

SUDHAKAR S. KALE

B.A. (Hons.), LL. M.,
Advocate

Ahinsa Apartments,
768/18, Deccan Gymkhana
Pune - 411 004.
☎ : 25660220/21

Date: 07/05/2012

CERTIFICATE OF TITLE

This is to certify that, I have investigated the Title of the schedule property since 1983 to 2012. Advocate Mahesh Shastri has paid search fee of Rs.750/- on 16/06/2011 at serial no.5618/2011 vide Receipt No.0151028 for the year 1982 to 2011 in the office of Sub-Registrar Haveli No.1 and search fee of Rs.50/- on 02/05/2012 at serial no.4293/2012 vide Receipt No.219093 for the year 2011 to 2012 in the office of Sub-Registrar Haveli No.1 and he had carried out search for the period of 1982 to 2012 in the office of Sub-Registrar Maval (Vadgaon Maval), for the period of 1991 to 2004 in the office of Sub-Registrar Mulshi(Paud), for the period 2005 to 2012 in the office of Sub-Registrar Haveli No.1 to 20 personally from Index-II, registers, which were made available to him by concerned Sub-Registrar and for the period of 2002 to 2012 from computerized as well as manual search and accordingly he has intimated in writing to the undersigned by his letter dated 05/05/2012. **M/S. LABH PROMOTERS AND DEVELOPERS**, a registered Partnership Firm, registered under Indian Partnership Act - 1932, having registration no. MPA-85148 dated 17/04/2012, having PAN NO. AAFL0487C and having office at Survey No.92, Tathawade, Pune 411 033, hereinafter referred as **"THE SAID FIRM"**, through partner **SHRI RAHUL BHAGWANDAS SANKLA**, handed me over the copies of the revenue record, documents etc., which are available with him for scrutiny and examination related to the schedule property. I have published public notices in daily newspaper "Prabhat" and "Lokmat" both dated 14/04/2011 in Marathi language for Survey No.92 admeasuring 00 Hectare 69 Ares situated at Village Tathwade, to ascertain marketable title of previous owner Gulab Hiranman Londhe & others from whom the said firm purchased the schedule property. I have received one objection to the aforesaid public notice from Advocate S. B. Kedari on behalf of Shri Damodar Keshav Tapkir & other three but subsequently, the transaction between previous owner Sarvashree Londhe and aforesaid persons who have raised the objection as aforesaid have executed proper cancellation deed dated 25/05/2011 to cancelled Visar Pavati dated 01/04/1995 and which Cancellation Deed is duly authenticated by Sunil C. Thakur Advocate & Notary and he has noted at Serial No.32/2011 on 25/05/2011 and accordingly the objection is vanished. Subsequently the said firm has purchased the Schedule property with possession from Sarvashree Londhe by registered sale deed dated 23/06/2011 which is registered in the office of Sub-Registrar Haveli No.17 at Serial No.6997 on 29/06/2011 and accordingly Mutation Entry No.5457 Village Tathwade certified on 03/08/2011 and accordingly name of the said firm is recorded in revenue record as the owner and possessor. Relying upon report dated 05/05/2012 of Adv.Mahesh Shastri, documents submitted by



the partners of the said firm for scrutiny in respect of the schedule property and non receipt of any objection to the public notice published as aforesaid except one objection which is vanished as aforesaid, in my opinion the said firm is absolute owner and possessor of the schedule property and having good, clear and marketable title free from all encumbrances, charges or claims of whatsoever nature in respect of the schedule property and same is under non agricultural use for residential purpose as per permission no.PMA/NA/SR/47/12 dated 08/04/2012 issued by Collector Revenue Branch Pune and the said firm being owner & possessor of the Schedule Property and said firm is entitled to transfer the area under amenity space out of the schedule property to the Pimpri Chinchwad Corporation and avail the FSI against that to use the same on the remaining part of schedule property and to construct the new building on schedule property by using the FSI of the schedule property as well as aforesaid FSI as per sanctioned or to be sanctioned building plan/s and right to deal with all the tenements including flats in the building/s which are under construction or to be constructed on the schedule property and to sell, lease, mortgage the same to the buyers, lessee, mortgagee etc. or to dispose of the schedule property with or without construction thereon and to receive consideration, premium, rent, allotment charges etc. from them and also have right to deliver the possession to such person or persons, buyers, mortgagee, lessee, allottee etc. There is / are no restrictive clause / clauses that will be obstructing the said firm being absolute owner for authority to sell the schedule property free from all encumbrances, charges or claims of whatsoever nature.

SCHEDULE

All that property bearing Survey No.92 admeasuring 00 Hectare 69 Ares situated at Village Tathwade, within the Registration District Pune, Sub-registration District Haveli, Taluka Mulshi and within the limits of Pimpri Chinchwad Municipal Corporation, Pimpri and which area admeasuring 00 Hectare 69 Ares, i.e.6900 sq.mtrs. is bounded as follows:-

- On or towards the East - By Survey No.92 & 89/1A
- On or towards the South - By Survey No.92/1 & Road.
- On or towards the West - By Survey No.93
- On or towards the North - By Survey No.91/6 & 91/7

And alongwith all structures, edifices, trees, water, water courses etc. if any standing thereon and right to use permissible TDR and have all the buildable potential under whatsoever head, without reserving any rights, things etc.

Place: Pune
Date: 07/05/2012



[Signature]
SHRI. SUDHAKAR S. KALE
ADVOCATE

SUDHAKAR KALE & ASSOCIATES

ADVOCATES, CORPORATE, AND TAX CONSULTANTS

Ahinsa Apartments, 768/18, Deccan Gymkhana, Pune - 411 004.

