

Resi :
Flat No : 11
Madhughat Society
38/7 Erandwane
Pandurang Colony
Pune : 411 038
Tel. 020 25460029

Court Office :
Table Space No : 34
Lawyers Chambers-B
2 nd floor
District Court
Shivajinagar
Pune : 411 005

Office :
Flat No. 810, Vakil Nagar
Patwardhan Bldg. Erandwane
Pune : 411 004
Tel. : 98220 56 269
email : advs@shekharpatil@gmail.com

"Shree"

Search and Title Report

Dated : 11/4/2017

This Search and Title Report is given under the instructions of the querists, Mr. Manish Murlidhar Sabade, duly authorized director of Guardian Promoters and Developers Private Limited, A private limited company duly registered under the companies Act 1956 having its registered office at: 101 Chintamani Pride C.T.S no. 670 near City pride multiplex Kothrud Pune-411038, Maharashtra, India, and is given in respect of Property described fully in para A below.

A. Description of the said property above referred to:

SCHEDULE-I

(being the description of the said property forming subject matter hereof)
All that buildable separated piece and parcel of land admeasuring 00 Hectares, 17 Ares, carved from and out of entire land admeasuring 01 Hectare, 20 Ares, bearing Gat no. 866/1, (old corresponding Gat no. 867/1), assessed at Rs. 00.92, of the village Wagholi, Taluka Haveli District Pune, situate in the residential zone, lying and situate within the Registration District of Pune, the registration sub-district of Taluka Haveli, the revenue limits of the Tahsil Haveli and situate beyond the limits of the Pune Municipal Corporation which property, admeasuring about 17 Ares, is bounded as follows:- on or towards the:North:By Land Gat no. 866/2, (old Gat no. 867/2);East:By Gat no. 866/3, property owned by Mrs. Karti Vasant Bamb;South :By Land Gat no. 868 (old Gat no. 869);West:By Land Gat no. 866/1 (part)
Together with all easementary right, title and interest attached thereto.

SCHEDULE - II

(being the description of the said property forming subject matter hereof)
All that buildable separated piece and parcel of land, admeasuring 01 Hectare, 83 Ares, carved from and out of the entire land totally admeasuring 02 Hectare, 09 Ares, (including 00 Hectare, 12 Ares Pot

Kharaba), assessed at Rs. 01.60 bearing Gat no. 866/2, (old corresponding Gat no. 867/2), of the village Wagholi, Taluka Haveli District Pune, situate in the residential zone, lying and situate within the Registration District of Pune, the registration sub-district of Taluka Haveli, the revenue limits of the Tahsil Haveli and situate beyond the limits of the Pune Municipal Corporation which property, admeasuring about 17 Ares, is bounded as follows:- on or towards the:North:By Land Gat no. 865 (old Gat no. 866);East: By Kesnand Village Boundary and by property Gat no. 864 (old Gat no. 865);South :By Land Gat no. 866/1 (Part) (old Corresponding Gat no. 867/1) & Gat no. 866/3;West :By Land Gat no. 866/2 (part)
Together with all easementary right, title and interest attached thereto.

SCHEDULE III

(being the description of the said property forming subject matter hereof)
All that buildable separated piece and parcel of land, admeasuring 01 Hectare, 20 Ares, (including 00 Hectare, 06 Ares Pot Kharaba), assessed at Rs. 00.92, bearing Gat no. 866/3, (old corresponding Gat no. 867/3), of the village Wagholi, Taluka Haveli District Pune, situate in the residential zone, lying and situate within the Registration District of Pune, the registration sub-district of Taluka Haveli, the revenue limits of the Tahsil Haveli and situate beyond the limits of the Pune Municipal Corporation and which is bounded as follows:- on or towards the:North: By Land Gat no. 866/2, (old Gat no. 867/2);East: By Kesnand Village Boundary;South:By Land Gat no. 868 (old Gat no. 869);West:By Land Gat no. 866/1 (part),(old Gat no. 867/1)
Together with all the appurtenance thereto and all easementary right, title and interest attached thereto.

B. PRESENT OWNERS

Sanjay Ghodawat Buildcon LLP.: (PAN- ACJFS6283R)

A Limited Liability Partnership duly incorporated and registered under the Limited Liability Partnership Act 2008 having its registered office at:

Resi :
Flat No. 11
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Pune - 411 035
Tel.: 020 25460029

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Lawyers Chambers-B
2nd floor
District Court
Shivajinagar
Pune - 411 005

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Tel.: 98220 56 269
email : advshekharpatil@gmail.com

Plot no.438, Chipari via Jaysingpur, Taluka Shirol, District Kolhapur, 416101 (Hereafter called or referred to as the 'Owners' or as the "Present owners")

PRESENT DEVELOPERS

1). Sanjay Ghodawat Buildcon LLP (PAN- ACJFS6283R)

A Limited Liability Partnership duly incorporated and registered under the Limited Liability Partnership Act 2008 having its registered office at: Plot no.438, Chipari via Jaysingpur, Taluka Shirol, District Kolhapur, 416101

AND

2). Guardian Promoters and Developers Private Limited
(PAN- AACCC1111F)

A private limited company duly registered under the companies Act 1956 having its registered office at: 101 Chintamani Pride C.T.S no. 670 near City pride multiplex Kothrud Pune-411038, Maharashtra, India
In terms of an agreement dated 20/9/2013 duly registered in the office of the sub-registrar Haveli no.15 at serial no.6896/2013 on 20/9/2013. And power of attorney dated 20/9/2013 duly registered in the office of the sub-registrar Haveli no.15 at serial no.6897/2013 on 20/9/2013.
(Hereafter called or referred to as 'Developers' or as the present developers' or as the querist.)

