

D.D. Vanarase
(ADVOCATE)

Flat No.28, Akshay Heights, Yogi
Society, Dhankawdi, Pune.

Date - 25/05/2015

SEARCH AND TITLE OPINION

TO,

M/s. Aditya Shagun Developers
619, Sadashiv Peth,
Pune-411 030.

Sub.:- Title Opinion in respect of the Properties bearing S.Nos.
18/1(18/1+2/2), Mouje Balewadi, Tal. Haveli, Dist, Pune.

Sir,

1. I was entrusted with an assignment by M/S. ADITYA SHAGUN DEVELOPERS, PUNE, to have the search for the last 30 years and Title Reports in respect of the said landed properties mentioned hereinabove and for the sake of convenience hereinafter referred to as the said properties.
2. Accordingly, the search has been carried out in the concerned offices of Sub. Registrar, Haveli (Pune) for the period referred to above.
3. BESIDES the above, I was also made available certain revenue record for my reference in respect of the said properties.



A] SPECIFIC REPORT IN RESPECT OF PROPERTY, S.No. 18/1 (OLD

S.NO. 18/1+2/2) AN AREA ADMEASURING 0 HECTARE, 40.5 ARES.

1. DESCRIPTION OF PROPERTY:

All that piece and parcel of land and ground situated within the Registration Sub. District, Tal. Havell, Dist. Pune and within the limits of Pune Municipal Corporation bearing New S.No. 18/1(Old S.No.18/1+2/2), Mouje Balewadi, Pune.admeasuring an area of 0 Hectar 40.5 are. i.e 4050 sq.mtrs. as per 7/12 extract and bounded as follows:-

On or towards the East	:	Baner — Balewadi Rpad
On or towards the South	:	Remaining Area of S.No. 18
On or towards the West	:	S.No. 18/1A, Area 40.5 R. of Nivrutti Balwadkar.
On or towards the North	:	S.No. 19

2. That the said property was an ancestral property of one Mr. Raghobha Tukaram Balwadkar and other co-owners.

3. THAT a partition took place amongst Mr. Raghoba Tukaram Balwadkar & other co-owners. As per the said Partition, the said property is allotted to the share of Mr. Namdev Raghoba Balwadkar. Accordingly, the effect was given to the record of rights of the said property, vide mutation entry No. 1098, dt. 29/01/1986.

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4. By an order of Tahasildar Havell, order No. Tho/kv/6262/97 dt. 19/11/97 the names of Kisan, Pandharinath, Ananda, Dattatraya & Manohar were mutated as per Mutation Entry bearing No. 3692 dt. 20/11/97 as heirs of Late Baburao Tukaram Balwadkar.

5. Shri. Namdeo Raghoba Balwadkar expired on 21/10/2004 leaving behind him his widow Smt. Parvati, 2 sons — Pandurang, Yuvraj & 3 married daughters — Sou. Asha Nanadkumar Kalate, Sou. Usha Ramdas Tingre, Sou. Lata Sunil Tambe as his only heirs. The names of the said heirs were mutated in the 7/12 extract vide Mutation Entry bearing No.5474 dt. 10/01/05.

6. It appears from the copy of the Release Deed dtd. 24/12/2004 which is registered at the Office of the Sub-Registrar Havell No. 4 at Serial No, 5669/2004, that the sister — Sou. Shobha Vilas Ghule released and relinquished all their respective right, title and interest whatever they obtained in the captioned property in favour of her brother Shri. Ananda Pandharinath Balwadkar. Thereafter the name of Sou Shobha Vilas Ghule was deleted from 7/12 extract vide mutation entry no. 5720 dt. 17/01/2006.

7. Shri.Kisan Baburao Balwadkar & others entrusted their respective shares in the land bearing S.No.18/1 admeasuring 40.5 Are to M/s. Aditya Shagun Developers by a Development Agreement coupled with an Irrevocable General Power of Attorney dated 02/02/2005, and the said Development Agreement and General Power of attorney have been



registered at the office of the Sub Registrar, Havell, at Sr.No.910/2005 & 911/2005 respectively dated 4/2/2005 for the purpose of development & carrying out construction thereon.

8. Shri.Pandurang Namdev Balwadkar & others also entrusted their respective shares in the land bearing S.No.18/1 admeasuring 40.5 Are to M/s. Aditya Shagun Developers by a Development Agreement coupled with an Irrevocable General Power of Attorney dated 31/10/2005, and the said Development Agreement and General Power of attorney have been registered at the office of the Sub Registrar, Havell, at Sr.No.6859/2005 & 6860/2005 respectively dated 31/10/2005 for the purpose of development & carrying out construction thereon.

9. As mentioned above Shri. Kisan Baburao Balwadkar & his family and also legal heirs of Late Namdeo Raghoba Balwadkar, Mr.Pandurang Namdeo Balwadkar & other Co- owners both the parties entrusted their respective shares in the land of S.No.18/1 to MIs. Aditya Shagun Developers.

10. It is seen from Mutation Entry No. 6274 dated 15.09.2008 and copy of Sale Deed dated 08/04/2008 that by Sale Deed dated 08/04/2008 aforesaid various owners sold their lands in favour of Shri. Pravin Bhikchand Kataria and Shri. Rinku Rajkumar Shewani parteners of M/s. Aditya Shagun Developers. The said Sale Deed is registered at the Office of the Sub.Registrar Havell No. 17 at Sr.No. 3694/2008 and the name of the said purchaser is mutated in 7/12 record by the said mutation entry.

DAV

B] List of Common Documents

1. Copy of order u/s 8(4) in case no 1753-BA dt. 27/01/2006.
2. Search report given by Mrs. Savita Deshmukh (Advocate).
3. Copies 7/12 extracts, 6— D extracts.
4. Copies of Power of Attorneys.
5. Copies of Development Agreements.
6. Copy of Sale Deed dated 08/04/2008 at the Office of the Sub.Registrar Haveli No. 17 at Sr.No. 3694/2008.

C] It is seen from the copy of the order u/s 8(4) of the Urban Land (ceiling and Regulation) Act 1976 given in case no. 1753/BA dt. 27/01/06 that the declarants Shri.Pandurang Namdev Balwadkar & other owners of the S.Nos. 14/1 and 18/1 of village Balewadi, Tal. Haveli, Dist. Pune, do not hold vacant land in excess of the ceiling limit of the said Act.

D] By the above mentioned sale deed between owners and M/s. Aditya Shagun Developers, M/s. Aditya Shagun Developers became owner of the property

E] I caused the search of Index No. II registers at the office of the Sub-Registries for the last 30 years in respect of the captioned property and no document evidencing any subsisting mortgage, charge or encumbrance was found recorded from the available registers. On the basis of the same and the basis of the documents given for my perusal and subject to whatever stated hereinabove, I am of the opinion that the



title to the captioned property is clean, clear and marketable without any
encumbrance whatever.

This is the search & Title report for the last 30 years.

All the documents are returned herewith.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "E. Alvarado".

(ADVOCATE)