

Title Report

Search and Title Report in respect of the property bearing No. 226 Hissa No. 01 B area admeasuring about 01 H 07.5 R and 00 H. 35. 75 R Situated at village Wakad Taluka Mulshi District – Pune and more particularly described in the Schedule hereunder written.

TO WHOMSOEVER IT MAY CONCERN

M/S. Anshul Siddhi Promoters and Builders through its Partner Mr. Dipak Vilasrao Jagtap, Sou. Padma Bharat Parmar, and Sou. Padma Subhash Mutha have instructed me to take search in respect of the properties more particularly described in the schedule hereunder written and to issue title report thereto. In pursuant thereto, I have been caused to take search with the help of my colleague Advocate Vrunda Dhadphale of the said lands for last 30 years i.e. from 1981 to 1991 from Index – II Register maintained in the office of the Sub – Registrar of Wadgaon Maval Taluka – Mulshi District Pune, From 1992 to 2005 at office of Sub – Registrar of Paud, Taluka Mulshi District Pune and from 2006 to 2011 (till date 09/03/2011) at the office of the Sub – Registrar of Haveli No. 1 and 20 at Pune for taking search in respect of aforesaid property was sought vide Application. The requisites fees for search is paid vide Receipt No. 461 /2011 dated 09/03/2011 at the office of Sub – Registrar, Taluka – Wadgaon Maval, District Pune. Accordingly my title opinion is as under:-



SCHEDULE OF PROPERTY:

All that piece and parcel of the land bearing Survey No. 226 Hissa No. 1 B situated at village Wakad, Taluka Mulshi, District Pune within the limits of Sub - Registrar of Mulshi, within the limits of Pimpri Chinchwad Municipal Corporation admeasuring 01 Hectar 34 R + Potkharaba admeasuring 00 Hectar 9 R totally admeasuring area 01 Hectar 43 R assessed at Rs. 03. 50 Paisa

The total property is bounded as follows:

On or towards East	: S. No. 226 (Part)
On or towards South	: S. No. 226 (Part)
On or towards West	: S. No. 227
On or towards North	: S. No. 209

The said property is presently owned by: 1. M/S. Anshul Siddhi Promoters and Builders through its Partner Mr. Dipak Vilasrao Jagtap, Sou. Padma Bharat Parmar, and Sou. Padma Subhash Mutha.



The applicant has submitted me the following documents:-

1. Copies of 7/12 extracts of property from the year 1959 – 60 and 1980 to 2010
2. Copies of current 7/12 extracts of each property.
3. Copies of mutation entries.
4. Copy of Development agreement serial No. 3808/2005 and Power of Attorney at Serial No. 3809 / 2005 dated: 09/06/2005
5. Copy of sale-deed Serial No. 138 / 2006.
6. Copy of Zone Certificate issued by Pimpri Chinchwad Town planning Authority dated : 10/12/2004
7. Copy of Demarcation dated: 31/01/2011
8. Certified copies of Special Civil Suit No.1142 / 2009
9. Copy of Confirmation Deed dated: 01/11/2010
10. Copy of Power of Attorney dated : 30/10/2002
11. copy of agreement to sale dated: 09/04/2001
12. Copy of Irrevocable General Power of Attorney dated: 01/11/2010
13. Copy of ULC Order dated: 15/06/2006
14. copy of Retirement deed dated: 03/01/2006
15. Copy of Sale Deed dated:24/01/2011
16. Copy of Judgment delivered by Hon'ble Mumbai High Court dated :13/05/2010



INCIDENTS:

In the Year 1959:

It appears from the Mutation Entry No. 1534 that Mr. Laxman Gopal Kaspate and Bhagwan Gopal Kaspate had partitioned of their ancestral properties and by that effect Mr. Bhagwan Gopal Kaspate got S. No. 226 Hissa No. 1B admeasuring 01Hector 43 R

In the year 1967:

The aforesaid property bearing Survey No. 226 Hissa No. 1 B admeasuring 01 Hector 43 R situated at Wakad was originally owned by Mr. Bhagwan Gopal Kaspate.

It appears from the mutation entry No. 1870 that the said land was purchased by Sou. Sulbha Pandurang Mane from Shri. Bhagwan Gopal Kaspate on 10/09/1967 by that effect her name was recorded as Owner vide Mutation Entry No. 1870 dated 14 / 11/1968 on 7X12 Extract.