C.LIST OF DOCUMENTS PERUSED :

- 1). Copies of the village form nos. 7,7A and 12 along with the relevant mutation entries as set out in the report.
- 2). Copy of the agreement dated 20/9/2013 duly registered in the office of the sub-registrar Haveli no.15 at serial no.6896/2013 on 20/9/2013. And power of attorney dated 20/9/2013 duly registered in the office of the sub-registrar Haveli no.15 at serial no.6897/2013 on 20/9/2013; and supplementary agreement dated 13/10/2014 duly registered in the office of the sub-registrar Haveli no.15 at serial no.7328/2014 on 13/10/2014 and power of attorney dated

13/10/2014 duly registered in the office of the sub-registrar Haveli no.15 at serial no.7329/2014 on 13/10/2014.

3).copy of the search reports dated 11/9/2012 of Advocate Dadasaheb Nanekar.

4). Copies of the sanction of the building plans from the Town Planning Office Pune under its sanction/letter no. REKHANKAN/NABP/ WAGHOLI/HAVELI/GAT NO.866/1 AND 866/2 S.SAM.PU/ 7308 dated 1/11/2012 and the permission for the Non Agricultural use in respect thereof was obtained from the Collector Pune under his order bearing No.PMH/NA/SR/1258/2011 dated 31/1/2013 and sanction of the building plans from the Town Planning Office under its sanction/letter no. REKHANKAN/NABP/ WAGHOLI/HAVELI/GAT NO.866/3/ S.S.P/6655 dated 27.09.2012 and the permission for the non agricultural use of the said land was obtained from the Collector Dist. Pune vide his order no.PMH/NA/SR/442/2011 dated 21.2.2013.

5). Copies of the sale Deed, dtd. 03/03/1983, registered at serial no. 1364/1983, in the office of joint Sub-Registrar, Haveli no.1 (Pune) and Sale Deed, dated 03/03/1983, registered at Sr. No. 1365/1983, in the office of the sub-registrar Haveli no. 1 on 03/03/1983.

6). Copies of the Sale Deed, dtd. 09/10/1995, registered at serial no. 2720/95, dtd. 11/10/1995, in the office of Sub-Registrar, Haveli no. 7 (Pune) and Sale Deed, dtd. 09/10/1995, registered at serial no. 2721/95, dtd. 11/10/1995, in the office of Sub-Registrar, Haveli no. 7 (Pune); and Sale Deed, dtd. 04/03/1993, registered at serial no. 2525/95 (old no. 483/95), dtd. 21/09/1995, in the office of Sub-Registrar, Haveli No. 7 (Pune).

7). Copies of Development Agreement, coupled with an Irrevocable Power of Attorney, dtd. 07/04/2006, registered at serial nos. 2957/2006 and 2958/2006, respectively, in the office of Sub-Registrar, Haveli no. 7 (Pune).

8). Copy of Sale Deed, dated- 05/11/2007, regd.On 08/11/2007, at Sr.No. 8399/2007,

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Lawyers Chambers-B
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Shivajinagar
Pune - 411 005

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- 9). Copy of development to Mr. Swapnil Harakchand Dhoka, by a Development Agreement, coupled with an Irrevocable Power Of Attorney, dtd. 19/05/2006, which are registered at serial nos. 3590/2006 and 3591/2006, respectively, in the office of Sub-Registrar, Haveli no. 7 (Pune).
- 10). Copy of Sale Deed, dated - 05/11/2007, and registered at the Office of the Sub Registrar Haveli No. 7 at Serial No. 8397/2007 on 08/11/2007 and Sale Deed, dated - 05/11/2007, regd. On 08/11/2007, at serial no. 8398/2007, in the office of Sub-Registrar, Haveli no. 7 (Pune).
- 11). Copies of Agreement for Sale, coupled with an irrevocable Power Of Attorney, dated 4/8/2011, registered at Sr. no. 06714/2011 & 06715/2011, respectively, in office of Sub-Registrar, Haveli no. 7 (Pune) and sale deed dated 17/8/2012 duly registered in the office of the joint sub-registrar Haveli no.7 at serial no.7636/2012 on 25/9/2012.
- 12). Copies of sale deed dated 11/7/2013 duly registered in the office of the Joint Sub-Registrar(class-2) Haveli no.18,Pune at serial no.5444/2013 on 11/7/2013 and sale deed dated 6/7/2013 duly registered in the office of the Joint Sub-Registrar(class-2) Haveli no.21, Pune at serial no.4405/2013 on 6/7/2013.
- 13). Copies of Sale Deed, dtd. 04/09/2002, registered at serial no. 3078/2002, in the office of Sub-Registrar, Haveli No. 7 (Pune).
- 14). Copies of Sale Deed, dtd. 20/04/2012, registered at serial no. 3557/2012, in office of Sub-Registrar, Haveli no. 7 (Pune).
- 15). Copy of the revised sanctioned building plans bearing no.Rekhankan/NABP/Wagholi/Haveli/866/1 and other/SSP/2984 dated 27/5/2014.
- 16). Copy of the revised NA order no.PMH/NA/SR/679/2014 dated 10/3/2015 27936.76 sq.mtrs. area for residential use after deduction of area of 4063.24 sq.mtrs. under road from out of land bearing survey no.866/1 (part) admeasuring about 1700 sq.mtrs. survey no.866/2 admeasuring about 18,300 sq.mtrs. and survey no.866/3 admeasuring about 12000 sq.mtrs. totaling 32,000 sq.mtrs.

