

M/S. RAJIV PATEL AND ASSOCIATES

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001.

Ref No. :

Date :

CERTIFICATE OF TITLE

Re : All that piece and parcel of land or ground admeasuring 13633 sq.mtrs. being a part or portion out of the land admeasuring Hectares 16=59 Ares bearing Gat No.1185-B [formerly bearing Gat No.2188-B] situate, lying and being at Village Wagholi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Wagholi and falling in the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force and which portion admeasuring 13633 sq.mtrs. is bounded as follows, that is to say:- On or towards the East: By remaining portion out of the portion admeasuring 19,147 sq.mtrs. earlier held by Shri Ajit S. Belvalkar and Shri. Sameer S. Belvalkar out of land bearing Gat No.1185-B, Wagholi. On or towards the South: By land out of Gat No.1185-B, Wagholi. On or towards the West: By lands bearing Gat Nos.2300 (old), 2302 (old), 2303 (old) and 2304 (old), Wagholi. On or towards the North: By land bearing Plot Nos. 7A and 7B out of land bearing Gat No.1185-A, Wagholi.

Excluding however, the Amenity Space admeasuring 2044.95 sq.mtrs out of the Layout sanctioned in respect of the above captioned Land.

We have been instructed by M/S.HELIOS DEVELOPMENT, a partnership firm duly Registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at 1, Konark Estate, Bund Garden Road, Pune 411001, to investigate its title to the above captioned



Land. We have carried out such investigation and our observations in respect thereof are as under:-

1. One Dr.Laxman Rajaram Kulkarni (in his capacity as the Karta and Manager of his Hindu Undivided Family) was the owner of all those pieces and parcels of agricultural land or ground admeasuring 40 Acres 38 Gunthas (equivalent to Hectares 16 = 57 Ares) and 44 Acres 35 Gunthas (equivalent to Hectares 18 = 16 Ares) formerly bearing Survey Nos.237 and 238 respectively and (after implementation of the Consolidation Scheme for Village Wagholi under the provisions of the Bombay Prevention of Fragmentation and Consolidation of Small Holdings Act, 1947 in the year 1973) bearing Gat Nos.2188-A and 2188-B respectively situate, lying and being at Village Wagholi within the Registration Sub-District of Taluka Havei, District Pune and within the limits of the Gram Panchayat Wagholi.
2. In or around the year 1948, the name of one Fakira alias Bhagwantrao Sakharam Satav was entered on the Revenue Record pertaining to the said lands bearing Survey Nos.237 and 238, Wagholi as the tenant and vahiwatdar thereof.
3. The said Fakira alias Bhagwantrao Sakharam Satav died intestate in Pune on 15.10.1962 and, on his death, the names of his two sons, namely Babasaheb Bhagwantrao Satav and Nanasaheb Bhagwantrao Satav, were entered on the Revenue Record pertaining to the said lands as the tenants thereof.

4. The said Babasaheb and Nanasaheb Bhagwantrao Satav made application under the provisions of Section 32-G of the Bombay Tenancy & Agricultural Lands Act, 1948 to the Additional Tahsildar and Agricultural Lands Tribunal, Haveli for a Declaration that they were deemed purchasers of the said lands.
5. Such proceedings under the provisions of Section 32-G of the Bombay Tenancy and Agricultural Lands Act, 1948 were contested by the said Dr. Laxman Rajaram Kulkarni and proceedings took place between the said parties under the Bombay Tenancy & Agricultural Lands Act, 1948.
6. The provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947 were made applicable to Village Wagholi and, accordingly, the said lands admeasuring 40 Acres 38 Gunthas equivalent to Hectares 16=57 Ares and 44 Acres and 35 Gunthas equivalent to Hectares 18=16 Ares bearing Survey Nos.237 and 238 were assigned Gat Nos.2188-A and 2188-B respectively of Village Wagholi.
7. The said Nanasaheb Bhagwantrao Satav died Intestate in Pune leaving behind him his only heirs and next-of kin his widow namely, Subhadrabai Nanasaheb Satav, four sons namely, Bapusaheb Nanasaheb Satav, Valmik Nanasaheb Satav, Rajendra Nanasaheb Satav and Ananda Nanasaheb Satav. The names of the said heirs of the said Nanasaheb Bhagwantrao Satav were entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Gat No.2188-B, wagholi vide Mutation Entry No.334 dated 16.02.1978.
8. By a Deed of Release dated 20.6.1994 (registered under Serial No.1165 of 1994 (registered under Serial No.1165 of 1994 with the Joint Sub-