In the year 1981:

It appears from the 7 X 12_extract of the Year 1981 to 1991 of the Land bearing Survey No. 226 Hissa No. 1 B admeasuring 01 Hector 03 R assessed at Rs. 3 .50 situated at village Wakad Taluka Mulshi, within the limits of Pimpri Chinchwad Municipal Corporation, is

owned by Mrs. Sulbha Pandurang Mane and her name has recorded in 7X12 extract as per vide Mutation Entry No. 1870 dated 04/11/1968.

In the Year 1988:

There after Sou. Sulbha Pandurang Mane decided to execute an Agreement to sale in favour of 1. Sou. Anjali Hemant Thombare 2. Shri Devkaran Chandanmal Bhalgat 3. Sou. Padma Bharat Parmar 4. Sou. Padma Subhash Mutha on 04/12/1988 and on the said Agreement Rs. 5000 /- was stamp duty paid. But the said stamp duty was not adequate and therefore the purchasers were entitled to pay the requisite stamp on the said agreement dated 04/12/1988 therefore the purchasers submitted the application before the Collector of Stamp for the payment of requisite stamp duty along with the stamp duty of Rs. 1260 /- with Penalty of Rs. 300/- by vide Amnesty Case No. C. / 3940 (2) dated 09/04/2001 and Collector of Stamp certified that the proper stamp duty has been paid.

In the Year 1990:

Smt. Sulbha Pandurang Mane and her husband Shri Pandurang Marutrao Mane had filed two statements u/s. 6(1) of the U.L.C. Act in respect of Property bearing S. No. 226 / 1B situated at village Wakad, Taluka Mulshi District Pune and which were numbered as 139 – MA and 776 – MA and which statements are jointly decided by Additional Collector and Competent Authority Pune Urban Agglomeration Pune by Order dated 23 / 08 /1990 u/ s. 8(4) of the U.L.C. Act and declared that the said land is vacant plot and declared surplus

holding of the declarant and the owners had also obtained exemption u/s. 20 of the U.L.C. Act from Government of Maharashtra vide Order dated 17/03/1992 and further had also filed appeal u/s. 33 against the aforesaid Order dated 23/08/1990 before the Additional Commissioner, Pune Division Pune and the said appeal was numbered as 2167 / 2001 and the Additional Commissioner Pune Division being Appellate Authority by passing Order dated 15/03/2001 has declared the said land is not vacant plot of land and provisions of U.L.C. Act are not applicable to the said land and also intimated to the lower Authority.

It also appears from the 7X12 of the year 1991 to 2001 and Mutation Entry No. 1960 that by the Order of Hon'ble Tahsildar, Taluka - Mulshi, that Pimpri Chinchwad Plan Development has recorded its name in other rights column in respect of property bearing S. No. 226 Hissa No. 1 B

It also appears from the Mutation No. 3095 that as per the Order of the Hon'ble Tahsildar - Taluka Mulshi, the said Pimpri Chinchwad Plan Development has been omitted from the other rights column of S. No. 226 Hissa No. 1 B

In the Year 1991:

It appears from the Mutation Entry No. 4800 that Sou. Sulbha Pandurang Mane had given application before Hon. Tahsildar Mulshi and collector as per Maharashtra Land Revenue Code under Section 155 for demarcation of S. No. 226 Hissa No. 1B the original property

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was admeasuring 01 Hector 03 R assessed at Rs. 3.50 and after rectification S. No. 226 Hissa No. 1 B admeasuring 01 Hector 43 R

In the Year 1993:

Agreement to sale:

The aforesaid property was owned by Sulbha Pandurang Mane. The said owner has executed an Agreement to sell / develop in favour of a) Mrs. Anjali Hemant Thombare, b) Mr. Devkaran Chandanmal Bhalgat, c) Mrs. Padma Bharat Parmar, d) Mrs. Padma Subhash Mutha at the same time said Sulbha Mane has delivered the valid and peaceful possession. By that effect the General Power of Attorney made and executed between Mrs. Anjali Hemant Thombare, b) Mr. Devkaran Chandanmal Bhalgat, c) Mrs. Padma Bharat Parmar, d) Mrs. Padma Subhash Mutha in respect of property bearing S. No. 226 Hissa No. 1 B admeasuring 01 Hector 43 R in favour of Shri. Hemant Moreshwar Thombare on 11 /07/1993 at Haveli No.