17). My earlier reports dated 21/9/2013; 20/8/2014 and 16/3/2015 and 6/6/2015 and 13/10/2015 and 5/12/2016.

D. TITLE OPINION:

From all the documents above perused and relying upon the contents thereof I state my opinion as to the Title of the said property and its marketability as under.

A]. The properties being (a). All that buildable piece and parcel of land admeasuring 00 Hectares, 17 Ares, carved from and out of entire land admeasuring 01 Hectare, 20 Ares, bearing Gat No. 866/1, (old corresponding Gat No. 867/1), assessed at Rs. 00.92, of the village Wagholi, Taluka Haveli District Pune, situate in the residential zone, lying and situate within the Registration District of Pune, the registration sub-district of Taluka Haveli, the revenue limits of the Tahsil Haveli and situate beyond the limits of the Pune Municipal Corporation (hereafter called the said property I and more fully described in schedule I of para-A above written) and (b). All that buildable piece and parcel of land, admeasuring 01 Hectare, 83 Ares, carved from and out of the entire land totally admeasuring 02 Hectare, 09 Ares, (including 00 Hectare, 12 Ares Pot Kharaba), assessed at Rs. 01.60, bearing Gat No. 866/2, (old corresponding Gat No. 867/2), of the village Wagholi, Taluka Haveli District Pune, situate in the residential zone, lying and situate within the Registration District of Pune, the registration sub-district of Taluka Haveli, the revenue limits of the Tahsil Haveli and situate beyond the limits of the Pune Municipal Corporation (hercafter called the said property II and more fully described in schedule II of para A above written) are owned by Sanjay Ghodawat Buildcon LLP; A Limited Liability Partnership incorporated under the Limited Liability Partnership Act 2008 having office at - Plot No.438, Chipari via Jaysingpur, Taluka Shirol, District Kolhapur 416101, i.e the owners herein in the manner hereafter recited;

B]. The corresponding Survey numbers of the said property I formerly was



Shekhar Patil

Advocate

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144/3 and the said property II was 144/4, both of the village Wagholi, Taluka Haveli, District Pune. During the course of implementation of the Scheme of Consolidation, under the Bombay Prevention of Fragmentation and Consolidation of Holdings Act 1947, the said Survey numbers were renumbered or converted into Gat No. 867.

C].The entire properties, bearing Survey nos. 144/3 and 144/4, were previously recorded in the name of Mr. Baburao Hanumanta Satav, who died, intestate, on 27/01/1955 leaving behind him his son, Mr. Vithoba Baburao Satav, as his sole legal heir and accordingly, an effect has been given to the record of rights of the said entire properties, under mutation entry no. 4961 dated 07/02/1955.

D].Thereafter the above said Mr. Vithoba Baburao Satav and his son , Mr. Bhaguji Baburao Satav, sold the said entire properties to Mr. Jagannath Dhondiba Pawar, by way of a Sale Deed, dtd. 20/06/1961 and based on the said Sale Deed, an effect has been given to the record of right of the said entire properties under mutation entry no. 6529 dated 01/11/1961.

E]. The consolidation scheme was implemented at Revenue Village Wagholi on 31/03/1973 and during the said scheme, the above said, old survey nos. 144/3 and 144/4, have been converted to Gat no. 867 and accordingly an effect has been given to the record of rights of the concerned landed properties, vide mutation entry no.1 dated 26/03/1974.

F]. The above said Mr. Jagannath Dhondiba Pawar, sold out a separated area admeasuring 01 Hectare, 20 Ares, from and out of the said entire property, Gat no. 867, unto Mr. Padamavati Arjun Mansukhani and Mr. Arjun Uttamchand Mansukhani, by way of a Sale Deed, dated 03/03/1983, registered at Sr. No. 1365/1983, in the office of the sub-registrar Haveli no. 1 on 03/03/1983 and on the basis of the said Sale

Deed, an effect was been given to the record of rights of the said property purchased under mutation entry no. 1255 dated 26/9/1986.

G]. The Annewari recorded between Mr. Jagannath Dhondiba Pawar (08 Ana Share) and Mr. Shankar Dhondiba Pawar (08 Ana share) as per physical possession and cultivation for a remaining separated area, admeasuring 01 Hectare, 85 Areas, from and out of said entire property is recorded under mutation entry no. 2134 dated 10/10/1990.

H]. The above said Mr. Jagannath Dhondiba Pawar, Mr. Shankar Dhondiba Pawar, with the consent of Mr. Subhash Jagannath Pawar, Mr. Rajaram Jagannath Pawar, Mr. Narayan Shankar Pawar and Mr. Ramakant Shankar Pawar, sold out a separated area, adm. 01 Hectare, 09 Areas (including Pot Kharaba, 00 Hectare, 12 Ares), from and out of the said entire property, Gat no. 867, unto Mr. Ashok Nathurmal Uttamchandani and Mr. Hareesh Kanhaiyalal Dharamdasani, by way of a Sale Deed, dtd. 09/10/1995, registered at serial no. 2720/95, dtd. 11/10/1995, in the office of Sub-Registrar, Haveli no. 7 (Pune) and based on the said Sale Deed, an effect has been given to the record of rights of the said property purchased under mutation entry no. 4860 dated 11/01/1997.