SUDHAKAR S. KALE B.A. (Hons.), LL.M. Advocate

PRIYANKA KALE-UPPAL, B.S.L LL.B, Tax LL.M (London) Advocate

SANCHIT UPPAL, B.S.L LL.B, C.S. Advocate

Date:- 03/07/2015

SEARCH AND TITLE INVESTIGATION REPORT CERTIFICATE FOR ADDITIONAL PERIOD

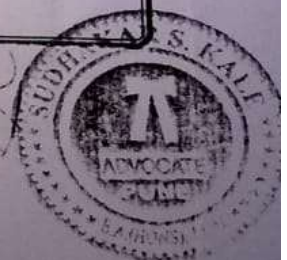
This is to certify that, I had issued Search and Title Investigation Report dated 07/05/2012 to **M/S. LABH PROMOTERS AND DEVELOPERS**, a registered Partnership Firm, registered under Indian Partnership Act - 1932, having registration no. MPA-85148 dated 17/04/2012, having PAN NO. AAFL0487C and having office at Survey No.92, Tathawade, Pune 411 033, hereinafter referred as "**THE SAID FIRM**", in respect of the property, which is more particularly described in the Schedule written hereunder and hereinafter referred to or called as "**THE SAID LAND**", owned by the said firm. The said firm, through its Partner, Shri. Rahul Bhagwandas Sankla, requested me to scrutinize and examine the marketable title of the said land for additional period May 2012 to June 2015. Advocate Mr. Abhijeet Pawar has paid search fee of Rs.300/- on 23/06/2015 vide receipt no.0229909 at serial No.765 of 2015 in the office of Sub-Registrar Haveli No.18 and has carried out search for the period 1st May 2011 to 30/06/2015 from the Index-II Registers which were made available to him by the Sub-Registrar Haveli No.1 to 27 and further on computerized online search and has submitted his report dated 01/06/2015, stating that, except agreements in respect of the tenements in the building / wing B firm executed agreements under MOFA in favour of the buyers and he has not found any other entry for registered



document pertaining to the said land or tenements in the building thereon. Shri. Rahul Bhagwandas Sankla, partner of the said firm by executing affidavit dated 02/07/2015 stated that the firm had not obtained project loan or any other financial facility from any bank or financial institute against the security of Said Land. Further, the Partner in his affidavit also stated that, the firm or any Partner of the firm has not receive any summons or notices from any Civil or Criminal Court or any other Quasi Judicial Authority in respect of any proceeding relating to the Said Land.

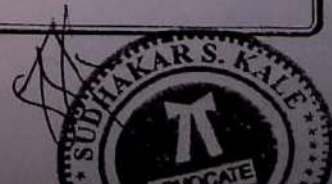
I have to further state that, Partner of the said firm has informed that, the said firm has obtained revised sanction to the building layout for the said land vide commencement certificate no. B.P./layout/Tathawade/11/2015 dated 17/06/2015 showing building / wing A and B and further building plan for the part of the floors of building/wing A and B vide Commencement Certificate No.B.P./layout /Tathawade/11/2015 dated 17/06/2015 i.e. for the stilt and upper 6 floors. The Partner of the firm informed in subsequent revision aforesaid sanctioned will be received in due course for the using the balance FSI permissible TDR, paid FSI and other buildable potential for construction of upper 7th floors to 12th floors of the building / wing A and B with commercial ground and upper floor separate building and in alternate to have the revised layout of the building being A & B each having stilt parking and above 7 floors, and building / wing C basement parking, at ground floor partly commercial tenements and partly stilt parking and above 7 floor.

I am issuing this opinion on the basis of certain assumptions such as All the signatures appearing on the reviewed documents are genuine; The photo copies of the documents perused by the undersigned as originals are authentic and complete; The Documents perused by the undersigned as copies are complete and confirm to the original



documents (which were itself authentic) and The documents on which the Report relies remain accurate and this certificate is issued for the sole and exclusive benefit of my client M/s. Labh Promoters And Developers. This Certificate may not be used for any other purpose other than as stated hereinabove. I/we disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty, damages, etc. resulting from or incurred or suffered by any person except our client using our Report/Certificate in any manner or basing any action on it notwithstanding the cautions and limitation stated herein and at the appropriate places in the report. I/we must also make it clear that, I/we will not accept any responsibility or liability to the client for any information obtained under disclaimer of responsibility for which I/we was/were not able to obtain independent verification.

In light of the aforesaid statement and views I have to state that, the said society as well as M/s. Labh Promoters And Developers entitle to transfer area under winding to the Pimpri Chinchwad Municipal Corporation, Pimpri and avail the FSI equivalent to the area transfer to the Municipal Corporation and to use the same for construction of the part of the building which is under construction on the said land. M/s. Labh Promoters And Developers being Promoter is entitle to deal with the tenements in the building which under construction on the said land. There is / are no restrictive clause / clauses that will be obstructing the said firm being absolute owner for authority to transfer the said land and the buildings / wings which are to be constructed on the said land in favour of the Co-Op. Housing Society or proportionate share with individual tenement in favour of the buyers of the tenement on formation of association of apartment.



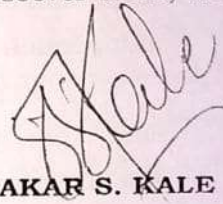
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Place: Pune
Date: 03/07/2015


SHRI. SUDHAKAR S. KALE

ADVOCATE