In the Year 2001:

It appears from the Mutation Entry No. 8807 that as per agreement to sale dated 04/12/1988, Sou. Sulbha Pandurang Mane has executed an Agreement to sale of the property bearing S. No. 226 Hissa No. 1 B admeasuring 01 Hector 43 R through her power of attorney holder Shri. Hemant Moreshwar Thombare in favour of 1. Sou. Padma Bharat Parmar, 2. Sou. Padma Subhash Mutha dated 03/05/2001. The said sale deed was executed and registered at the office of Sub - Registrar, Taluka Mulshi, vide

Document Registration No. 2421 /2001 and the said sale deed was also signed by Sou. Anjali Hemant Thombare and 2. Shri. Devkaran Chandanmal Bhalgat as a consenting party by accepting amount which was invested by them for the agreement. The said agreement is also signed by Sou. Tarabai Jadhav, Sou. Maitreyee V. Pandey as a consenting party. For the said sale deed the A - Patrak No. 2421/ 2001 has been registered as per Order by Hon'ble Tahsildar Mulshi, Paud as per Mark No. HN / S.R. / 252 / 2001 dated 07/08/2001

In the Year 2002:

Power of Attorney:

Smt Sulhha Pandurang Mane has executed Power of Attorney in favour of Mr. Hemant Moreshwar Thombare and Mrs. Anjali Hemant Thombare at Haveli No. by document registration No. 9300 /2002 dated 29/10/2002, in respect of property bearing Survey No. 226 Hissa No. 1 B situated at Wakad Taluka Mulshi Dist. Pune.

In the Year 2004:

The Town planning Authority Pimpri Chinchwad Municipal Corporation issued a Zone Certificate No. 1102 dated: 10/12/2004 As per the said Zone Certificate the said property comes in to the residential Zone

In the Year 2005:

D.A.P.A.

Mrs. Padma Bharat Parmar and Mrs. Padma Subhash Mutha executed Development Agreement in favour of M/S. Siddhi Karan Developers through its partners Mr. Dhananjay Shivajirao Nimbalkar, Shri Vilas Sadashiv Kamathe, Shri Anil Malhari Salunkhe and Shri. Shailesh Shamrao Kulkarni in respect of Land bearing Survey No. 226 Hissa No. 1 B admeasuring area about 01 Hector 34 Ares, pot kharaba 09 Ares total admeasuring area about 01 Hector 43 Ares, i.e. 14300 sq. mtrs. and which has been duly registered at Haveli No. 17 at serial No. 3808/2005 and also executed a General Power of Attorney in favour of Siddhi Karan Developers in the same office at Serial No. 3809 / 2005.

In the Year 2006:

Deed of correction:

The Deed of Correction is made and executed between Smt. Sulbha Pandurang Mane and Mrs. Padma Bharat Parmar and Mrs. Padma Subhash Mutha at Haveli No. 04 and which has been duly registered at Serial No. 70 / 2006 as per the sale deed dated 21/05/2001 has been registered in the office of the Sub - Registrar, Mulshi, Paud at Serial No. 2421/2001, In the said sale deed, sold the respective undivided shares of Mrs. Padma Subhash Mutha along with the 1/4th undivided share of Mr. Devkaran Chandanmal Bhalgat as a karta of his HUF and Mr. Bhalgat had acquired by the Agreement to sale dated 04/12/1988 and Mrs. Anjali Hemant Thombare and Mr. Devkaran Chandanmal Bhalgat had signed the said sale deed a consenting party

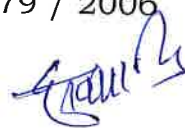
but that was not intended by the parties to release/relinquished rights, title and interest of the 1/4th undivided share in the said property. The area of the land mentioned in the sale deed 01 Hecter = 7.25 R instead of 01 Hecter = 43 R and thus the area of 35.75 R i.e. 3575 Sq.mtrs. i.e. 1/4th undivided shares of Mrs. Anjali Hemant Thombare remains as it is.

In the Year 2006:

Sale Deed:

_ It appears from the Mutation Entry No. 10 444 that the sale deed has executed between Smt. Sulbha Pandurang Mane through her Power of Attorney holder Shri. Hemant Moreshwar Thombare in favor of Anjali Hemant Thombare and which was consented by Mrs. Padma Bharat Parmar, Mrs. Padma Subhash Mutha and Devkaran Chandanmal Bhalgat (HUF) through their power of attorney holder Hemant Moreshwar Thombare in the office of Sub - Registrar Haveli No. 04 at Serial No. 138 / 2006 in respect of property bearing Survey No. 226 Hissa No. 1 B out of an area admeasuring about 3575 Sq. mtrs. (Plot) The total area admeasuring 01 Hecter 43 R in which undivided share of 1/4th share i.e. 35.75 R. But the said Mutation Entry bearing No. 10 444 has cancelled.