I]. The above said Mr. Jagannath Dhondiba Pawar, Mr. Shankar Dhondiba Pawar, with the consent of Mr. Subhash Jagannath Pawar, Mr. Rajaram Jagannath Pawar, Mr. Narayan Shankar Pawar and Mr. Ramakant Shankar Pawar, sold out another separated area, adm. 01 Hectare, 00 Areas (including Pot Kharaba, 00 Hectare, 12 Ares), from and out of the said entire property, Gat no. 867, unto Mr. Ramlesh Kanhaiyalal Dharamdasani, by way of a Sale Deed, dtd. 09/10/1995, registered at serial no. 2721/95, dtd. 11/10/1995, in the office of Sub-Registrar, Haveli no. 7 (Pune) and based on the said Sale Deed, an effect has been given to the record of rights of the said property purchased under mutation entry no. 4861 dated 11/01/1997.



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Madhughai Society
38/7 Grandwane
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Tajwar Space No : 34
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J]. As per the Government Hissa Form No. 12 in the year 2001, the land, bearing Gat no. 867/1, totally adm. 01 Hectare, 20 Ares (including Pot Kharaba, 00 Hectare, 06 Ares) was allotted to Mrs. Padmawati Arjun Mansukhani and Mr. Arjun Uttamchand Mansukhani, Gat no. 867/2, totally adm. 02 Hectare, 09 Ares (including Pot Kharaba, 00 Hectare, 12 Ares) was allotted to Mr. Ashok Nathurmal Uttamchandani and Mr. Hareesh Kanhaiyalal Dharamdasani and Mr. Kamlesh Kanhaiyalal Dharamdasani and Gat no. 867/3, totally adm. 01 Hectare, 20 Ares (including Pot Kharaba, 00 Hectare, 06 Ares) unto Mr. Madanlal Shantilal Nahar and Mr. Popatlal Bhagchand Oswal. Accordingly, an effect has been given to the record of rights of the said entire property under mutation entry no. 9486 dated 12/11/2001.

K]. Thereafter the above said Mr. Arjun Uttamchand Mansukhani, expired on 12/03/1999, and as per his last Will and Testament, dtd. 23/01/1999, he bequeathed his share in the said land amongst his legal heirs as follows:-Mr. Kishor A. Mansukhani -50%; Mrs. Malti R. Desai -10%; Miss Tarika K. Mansukhani -10%; Miss Malika K. Mansukhani-10%; Mr. Ashwin Kamal Mirchandani-10%

L]. Thereafter the above said Mrs. Padmavati Arjun Mansukhani, died on 05/01/2003, and as per her last Will and Testament, dtd. 10/05/2000, she bequeathed her share to her children -Mr. Kishor A. Mansukhani and Mrs. Malti Rohit Desai equally and therefore the above said legal heirs had become the owners of the following shares:-Mr. Kishor A. Mansukhani- 50% ;Mrs. Malti R. Desai-35%;Miss Tarika K. Mansukhani-05%;Miss Malika K. Mansukhani-05%;Mr. Ashwin Kamal Mirchandani-05%.

M]. The above said Mr. Arjun Uttamchand Mansukhani and Mrs. Padmavati Arjun Mansukhani had appointed Mr. Kishore Arjun Mansukhani as the sole executor to fulfill their wishes after their death

and accordingly the Honble Court, Civil Judge Senior Division, Pune, granted Probate to Mr. Kishore Arjun Mansukhani, under M.A. nos. 884/1999 and 247/2003, for the administration of the said properties. Based on the above said Will and Testaments, the names of above said Mr. Kishore A. Mansukhani and Mrs. Malti Rohit Desai, have been recorded to the record of rights of the said property, vide mutation entry no. 614 dated 05/03/2003.

N]. In the mean time the Additional Collector and Competent Authority by his Judgment dated 20-5-1999 in ULC Case no. 1360-BH declared that as per the decision given in the case of Atia Begum Vs. State of UP the said land does not fall within the ambit of the provisions of the ULC Act.

O]. The old corresponding Gat numbers of the said properties were 867/1 and 867/2, respectively. As per the Village Division, the said Gat numbers have been renumbered as Gat nos. 866/1 and 866/2.

P]. Thereafter the above said Mr. Kishore Arjun Mansukhani, Mrs. Malti Rohit Desai, Miss Malika Kishore Mansukhani and Mr. Ashwin Kamal Mirchandani, entrusted a separated area, admeasuring 01 Hectare, 20 Ares, carved out from and of the entire landed property bearing Gat. No. 866/1, (old corresponding Gat no. 867/1), for development to Mr. Swapnil Harakchand Dhoka, by way of a Development Agreement, coupled with an Irrevocable Power of Attorney, dtd. 07/04/2006, registered at serial nos. 2957/2006 and 2958/2006, respectively, in the office of Sub-Registrar, Haveli no. 7 (Pune).

Q]. By a Sale Deed, dated- 05/11/2007, regd. On 08/11/2007, at Sr.No. 8399/2007, in the previous owners, Mr. Kishore Arjun Mansukhani, Mrs. Malti Rohit Desai, Miss Tarika Kishore Mansukhani, Miss Malika Kishore Mansukhani and Mr. Ashwin Kamal Mirchandani, represented through their Power of Attorney Holder, Mr. Swapnil Harakchand Dhoka, with the consent of Mr. Swapnil Harakchand Dhoka, sold out a



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separated area, admeasuring 01 Hectare, 20 Ares (described in Schedule- I written above), from and out of the above said larger area, adm. 01 Hectare 20 Ares, carved out from and out of the entire landed property bearing Gat no. 866/1, (old corresponding Gat no. 867/1), to Mr. Sunil Gyanchand Raisoni and accordingly based on the above said Sale Deed, effect has been given to the record of rights of the said property purchased, vide mutation entry no. 3450 dated 07/01/2008.