Registrar of Assurances, Haveli VII, Pune) the said Sonubai Krishnaji Kalbhor together with Smt. Baidabai alias Sarubai Bandu Navale and Smt. Anusaya Abu Dafal (both married daughters of the late Fakira alias Bhagwantrao Satav) and Smt. Yamunabai Tukaram Bavale and Jamunabai Tukaram Shivale (both married daughters of the deceased Parubai Dagadu Dafal - daughter of the said Fakira) and Shri. Kondiba Dagadu Dafal and Shri. Baban Dagadu Dafal (both sons of the deceased Parubai Dagadu Dafal), released, relinquished and surrendered all and whatsoever their beneficial right, title or interest in or to the tenancy rights inter-alia, to the said land bearing Gat No. 2188-B, Wagholi as one of the heirs of the late Fakira alias Bhagwantrao Satav.

9. Pursuant to an amicable settlement arrived at between the said Dr. Laxman Rajaram Kulkarni and members of his Hindu Undivided Family on the one hand and the said Babasaheb Bhagwantrao Satav and members of his family and the heirs of the late Nanasaheb Bhagwantrao Satav on the other hand, the said Dr. Laxman Rajaram Kulkarni conveyed undivided one-tenth shares (representing Hectares 01=65.90 Ares each) in a portion admeasuring Hectares 16=59 Ares out of the land admeasuring Hectares 18=16 Ares bearing Gat No. 2188-B, Wagholi to the following members of the families of the said Babasaheb Satav and the heirs of the late Nanasaheb Satav. All such Deeds of Sale were dated 28.05.1995.

Name of the Purchaser/s	Name of the Confirming Parties	Serial No. of Registration	Corresponding Mutation Entry No.
Tukaram Babasaheb Satav and Laxmibai Tukaram Satav	Aslam Abdullah Haji and Others	1343-1995	4192

Subhadrabai Nanasaheb Satav	Aslam Abdullah Haji and Others	1336-1995	4193
Valmik Nanasaheb Satav and Deepali Valmik Satav	Aslam Abdullah Haji and Others	1337-1995	4194
Rajendra Nanasaheb Satav	Aslam Abdullah Haji and Others	1338-1995	4195
Gulab Babasaheb Satav and Bhimabai Gulab Satav	Aslam Abdullah Haji and Others	1339-1995	4196
Babasaheb Fakira Satav and Anjanabai Babasaheb Satav	Aslam Abdullah Haji and Others	1340-1995	4197
Ramdas Babasaheb Satav and Sarasvati Ramdas Satav	Aslam Abdullah Haji and Others	1341-1995	4198
Dynaneshwar Babasaheb Satav and Muktabai Dynaneshwar Satav	Aslam Abdullah Haji and Others	1342-1995	4199
Bapusaheb Nanasaheb Satav and Shobha Bapusaheb Satav	Aslam Abdullah Haji and Others	1334-1995	4207
Ananda Nanasaheb Satav	Aslam Abdullah Haji and Others	1335-1995	4208

10. The said land bearing Gat No.2188-B, Wagholi was situate in the "Agricultural" Zone under the earlier Regional Plan for Pune Metropolitan Region. However, in the Regional Plan for Pune Metropolitan Region which was implemented with effect from 10.02.1998, the said land was included in the "Residential" Zone.

11. A portion admeasuring Hectares 01=57 Ares out of the land admeasuring Hectares 18=16 Ares bearing Gat No.2188-B, Wagholi [which was not the subject matter of the Deeds of Sale mentioned in Paragraph 9 above] was sub-divided from the said land bearing Gat No.2188-B, Wagholi and amalgamated with the adjoining land bearing Gat No.2188-A, Wagholi so



that the area of the land bearing Gat No.2188-B was reduced to Hectares 16=59 Ares.

12.The said land earlier bearing Gat No.2188-B was assigned Gat No.1185-B, Wagholi.

13.Vide an Agreement for Development dated 20.11.2002 (duly registered under Serial No.1206 of 2003 with the Sub-Registrar, Haveli VII, Pune) read with an Agreement dated 20.03.2003 [duly registered under Serial No.1211 of 2003 with the Sub-Registrar, Haveli VII, Pune] intended to be supplemental to the said Agreement dated 20.11.2002, the said (i) Subhadrabai Nanasaheb Satav, (ii) Gulab Babasaheb Satav & Bhimabai Gulab Satav and (iii) Babasaheb Fakira Satav & Anjanabai Babasaheb Satav granted rights of development of portions admeasuring Hectares 00=80.94 Ares, Hectares 00=40.47 Ares and Hectares 00=40.47 Ares respectively out of their respective holdings admeasuring Hectares 01=65.90 Ares each in the said land bearing Gat No.1185-B (earlier bearing Gat No.2188-B), Wagholi to/in favour of M/s.Rohinton Mehta Constructions, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Registered Office at 212, San-Mahu Commercial Complex, 5, Bund Garden Road, Pune 411001 at or for the consideration and on the terms and conditions therein contained.