It appears from the Mutation Entry No. 10581 that the Sub - Divisional Officer Maval has given Stay Order in the proceeding of R.T.S. Appeal No. 199/ 2006 and the said has been done by the Hon. Tahsildar vide Application No. HN / K / V 2079 / 2006



In the Year 2006

Retirement Deed:

The retirement deed has been executed between Shri Vilas Sadashiv Kamathe, Deepak Vilasrao Jagtap and a) Shri Dhananjay Shivajirao Nimbalkar and b) Shri Anil Malhar Salunkhe, c) Shri. Shailesh Shamrao Kulkarni by this retirement deed the aforesaid a, b, c partners has retired from partnership firm namely Siddhi Karan promoters and builders. The said deed is registered in the office of Haveli No.15 at Serial No. 5761 / 2006 dated: 03/01/2006

In the Year 2006:

U.L.C. ORDER:

Sou. Padma Bharat Parmar and others filed return u /s. 6(1) of the Urban Land (Ceiling and Regulation) Act, 1976 the Deputy collector & Competent Authority Pune Urban Agglomeration, Pune passed an Order u/s. 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 dated 15/06/2006 that the Declarants Sou. Padma Bharat Parmar and others hold vacant land the extent of 10870 – 00 Sq.mtrs. in excess of the ceiling limit of the said Act. In S. No. 226 / 1B of Village Wakad, Taluka Mulshi Dist. Pune

In the Year 2007:

It appears from the Mutation Entry No. 10755 that as per The Urban Land (Ceiling and Regulation) Act, 1976, the Deputy Collector and Competent Authority Pune Agglomeration, Pune passed Order under Section 10 (3). According to the said Order the State of Maharashtra



got its name recorded in the Property of Mrs. Padma Bharat Parmar dated 08/01/2007

In the Year 2008:

It appears from the Mutation Entry No. 11468 dated 01/07/2008 that the Sub – Divisional Officer Maval in the matter of R.T.S. Appeal No. 117/ 2006 has passed Order regarding the property bearing S. No. 226 Hissa No. 1 B admeasuring 01 Hector 34 R + Potkharaba 00Hector 09 R out of which 00 Hector 35.75 R assessed at Rs. 03.50 Paisa and the Mutation No. 10444 was sanctioned by the Sub – Divisional Officer Maval by that effect the Lower Court decision was overruled. And therefore the name of Sou. Anjali Hemant Thombare recorded on 7X12 Extract for her share in the aforesaid property i.e. 00 Hector 35. 75 R

In the Year 2009:

The Special Civil Suit No. 1142 / 2009 was filed by Mrs. Padma Subhash Mutha and through their power of attorney holder Shri Deepak Vilasrao Jagtap against Shri Hemant Moreshwar Thombare and others.

In the year 2010:

The Siddhi Karan Promoters and Builders a partnership firm had changed the firms name, its place of business though its partner Shri Deepak Vilasrao Jagtap in the office of Registrar of Firms by this now the Firm's new name is **M/S. Anshul Siddhi Promoters and Builders** with effect from 22 /02/2010



In the year 2010:

Deed of confirmation:

The deed of Confirmation executed between Mrs. Anjali Hemant Thombare in favour of Anshul Siddhi Promoters and Builders through its partner Shri Deepak Jagtap in respect of Property bearing Survey No. 226 / 1B admeasuring area about 01 Hectar 34 R + Potkharaba 00Hectar 09 R totally admeasuring 01 Hectar 43 R situated at Wakad Taluka Mulshi District Pune which has duly registered in the office Haveli No. 19 at Serial No. 10323 / 2010 dated: 01/11/2010

In the Year 2010:

Irrevocable General Power of Attorney:

The Irrevocable General Power of Attorney is executed between Mrs. Anjali Hemant Thombare in favour of M/S. Anshul Siddhi Promoters and Builders through its Partner Shri Deepak Jagtap which has duly registered in the office of Sub – Registrar Haveli No. 19 at Serial No. 10324/2010 dated 01/11/2010

In the Year 2010:

Order of Hon'ble Bombay High Court:

Sou. Padma Bharat Parmar filed a Writ Petition Before the Hon'ble High Court vide Writ Petition No. 2202 / 2010 against the state of Maharashtra. The Hon'ble High Court, Bombay declares that the possession of the excess land is not obtained by the State of Maharashtra and the same is with petitioners. Dated: 13/05/2010



It appears from the Mutation Entry Bearing No. 12956 that Under the Urban Land (Ceiling and Regulation) Act, 1976, and the Additional Collector and Competent Authority as per application no. ULC/T.No./SR/101/10/570 dated 07/12/2010 passed Order that the State of Maharashtra got its name entered in the Property of Mrs. Padma Bharat Parmar and the same should be cancelled because the Government has not taken the possession of the land before 29/11/2007 and by that effect the name of State of Maharashtra has been deleted.

In the Year 2011:

Demarcation:

Sou. Padma Bharat Parmar and others through their Power of Attorney holder given application for Demarcation vide No. 3401/2010 of Property bearing S. No. 226/1B and 226 /1C situated at village Wakad Taluka Mulshi District Pune to the Pimpri Chinchwad Municipal Corporation with the effect of that application the Demarcation was made accordingly on 31/01/2011

In the Year 2011:

Certified copies of Special Civil Suit No.1142 / 2009

The Special Civil Suit No. 1142 / 2009 was filed by Mrs. Padma Subhash Mutha and through their power of attorney holder Shri Deepak Vilasrao Jagtap against Shri Hemant Moreshwar Thombare and others has withdrawn from Civil Court dated 07/01/2011



In the Year 2011:

Sale Deed:

The sale deed is executed between M/S. Anshul Siddhi Promoters and Builders through its Partner Shri Deepak Vilasrao Jagtap and Sou. Anjali Hemant Thombare through her Power of Attorney holder M/S. Anshul Siddhi Promoters and Builders through its partner Shri Deepak Vilasrao Jagtap and which is consented by Sou. Padma Bharat Parmar and Sou. Padma Subhash Mutha through their power of attorney holder M/S. Anshul Siddhi Promoters and Builders through its partner Shri Deepak Vilasrao Jagtap which is duly registered in the office of Sub - Registrar Haveli No. 19 at Serial No. 822 /2011 dated 24/01/2011

In the Year 2011:

According to the 7 X 12 extract of the Year 2010 /2011 of the Land bearing Survey No. 226 Hissa No. 1 B admeasuring 01 Hector 34 R + Potkharaba 00Hector 09 R and total admeasuring area 01 Hector 43 R assessed at Rs. 03 - 50 Paisa situated at village Wakad Taluka Mulshi, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune out of which 01 Hector 07.25 R owned by Sou. Padma Bharat Parmar and Sou. Padma Subhash Mutha and remaining admeasuring area i.e. 00Hector 35.75 R belongs to M/S. Anshul Siddhi Promoters and Builders through its Partner Shri. Dipak Vilasrao Jagtap. The said names have recorded in 7X12 extract as per vide Mutation Entry No. 13081 dated 01/02/2011.

On the available records other than the above mentioned entries, I have not found any entry creating charge or encumbrance on the said property or part thereof. The index - II

registers and other relevant records of Sub – Registrar, Haveli No. 1 to 20, the office of Sub – Registrar Mulshi, the office of Sub – Registrar Maval respectively were not maintained properly and were in scattered position, therefore could not take search properly. Hence on the available records other than the transactions mentioned above, I have not found any entry creating any charge or encumbrance on the said property or part thereto.

Therefore, relying upon the documents and papers and information given by the applicants and subject to whatever stated above, I am of the opinion that, the said properties are free from the encumbrances and/or charges of whatsoever nature and the present owner i.e. 1. M/S. Anshul Siddhi Promoters and Builders through its Partner Mr. Dipak Vilasrao Jagtap and land owners Sou. Padma Bharat Parmar, and Sou. Padma Subhash Mutha are having good, clean and marketable title to the same and are entitled to develop the said property for the area i.e. 107.25 R owned by Sou. Padma Bharat Parmar and Sou. Padma Subhash Mutha for development rights M/S. Anshul Siddhi Promoters and Builders and remaining admeasuring area i.e. 00Hector 35.75 R as ownership of the said land.

The documents supplied to me are returned herewith.

Hence this Title Report for your kind information and further necessary action.

Pune

Dated: 13/05/2011

S. V. KOLSEPATIL
ADVOCATE