R]. The above said Mr. Kamlesh Kanhyalal Dharamdasani, entrusted his rights in respect of a separated area, adm. 01 Hectare, 00 Ares, from and out of the entire Property, bearing Gat no. 866/2, for development to Mr. Swapnil Harakchand Dhoka, by a Development Agreement, coupled with an Irrevocable Power Of Attorney, dtd. 19/05/2006, which are registered at serial nos. 3690/2006 and 3691/2006, respectively, in the office of Sub-Registrar, Haveli no. 7 (Pune) upon the terms and conditions contained therein.

S]. The above said Mr. Ashok Nathurmal Uttamchandani and Mr. Haresh Kanhaiyalal Dharamdasani, entrusted their separated area, adm. 01 Hectare, 09 Ares, from and out of the entire landed property, bearing Gat No. 866/2, for development to Mr. Swapnil Harakchand Dhoka, by a Development Agreement, coupled with an irrevocable Power Of Attorney, dtd. 15/09/2006, registered at serial nos. 6649/2006 and 6650/2006, respectively, in the office of Sub-Registrar, Haveli no. 7 (Pune); upon the terms and conditions contained therein.

T]. By a Sale Deed, dated - 05/11/2007, and registered at the Office of the Sub Registrar Haveli No. 7 at Serial No. 8397/2007 on 08/11/2007, the above said owners, namely Mr. Ashok Nathurmal Uttamchandani and Mr. Haresh Kanhaiyalal Dharamdasani, represented through their Power of Attorney holder, Mr. Swapnil Harakchand Dhoka, with the consent of Mr. Swapnil Harakchand Dhoka, sold out a separated area, admeasuring 01 Hectare, 09 Ares, carved out from and out of the entire

landed property bearing Gat no. 866/2, (old corresponding Gat no. 867/2) totally admeasuring 02 Hectare, 09 Ares, assessed at Rs. 01.60, to Mr. Sunil Gyanchand Raisonni and accordingly based on the above said Sale Deed, an effect has been given to the record of rights of the said property purchased, vide mutation entry no. 3449 dated 07/01/2008.

U]. By another Sale Deed, dated - 05/11/2007, regd. On 08/11/2007, at serial no. 8398/2007, in the office of Sub-Registrar, Haveli no. 7 (Pune), the above said owners, Mr. Kamlesh Kanhaiyalal Dharamdasani, represented through their Power of Attorney holder, Mr. Swapnil Harakchand Dhoka, with the consent of Mr. Swapnil Harakchand Dhoka, sold out a separated area, admeasuring 00 Hectare, 74 Ares, from and out of the larger area adm. 01 Hectare, 00 Ares, (describe in schedule - II written above), carved out from and out of the entire landed property bearing Gat no. 866/2, (old corresponding Gat no. 867/2) totally admeasuring 02 Hectare, 09 Ares, assessed at Rs. 01.60, to Mr. Sunil Gyanchand Raisonni and accordingly based on the above said Sale Deed, an effect has been given to the record of rights of the said property purchased, vide mutation entry no. 3448 dated 07/01/2008.

V]. The above said areas, adm. 01 Hectare, 09 Ares, and 00 Hectare, 74 Ares, from and out of the entire landed property, Gat no. 866/2, purchased by the above said Mr. Sunil Gyanchand Raisonni, by two independent Sale Deeds, are adjoining to each other.

W]. The zone of the said property is changed from Agriculture and Non - Development to Residential, under Maharashtra Government Gazette, dttd 25/02/2010, under regd. No. pu.xao./psap /pu.pU.maM /saa. / 204/ 2009- 2011 /ena.DblyaU.pl. / 196.

X]. Thereafter the above said owner, Mr. Sunil Gyanchand Raisonni, agreed to sell the said properties, unto M/S. P.S. Developers, (PAN AAHPF6567G); A Partnership Firm, duly registered under the Indian



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Partnership Act 1932 with the registrar of firms under registration no. MPA 52684, having its office; address - 101, Fortune Plaza, Thube Park, Near Sancheti Hospital, Shivajinagar, Pune - 411005, i.e. the predecessors in title of the present Owners herein by an Agreement for Sale, coupled with an irrevocable Power Of Attorney, dated 4/8/2011, registered at Sr. no. 06714/2011 & 06715/2011, respectively, in office of Sub-Registrar, Haveli no. 7 (Pune).

Y]. Thereafter by a sale deed dated 17/8/2012 duly registered in the office of the joint sub-registrar Haveli no.7 at serial no.7636/2012 on 25/9/2012, the said Mr. Sunil Gyanchand Raisonni, has sold the said properties to and in favour of M/s. P.S. Developers, i.e. the predecessors in title of the owners herein above named and their name has been duly mutated in the revenue records under mutation entry no. 9300 dated 15/10/2012. The said M/s. P.S. Developers, i.e. the predecessors in title of the owners herein paid the entire consideration to the said Shri Raisonni and obtained vacant and peaceful possession of the said Lands as owner thereof.