14.Vide an Agreement for Development dated 28.03.2003 (duly registered under Serial No.1208 of 2003 with the Sub-Registrar, Haveli VII, Pune), the said Ramdas Babasaheb Satav, Dynaneshwar Babasaheb Satav and Tukaram Babasheb Satav granted rights of development of portions

admeasuring Hectares 00=40 Ares, Hectares 00=40 Ares and Hectares 00=40 Ares respectively out of their respective holdings in the said land bearing Gat No.1185-B (earlier bearing Gat No.2188-B), Wagholi to/in favour of the said M/s.Rohinton Mehta Constructions at or for the consideration and on the terms and conditions therein contained.

15.The said Babasaheb Fakhira Satav died intestate in Pune leaving behind him his only heirs and next-of kin his widow namely, Anjanabai Babasaheb Satav, four sons namely, Gulab, Ramdas, Dynaneshwar and Tukaram Babasaheb Satav and four married daughters namely, Suman Panditrao Borkar, Shobha Sahebrao Shelke, Sunita Namdeo Dimble and Ratan Eknath Khandve. The names of the said heirs of the said Babasaheb Fakhira Satav were entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Gat No.1185-B, Wagholi as the holders of the share therein vide Mutation Entry No.2649.

16.Vide a Deed of Partition dated 08.08.2005 (duly registered under Serial No.6782 of 2005 with the Sub-Registrar, Havelli, Pune) executed by (1) Bapusaheb Nanaseb Satav, (1a) Shobha Bapusaheb Satav, (1b) Kishore Bapusaheb Satav (2) Valmik Nanaseb Satav, (2a) Deepali Valmik Satav, (2b) Karan Valmik Satav, (2c) Abhishek Valmik Satav, (3) Rajendra Nanaseb Satav (3a) Sangeeta Rajendra Satav (4) Ananda Nanaseb Satav, (4a) Manisha Ananda Satav (5) Subadhra Nanaseb Satav, Manisha Ananda Satav, the Bapusaheb Nanaseb Satav and Others partitioned certain other lands in Village Wagholi held by them and their collective holding admeasuring Hectares 08=29.50 Ares in the said land bearing Gat No.1185-B, Wagholi in manner following:-



Name of the Holder	Area in Hectares = Ares
Bapusaheb Nanasaheb Satav	00 = 62.46
Shobha Bapusaheb Satav	01 = 16.65
Kishore Bapusaheb Satav	00 = 41.33
Valmik Nanasaheb Satav	00 = 50.58
Karan Valkim Satav and Abhishek Valmik Satav	00 = 41.33 00 = 62.46
Rajendra Nanasaheb Satav	00 = 41.33 00 = 59.33
Sangeeta Rajendra Satav	00 = 62.46 00 = 57.25
Ananda Nanasaheb Satav	00 = 41.33
Manisha Ananda Satav	00 = 62.45 00 = 50.58
Subadhra Nanasaheb Satav	00 = 80

Effect of such partition was given on the VII/XII Extract pertaining to the said land bearing Gat No.1185-B, Wagholi vide Mutation Entry No.1892 dated 05.09.2005.

17. Vide a Deed of Sale dated 19.06.2010 (duly registered under Serial No.4883 of 2010 with the Sub-Registrar, Haveli XIII, Pune), the said Subhadra Nanasaheb Satav & the heirs of the said Babasaheb Fakhira Satav, [with the consent of the said M/s.Rohinton Mehta Constructions] assigned, transferred, assured and conveyed a portion admeasuring Hectares 01=91.47 Ares equivalent to 19147 sq.mtrs out of their holdings in the said land bearing Gat No.1185-B, Wagholi to/in favour of Sameer S. Belvalkar and Ajit S. Belvalkar. The names of the said Sameer S. Belvalkar and Another were entered on the VII/XII Extract pertaining to the said land bearing Gat No.1185-B, Wagholi as the holders of the said portion

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admeasuring 19147 sq.mtrs thereof vide Mutation Entry No.6010 dated 10.07.2010.

