of Flat No. 402 from the Fourth floor of the Wing No. B executed in favour of Mrs. Mrunal Swanand Deosthale and Shri Swanand Madhukar Deosthale duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 1890 on the same day.

42. Agreement dated 09/05/2016 in respect of Flat No. 403 from the Fourth floor of the Wing No. B executed in favour of Shri Abhilesh Kumar and Mrs. Roma Rani Kumar duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 4115 on the same day.

43. Agreement dated 20/06/2016 in respect of Flat No. 404 from the Fourth floor of the Wing No. B executed in favour of Mrs. Shruti Atul Khanna and Shri Atul Prakashchand Khanna duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 5339 on the same day.

44. Agreement dated 10/02/2017 in respect of Flat No. 501 from the Fifth floor of the Wing No. B executed in favour of Shri Shilesh Chanderiya and Mrs. Pooja Shilesh Chanderiya duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 1231 on the same day.

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45. Agreement dated 06/05/2016 in respect of Flat No. 502 from the Fifth floor of the Wing No. B executed in favour of Shri Aashish Mahesh Nema duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 4045 on the same day.

46. Agreement dated 03/05/2016 in respect of Flat No. 503 from the Fifth floor of the Wing No. B executed in favour of Shri Rajendra Giridhar Ingale and Mrs. Hemalata Rajendra Ingale duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 3931 on the same day.

47. Agreement dated 07/03/2017 in respect of Flat No. 504 from the Fifth floor of the Wing No. B executed in favour of Shri Sachin Sambhaji Rannavare duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 1993 on the same day.

48. Agreement dated 09/06/2016 in respect of Flat No. 601 from the Sixth floor of the Wing No. B executed in favour of Shri Pakaj Kumar Jain duly registered at the office of The S.R.Haveli No. 17 at Sr.No. 3798 on the same day.

49. Agreement dated 08/07/2016 in respect of Flat No. 602 from the Sixth floor of the Wing No. B executed in favour of Shri Sachin Arun Mandhare and Mrs. Gayatri Sachin Mandhare duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 5911 on the same day.

50. Agreement dated 24/10/2016 in respect of Flat No. 603 from the Sixth floor of the Wing No. B executed in favour of Shri Sagarsingh Nagosingh Rajput duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 8979 on the same day.



51. Agreement dated 16/02/2017 in respect of Flat No. 701 from the Seventh floor of the Wing No. B executed in favour of Shri Swapnil Pralad Bunde duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 1356 on the same day.

52. Agreement dated 10/10/2016 in respect of Flat No. 703 from the Seventh floor of the Wing No. B executed in favour of Mrs. Sonali Anup Gupta and Shri Anup Gupta duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 8551 on the same day.

53. Agreement dated 10/10/2016 in respect of Flat No. 704 from the Seventh floor of the Wing No. B executed in favour of Shri Vikas Trivedi and Mrs. Shweta Trivedi duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 8550 on the same day.

54. Agreement dated 28/10/2016 in respect of Flat No. 802 from the Eight floor of the Wing No. B executed in favour of Shri Santosh Bhagevat Pailvan and Mrs. Shilpa Santosh Pailvan duly registered at the office of The S.R.Haveli No. 19 at Sr.No. 9169 on the same day.

