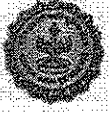




CHALLAN
MTR Form Number-6

GRN	MH005858002201516E	BARCODE	[Barcode]		Date	22/12/2015-12:53:47	Form ID				
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Search Fee			TAX ID (If Any)							
	Other Items			PAN No. (If Applicable)							
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		Adv Sadhana Mhasawade					
Location	PUNE										
Year	2015-2016 One Time			Flat/Block No.		Ambika Villa					
Account Head Details		Amount In Rs.		Premises/Buliding							
0030072201 SEARCH FEE		750.00		Road/Street		Varje					
				Area/Locality		Pune					
				Town/City/District							
				PIN		4	1	1	0	5	2
				Remarks (If Any)							
				Gat No 894 and 898 Village Wagholi							
				Tal Haveli Pune period 30 years fro							
				m 1985 to 2015							
				Amount In		Seven Hundred Fifty Rupees Only					
Total		750.00		Words							
Payment Details				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	REF No.	02300042015122243569		296970268			
Cheque/DD No				Date		22/12/2015-12:54:48					
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : 9822371620



CHALLAN
MTR Form Number-6

GRN MH002311026201718E		BARCODE 		Date 14/06/2017-11:41:20		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		ADV SADHANA MHASAWADE	
Location PUNE							
Year 2017-2018 One Time				Flat/Block No.		AMBIKA VILLA	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			100.00		Road/Street WARJE		
					Area/Locality PUNE		
					Town/City/District		
					PIN 4 1 1 0 5 2		
					Remarks (If Any)		
					Gat No 894 and 898 Village Wagholi Tal Haveli Pune Period 2 years from		
					2015 to 2017		
Total			100.00		Amount In Words		One Hundred Rupees Only
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
						02300042017061487235 462747596	
Cheque/DD No.				Date		14/06/2017-11:43:36	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : Not Available

TITLE REPORT

1) PROPERTY DESCRIPTION :-

All that piece and parcel of land or ground bearing **1) Gat No. 894 (formerly bearing Gat No. 895) admeasuring Hectares 01 = 79 Ares 2) Gat No. 898 (formerly bearing Gat No. 899) admeasuring Hectares 00 = 21.25 Ares** being a portion out of land admeasuring Hectares 00 = 85 Ares, 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 Plan for Pune Metropolitan Region currently inforce and the same are together bounded as follows, that is to say :

On or towards the East : Adjacent Gat No. 894, 885 & 886.
On or towards the South : Adjacent Gat No. 956, 955 & 954.
On or towards the West : Adjacent Gat No. 895, 896 and remaining land.
On or towards the North : 12 m. Wagholi Kesand Road of Gat No. 898.

Together with all all FAR / FSI originating there from or by availing the same from market by way of TDR as is and if permissible under concerned D C Regulations.

Together with MSEB meter lines and connections, drainage water lines,

Together with shrubs, plants, trees and all other things attached to,

Together with easements, appurtenances, ingress, egress, pathways, common rights and facilities, ancillary, consequential and other incidental rights thereto, (hereinafter collectively referred to as said "property".)

2) INSTRUCTION :-

Under instruction of Mr. Ramesh Ghisulal Mehta, Director of M/s. Dreams Construction (Pune) Pvt. Ltd., a company registered as per Companies Act, having it's working office at City Mall, Office No. 301, Third floor, University Road, Ganesh Khind, Pune – 411 007. I have caused the Search to have been taken relating to the said property, so also investigated the title thereto.

3) SEARCH :-

a) Accordingly, I have caused the Search in the offices of the Joint Sub-Registrar Haveli No. I and II other related Sub – Registrar offices of Pune, vide online chalan no. MH005858002201516E, dated 22/12/2015, and vide online chalan no. MH002311026201718E, dated 14/06/2017 relating to the said property.

b) Except the transactions herein recorded, no transaction relating to the said property encumbering the said property was found.

c) The said search however, subject to the registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

4) DOCUMENTS :-

For the purposes of Investigation into the title to the said property, I perused the copies of following documents entrusted to me.

a) 7/12 extract of the said land with available Mutation Entries.

b) Development Agreement and Power of Attorney executed by Mr. Balu

Sakharam Gund & others in favour of Mr. Shivprasad Gopikishan Charkha & others

- c) Development Agreement and Power of Attorney executed by Mr. Shivprasad Gopikishan Charkha & others in favour of M/s. Green Mark Properties.
- d) Sale Deed executed by Mr. Shivprasad Gopikishan Charkha & others in favour of M/s. Green Mark Properties.
- e) Development Agreement / Joint Venture and Power of Attorney executed by M/s. Green Mark Properties in favour of M/s. Dreams Construction (Pune) Pvt. Ltd. through its Director Mr. Ramesh Ghisulal Mehta.
- f) Sanctioned Plans approved by Town Planning Authority, Pune, vide order bearing No. NABP / MAUJE WAGHOLI / TAL. HAVELI / GAT. NO. 894 & 898 (Part) / SASAMPU / 4629, dated 03/08/2013.
- g) Non – Agricultural permission issued by Collectorate of Pune vide No. PAMAH / NA / SR / 267 / 13, dated 11/10/2013.