18.Vide a Deed of Right of Way dated 07.03.2012 (duly registered under Serial No. 2391 of 2012 with the Sub-Registrar, Haveli XIV, Pune), the said Sameer S.Belvalkar and Another have acquired a Right of Way from M/s.Goel Nitron Builders over a portion admeasuring Hectares 00=10 Ares out of land earlier bearing Gat No.2189, Wagholi, Taluka Haveli, District Pune and which portion connects the Baif Road to the land bearing Gat No.1185-A, Wagholi. Vide another Deed of Right of Way dated 07.03.2012 (duly registered under Serial No. 2390 of 2012 with the Sub-Registrar, Haveli XIV, Pune), the said Sameer S.Belvalkar and Another have acquired Right of Way over a 15 (fifteen) metre wide internal road of the layout sanctioned in respect of land bearing Gat No.1185-A, Village Wagholi, Taluka Haveli, District Pune (and which land bearing Gat No.1185-A, Wagholi abuts the above captioned Land on its northern side) as an means of access to the said then holding of the said Sameer S. Belvalkar and Another in the said land bearing Gat No.1185-B, Wagholi from the BAIF Road.

19.Vide a Deed of Sale dated 10.04.2012 (duly registered under Serial No.3561 of 2012 with the Sub-Registrar, Haveli XIV, Pune), the said Sameer S. Belvalkar and Another assigned, transferred, assured and conveyed the above captioned Land together with the benefit of the said Rights of Way as a means of ingress and outgress to the above captioned Land from the said BAIF Road to/in favour of the said M/s.Helios Development. The name of the said M/s.Helios Development was entered on the VII/XII Extract pertaining to the said land bearing Gat No.1185-B,



Wagholi as the holder of the above captioned Land vide Mutation Entry No.8871 dated 12.04.2012.

20. The said M/s.Helios Development applied for and obtained permission of the Office of the Collector, Pune vide his Order dated 11.02.2013 bearing No.PMH/NA/SR/871/2012, for conversion of the user of the above captioned land from "agricultural" to "non-agricultural" under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966.
21. Vide the above recited Order dated 11.02.2013, the Office of the Collector of Pune also sanctioned the building layout/building plans in respect of the construction to be carried out on the above captioned land and subsequently, the said M/s.Helios Development, obtained revision of the same from the said Office of the Collector of Pune vide its Order dated 31.10.2014 bearing No.PMH/NA/SR/954/2014.
22. Vide a Deed of Transfer dated 21.12.2013 (duly registered under Serial No.10266 of 2013 with the Sub-Registrar Haveli I, Pune), the said M/s.Helios Development transferred and handed over the Amenity Space admeasuring 2044.95 sq.mtrs out of the Layout sanctioned in respect of the above captioned land to/in favour of the Collector of Pune.
23. The said M/s.Helios Development commenced construction of a Housing Complex known as "GULMOHAR RENAISSANCE" comprising of five Buildings containing residential flats/units on the above captioned land and have entered in to Agreement/s for Sale of certain of such flats/units under construction by the said M/s.Helios Development on the above

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captioned land with the prospective purchasers thereof under the provisions of the Maharashtra Ownership Flats Act, 1963.

24. The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the above captioned land.

25. As part of investigation of title of the then owners, the said Shri. Sameer S. Belvalkar and Ajit S. Belvalkar to the above captioned Land, we had Notices in the usual form published in the Daily Newspapers "Indian Express" and "Prabhat" and which appeared on 10.09.2011. We have received no objection or other communication in response to our said Notice from any person or party.

26. As part of investigation of title carried out by us, we have inspected the Revenue Record pertaining to the said land bearing Gat No.1185-B (formerly bearing Gat No.2188-B and before that bearing Survey No.238), Village Wagholi from the year 1953 onwards.

27. We have had search of the available and unmutated Index II Record pertaining to the said land bearing Gat No.1185-B (formerly bearing Gat No.2188-B), Wagholi, Pune carried out for the period 1983 to 2012, in the Offices of concerned Sub-Registrars of Assurances, Haveli, Pune. Such search disclosed no entry prejudicial to the title of the said M/s. Helios Development to the above captioned Land or any outstanding encumbrances on or in respect of the above captioned Land.

28. We have inspected the originals of the deeds/documents in the possession/power of the said M/s. Helios Development.



As a result of such investigation of title carried out by us, we are of the opinion that the title of the said M/s.Helios Development to the above captioned Land is free, clear and marketable and that there are no outstanding encumbrances (subject to the statutory liability of the holders of flats/units in the said Housing Complex known as "GULMOHAR RENAISSANCE" under construction by the said M/s.Helios Development on the above captioned land) on or in respect thereof.

Dated this 28th day of August, 2018.



M/S. RAJIV PATEL & ASSOCIATES

A handwritten signature in black ink, appearing to be "Rajiv Patel", written over a horizontal line.

PROPRIETOR