

Ref. No. : TC/38/2016

TITLE CERTIFICATE

Re. : ALL THAT PIECE AND PARCEL OF LAND bearing Survey/Gat No. 283/2 (Old Survey No. 283/1/2), totally admeasuring 00 Hectare 44 Ares as per 7/12 extract and Phalani Bara (as per Sale Deed 00 Hectare 43 Ares) lying and situated at Village Wadgaon, Taluka Maval, District Pune.

The captioned property belong to and stand in the names of Mr. Ramesh Tolaram Wadhwani and Mrs. Noori Ramesh Wadhwani.

The said Mr. Ramesh Tolaram Wadhwani and Mrs. Noori Ramesh Wadhwani acquired the captioned property from its erstwhile owner Sou. Radha Govind Keswani vide Sale Deed dated 16/12/1992 duly registered at the office of Sub Registrar Maval at Serial No. 1084/1992 and the names of Mr. Ramesh Tolaram Wadhwani and Mrs. Noori Ramesh Wadhwani have been duly recorded on the 7/12 extract vide Mutation Entry No. 3852 dated 20/04/1993.

Thereafter the said Mr. Ramesh Tolaram Wadhwani and Mrs. Noori Ramesh Wadhwani (through her husband Mr. Ramesh Tolaram Wadhwani for admission purpose) executed Agreement of Development alongwith Irrevocable Power of Attorney both dated 14/06/2013 for the Survey/Gat No. 283/2 (Old Survey No. 283/1/2) totally admeasuring 00 Hectare 44 Ares in favour of Setpal Properties Private Limited represented therein through its duly authorised Managing Director Mr. Haresh Gul Setpal and Director Mrs. Mehak Haresh Setpal which are duly registered at the office of Sub Registrar Lonavala at Serial No. 2627/2013 and 2628/2013 respectively.

I have caused the search of the captioned property for the last 30 years i.e. from the year 1986 to 2015(Part) at the Office of the Sub Registrar Maval through Advocate Shakila Intezar Ahmed. Further, Additional Search Report is issued by the said Advocate Shakila Intezar Ahmed after conducting further search of available records for the period of 2015(Part) to 2016(Part) by a e-search on the web site of igmaharashtra.gov.in.

From the e-search for the period 2015(Part) to 2016(Part) on the web site of igmaharashtra.gov.in it is found that the transactions relating to the units constructed on the captioned property sold to the intending

purchasers are registered from time to time and also found that the Developer Setpal Properties Private Limited with the consent of said owners Mr. Ramesh Tolaram Wadhwani and Mrs. Noori Ramesh Wadhwani mortgaged some units in favour of Religare Finvest Limited, Shivaji Nagar Branch vide Mortgage Deed dated 09/02/2016 duly registered at the office of Sub Registrar Maval at Serial No. 876/2016.

From the record available for inspection, save and except the Mortgage Deed dated 09/02/2016 mentioned hereinabove, no encumbrances and/or defect in title was located. The said reports of Advocate Shakila Intezar Ahmed is appended hereto and shall form part of this Certificate.

On the basis of the foregoing and subject to the available document/s produced for my perusal and the observations made / rendered in the reports appended hereto I hereby opine that subject to the charge of the Religare Finvest Limited, Shivaji Nagar Branch in terms of the said Deed of Mortgage the title of the present Owners of the above captioned property appears free, clear and marketable and Setpal Properties Private Limited have acquired and hold valid and preferential development rights of the captioned property subject to the terms, conditions and covenants contained in the said Agreement of Development and other incidental writings.

This Certificate dated this 17th day of October, 2016.

CHANDAN M. PARWANI.
Advocate