Z]. The said M/s. P.S. Developers, i.e. the predecessors in title of the owners herein have obtained sanction of the building plans from the Town Planning Office Pune under its sanction/letter no. REKHANKAN/NABP/ WAGHOLI/HAVELI/GAT NO.866/1 AND 866/2 S.SAM.PU/7308 dated 1/11/2012 and the permission for the Non Agricultural use in respect thereof was obtained from the Collector Pune under his order bearing No.PMH/NA/SR/1258/2011 dated 31/1/2013

AA]. For good and sufficient cogent reasons M/s. P.S. Developers, i.e. the predecessors in title of the owners herein; were desirous of selling the said property and on learning of their intention Sanjay Ghodawat Buildcon LLP, the owners herein, approached M/s. P.S. Developers with an offer to purchase the said property and after negotiations and against receipt of the entire agreed consideration from the said owners herein, the said M/s. P.S. Developers have sold the said property to and in favour of the owners herein in terms of sale deed dated 11/7/2013 duly registered in the office of the Joint Sub-Registrar(class-2) Haveli

no.18,Pune at serial no.5444/2013 on 11/7/2013 and by virtue thereof the said owners herein have become the sole and absolute owners of the said properties described in schedule I and schedule II above.

Similarly:

A]. From the contents of the documents hereafter referred and the revenue records it is seen that all that buildable separated piece and parcel of land, admeasuring 01 Hectare, 20 Ares, (including 00 Hectare, 06 Ares Pot Kharaba), assessed at Rs. 00.92, bearing Gat no. 866/3, (old corresponding Gat no. 867/3), of the village Wagholi, Taluka Haveli District Pune, situate in the residential zone, lying and situate within the Registration District of Pune, the registration sub-district of Taluka Haveli, the revenue limits of the Tahsil Haveli and situate beyond the limits of the Pune Municipal Corporation(hereafter called or referred to as the said property III and more fully described in the Schedule III of para A above written) is owned by Sanjay Ghodawat Buildcon LLP: A Limited Liability Partnership incorporated under the Limited Liability Partnership Act 2008 having office at - Plot No.438, Chipari via Jaysingpur, Taluka Shirol, District Kolhapur 416101., i.e the owners herein in the manner hereafter recited;

B]. The corresponding Survey numbers of the said property were S.Nos. 144/3 and 144/4, both of the village Wagholi, Taluka Haveli, District Pune. During the course of implementation of the Scheme of Consolidation, under the Bombay Prevention of Fragmentation and Consolidation of Holdings Act 1947, the said Survey numbers were renumbered or converted into Gat no. 867.

C]. The said properties, bearing Survey nos. 144/3 and 144/4, were previously recorded in the name of Mr. Baburao Hanumanta Satav, who died intestate, on 27/01/1955, leaving behind him his son, Mr. Vithoba Baburao Satav, as sole legal heir and accordingly, effect was given to the record of rights of the said entire properties, under mutation entry no. 4961 dated 07/02/1955.

D]. Thereafter the above said Mr. Vithoba Baburao Satav and his son,



Resi :
Flat No. 1
Madhughat Society
36/7 Erandwane
Pandurang Colony
Pune - 411 038
Tel : 020 25460029

Court Office :
Table Space No. 34
Lawyers Chambers-B
2nd floor
District Court
Shivajinagar
Pune - 411 005

Office :
Flat No. 810, Vakil Nagar
Parvathan Baug, Erandwane
Pune - 411 004
Tel.: 98220 55 269
email : advshekharpatil@gmail.com

Mr. Bhaguji Baburao Satav, sold the said properties unto Mr. Jagannath Dhondiba Pawar, by way of a Sale Deed, dtd. 20/06/1961 and based on the said Sale Deed, effect was given to the record of right of the said entire properties under mutation entry no. 6529 dated 01/11/1961.

E]. The Consolidation Scheme was implemented at Revenue Village Wagholi on 31/03/1973 and during the said scheme, the above said, old survey nos. 144/3 and 144/4, have been converted to Gat no. 867 and accordingly an effect has been given to the record of rights of the concerned landed properties, vide mutation entry no.1 dated 26/03/1974.

F]. The above Said Mr. Jagannath Dhondiba Pawar, sold out a separated area, adm. 01 Hectare, 20 Areas, from and out of the said entire property, Gat no. 867, unto Mr. Kevalram Zuremalani Jethu, by way of a sale Deed, dtd. 03/03/1983, registered at serial no. 1364/1983, in the office of joint Sub-Registrar, Haveli no.1 (Pune) and based on the Sale Deed, effect was given to the record of rights of the said property purchased as per the contents of mutation entry no. 784 dated 17/03/1983;

G]. The above said Mr. Kevalram Zuremalani Jethu, sold out the separated area, adm. 01 Hectare, 20 Ares, from and out of the said entire property bearing Gat No. 867, unto Mr. Madanlal Shantilal Nahar and Mr. Popatlal Bhagchand Oswal, by way of a Sale Deed, dtd. 04/03/1993, registered at serial no. 2525/95 (old no. 483/95), dtd. 21/09/1995, in the office of Sub-Registrar, Haveli No. 7 (Pune) and based on the said Sale Deed, effect was given to the record of rights of the said property as per the contents of mutation entry no. 5148 dated 23/07/1997;

H]. As per the Government Hissa Form No. 12 in the year 2001, the above said separated area, adm. 01 Hectare, 20 Ares (including Pot Kharaba, 00 Hectare, 06 Ares), was allocated with new Gat No. 867/3, to Mr. Madanlal Shantilal Nahar and Mr. Popatlal Bhagchand Oswal and accordingly, effect was given in the record of rights of the said property as per mutation entry no. 9486 dated 12/11/2001 and the old corresponding Gat number of the said property was 867/3. As per the

Village Division, the said Gat number has been renumbered as Gat no. 866/3.

I]. The above said Mr. Madanlal Shantilal Nahar and Mr. Popatlal Bhagchand Oswal, sold the said property, unto Mrs. Kanta Vasant Bumb, by way of a Sale Deed, dtd. 04/09/2002, registered at serial no. 3078/2002, in the office of Sub-Registrar, Haveli No. 7 (Pune) and based on the said Sale Deed, effect was given to the record of rights of the said property purchased under mutation entry no. 470 dated 15/11/2002;

J]. The zone of the said property is changed from Agriculture and Non - Development to Residential, under Maharashtra Government Gazette, dtd 25/02/2010, under regd. No. pu.xao./psap /pu.pu.mam /saa. / 204/ 2009- 2011 /ena.Dblyau.pl. / 196.

K]. Thereafter the above said Mrs. Kanta Vasant Bumb, sold the said property, unto M/S. P.S. Developers, (PAN AAHPF6567G); A Partnership Firm, duly registered under the Indian Partnership Act 1932 with the registrar of firms under registration no. MPA 52684, having its office; address - 101, Fortune Plaza, Thube Park, Near Sancheti Hospital, Shivajinagar, Pune - 411005, i.e. the predecessors in title of the Owners herein by way a Sale Deed, dtd. 20/04/2012, registered at serial no. 3557/2012, in office of Sub-Registrar, Haveli no. 7 (Pune) and based on the said Sale Deed, M/s. P.S. Developers, had become the absolute owner of said property purchased and accordingly, an effect has been given to the record of rights of the said property under mutation entry no. 8969 dated 18/05/2012.

L]. The M/S. P.S. Developers, i.e. the predecessors in title of the Owners herein have obtained sanction of the building plans from the Town Planning Office under its sanction/letter no. REKHANKAN/NABP/WAGHOLI/HAVELI/GAT NO.866/3/ S.S.P/6655 dated 27.09.2012 and the permission for the non agricultural use of the said land was obtained



Res:
Flat No: 11
Madhugat Society
36/7 Brundwane
Paudurang Colony
Pune - 411 038
Tel: 020 25460029

Court Office:
Table Space No: 34
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Pune: 411 004
Tel: 98220 56 269
email: advshekharpatil@gmail.com

from the Collector Dist. Pune vide his order no.PMH/NA/SR/442/2011 dated 21.2.2013.

M]. For good and sufficient cogent reasons M/S. P.S. Developers, i.e. the predecessors in title of the owners herein were desirous selling the said property and on learning of their intention, the owners herein, approached them with an offer to purchase the said property and after negotiations and against receipt of the entire agreed consideration from the said owners herein the said M/s. P.S. Developers have sold the said property to and in favour of the present owners herein in terms of sale deed dated 6/7/2013 duly registered in the office of the Joint Sub-Registrar(class-2) Haveli no.21, Pune at serial no.4405/2013 on 6/7/2013, and by virtue thereof the said owners herein have become the sole and absolute owners of the said property described in schedule III above;

(All the said three properties described in schedules I, II and III are hereafter called or referred to as the said property for the sake of this deed and for brevity);

2]. Thus the present owners herein have become the sole and absolute owners of the said property and are in actual physical possession of the same as its absolute owners;

3]. The present owners herein intended to undertake development and construction work upon the said property jointly with some reputed developers and, as such, approached the present developers and proposed to undertake development and construction work upon the said property in "Joint Venture".

4]. Thereafter negotiations took place amongst the present owners and developers culminating in to a joint development of the said property by them in implementing the project of carrying out the development, of and construction on the said Land and sale of the Flats / Units / Premises to

be constructed thereon with developers herein on certain terms and conditions contained in an agreement dated 20/9/2013 duly stamped with requisite stamp duty of Rs. 99,20,000 and power of attorney also dated 20/9/2013 duly stamped with stamp duty of Rs.100/- and registered in the office of the sub-registrar no.15 Pune on 20/9/2013 at serial nos. 6896/2013 and 6897/2013 and supplementary agreement dated 13/10/2014 duly registered in the office of the sub-registrar Haveli no.15 at serial no.7328/2014 on 13/10/2014 and power of attorney dated 13/10/2014 duly registered in the office of the sub-registrar Haveli no.15 at serial no.7329/2014 on 13/10/2014.

5]. Thus it is seen that the present owners are carrying out the development of the said property alongwith the querist i.e. present developers. The said documents are valid and subsisting.

6]. The building plans are duly approved and sanctioned as above recited as also NA permission has been granted as per orders issued by the Collector Pune which have been duly revised thereafter as set out in the revised sanctioned building plans bearing no.Rekhankan/NABP/Wagholi/Haveli/866/1 and other/SSP/2984 dated 27/5/2014 and the revised NA order no.PMH/NA/SR/679/2014 dated 10/3/2015 27936.76 sq.mtrs. area for residential use after deduction of area of 4063.24 sq.mtrs. under road from out of land bearing survey no.866/1 (part) admeasuring about 1700 sq.mtrs. survey no.866/2 admeasuring about 18,300 sq.mtrs. and survey no.866/3 admeasuring about 12000 sq.mtrs. totaling 32,000 sq.mtrs. referred to/perused for this report.

7]. Prior to the purchase by the present owners and during negotiations between the present owners and developers at their instructions for investigation of the title and issuance of a certificate in that behalf, I had caused to be carried out a search of the Index II registers maintained in the offices of the concerned sub-registrars of Taluka Haveli district Pune through my colleague Mr.S.M.Bagaitkar and from the available records he has informed me that he had not found any entry denoting any charge or encumbrance on the said property. The search fees have been paid by him under receipt nos. 16455, 16456 and 16457 dated 23/5/2013 and



Resi :
Flat No : 11
Machghat Society
36/7 Erandwane
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Pune : 411 038
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the receipts are delivered separately to the querists. Further search fees have been paid under receipt nos.26867, 26768, and 26869 all dated 14/8/2014 and 2903/2015 on 13/3/2015 of sub-registrar Haveli no.10,Pune and receipt no.GRN MH004153445201516E dated 13/10/2015 and receipt no. MH006447607201617E dated 3/12/2016 and receipt no.MH000322951201718E dated 11/4/2017.

8]. I am informed by the present developers herein above named that, by a deed of mortgage dated 28/5/2015, which is duly registered in the office of the Sub-Registrar Haveli no. 15 Pune at serial no. 4761/2015 on 28/5/2015, the present developers and owners had mortgaged the said property described in the said mortgage deed in favour of Religare Finvest Limited, A limited company duly registered under the companies Act 1956 having its registered office at:D3, P3B,District Center, Saket, New Delhi, 110017 and had availed of loan from the said mortgagees with an obligation to repay the same.

The said present developers herein above named have informed me that by document styled as Debenture Trust Deed dated 15/10/2015, which is duly registered in the office of the Sub-Registrar Haveli no. 15 Pune at serial no. 9675/2015 on 15/10/2015, the present developers have availed of subscription in an amount of Rs. 85,00, 00,000/- (rupees eighty five crores only) and owners have mortgaged the said property described in the said deed in favour of IDBI Trusteeship Services Limited, A limited company duly registered under the companies Act 1956 having its registered office at: Asian Building, Ground Floor, 17, R.Kamani Marg, Ballard Estate Mumbai 400001 and had availed of loan from the said mortgagees with an obligation to repay the same. Thereafter by a deed of release dated 27/10/2015 duly registered in the office of the sub-registrar Haveli no.22 at serial no. 11969/2015 on 27/10/2015 the said present owners along with the present developers have repaid the said mortgage amount to the said in favour of Religare Finvest Limited, and the said mortgagees have released the mortgaged property and returned the original documents to them thus the said mortgage has been duly satisfied.

9]. Thereafter I have caused to be carried out a search of the Index II registers maintained in the offices of the concerned sub-registrars of Taluka Haveli district Pune through my colleague Mr. S.M. Bagaitkar and from the available records he has informed me that except for the entry of the said mortgage deed he has not found any entry denoting any charge or encumbrance on the said property. The search fees have been paid by him under receipt no. 3880 dated 2/6/2015 of sub-registrar Haveli no.25, Pune is delivered separately to the querists. The querists have informed me that under Debenture Trust Deed with the said mortgagees the borrowers are required to repay the said subscription amount availed.

10]. I had issued a public notice dated 20/5/2013 in the daily newspaper Prabhat on 21/5/2013 and have not received any objections.

11]. Thus from all the above observations I am of the opinion that the said property is owned by the present owners and their title to the same, subject to the repayment of the loan availed from IDBI Trusteeship Services Limited, under a Debenture Trust Deed dated 15/10/2015, which is duly registered in the office of the Sub-Registrar Haveli no. 15 Pune at serial no. 9675/2015 on 15/10/2015, as set out herein above is good, clear and marketable and the present owners along with developers are adequately empowered to the development of the said property and selling flats etc. to be constructed in various buildings on the said property in terms of the agreement and power of attorney above recited. They will be required to repay the subscription amount.

I certify accordingly. This Search and Title Report dated 11/4/2017.


Advocate



CHALLAN
MTR Form Number-6

GRN	MH0003326530201718E		BARCODE			Date	11/04/2017 15:01:48		Form ID	
Department				Inspector General of Registration						
Type of Payment				Search Fee						
Office Name				HYL21_HAVELI 21 JOINT SUB REGISTRAR						
Location				PUNE						
Year				2017-2018 One Time						
Account Head Details				Amount In Rs.		Flat/Block No				
003007220X SEARCH FEE				900.00		Premises/Building				
						Road/Street				
						Area/Locality				
						Town/City/District				
						PIN				
						Remarks (If Any)				
						Gat No. 866/1, 866/2 and 866/3 Wagholi Pune Search 2 Years 2016-2017				
						Amount In				
						Nine Hundred Rupees Only				
Total				900.00		Words				
Payment Details				FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CN		Ref No		02901792017041153896		
Cheque/DD No				Date		11/04/2017 15:15:17				
Name of Bank				Bank Branch		UNION BANK OF INDIA				
Name of Branch				Scribble Date		Not Verified with Scrib				

NOTE: Valid for document to be registered in Sub-Registrar office and not for unregistered document. Mobile No. Not Available.
 शहर-पुणे येथील पुढील निदेशावर कार्यवाहीसाठी नोंदणी कार्यालयाला देण्यात येणारे आहे. मोबाईल न नमोदनात देण्यात येणारे आहे.