5) INFORMATION :-

I also collected information found necessary in respect of the said property from Mr. Ramesh Ghisulal Mehta being Director of M/s Dreams Construction (Pune) Pvt. Ltd., (hereinafter referred to as PROMOTER / DEVELOPER)

6) INCIDENTS :-

- i) On perusing the Gat Consolidation Extract prepared under the Scheme sanctioned under the provisions of the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1974, it appears that land

admeasuring Hectares 01 = 79 Ares bearing Survey 148 Hissa No. 6B situate, lying and being at Village Wagholi was assigned Gat No. 895 (presently bearing Gat No. 894), and Survey 148 Hissa No. 2A situate, lying and being at Village Wagholi was assigned Gat No. 899 (presently bearing Gat No. 898) being the above captioned land and the name of Shri. Sakharam Gajaba Gund was shown as the owner thereof.

- ii) It appears from the Mutation Entry bearing No. 1314 dated 01.04.1987 that the said Shri. Shakharam Gajaba Gund died intestate on 20.02.1985, leaving behind him as his only heirs and next-of-kin, his son, Shri. Balu Sakharam Gund, his two daughters, namely, Sou. Dhondiba Ramchandra Wahile & Sou. Kusum Ganpat Kadam, heirs of his pre-deceased Son, Late Shri. Kalu Sakharam Gund i.e. his daughter-in-law, Smt. Vimal, his grandson Shri. Dnyaneshwar Kalu Gund and granddaughters, namely, Sou. Sharda Ramdas Khedekar, Sou. Mangal Bhausahab Kadam, and his brother, Shri. Gangaram Gajaba Gund. Subsequently, the said Shri. Gangaram Gajaba Gund also died intestate on 6.03.1987, leaving behind him as his only heirs and next-of-kin, his widow, Parubai, his daughter, namely, Sou. Heerabai Vilas Khedekar. Effect of deaths of the said Shri. Sakharam Gajaba Gund and Shri. Gangaram Gajaba Gund was given on the Revenue Record pertaining to the above captioned land and names of daughters and grand-daughters of Sakharam Gajaba Gund were entered on the "Other Rights" column while names of all other heirs of Late Sakharam and Gangaram Gajaba Gund were entered as the holders thereof.
- iii) It appears from the Mutation Entry bearing No. 1315 dated 1.4.1987, that prior to death of the said Shri. Gangaram Gajaba Gund he had sold his undivided one-half share in the above captioned land to his nephew, the said Shri. Balu Sakharam Gund vide a Deed of Sale dated 12.7.1984.

However, effect of the said Deed of Sale was given subsequently on the Revenue Record. Accordingly, the names of heirs of Shri. Gangaram Gajaba Gund were deleted and holding of the said Shri. Balu Sakharam Gund was shown as 12 Anna instead of 4 Anna therein.

- iv) It appears from the Mutation Entry bearing No. 3420 dated 10.05.1993 that pursuant to Application made in that behalf, Aanewari was happened between the said Shri. Balu Sakharam Gund and his two sons, namely, Santosh and Sanjay. Accordingly, his 12 Aana share was equally divided between Shri. Balu Sakharam Gund and his sons and daughter and effect to the same was given on the Revenue Record pertaining to the above captioned land.
- v) It appears from the Mutation Entry bearing No. 01 dated 7.02.2002 that a separate Revenue Village (Aavahalwadi) was carved out of the original Village Wagholi and the land originally bearing Gat No. 895 Village Wagholi was assigned new Gat No. 894 of Village Wagholi. And Gat No. 899 village wagholi assigned to Gat No. 898.
- vi) Vide an Agreement For Development dated 09.02.2007 (duly Registered under Serial No. 1300 of 2007 with the Sub-Registrar Haveli No. VII, Pune) executed by the said Shri. Balu Sakharam Gund, Shri. Santosh Balu Gund, Shri. Sanjay Balu Gund, Smt. Vimal Kaluram Gund, Shri. Dnyaneshwar Kaluram Gund and Members of their respective Families of the One Part and Shri. Shivprasad Gopikishan Charkha, Shri. Deepak Pannalal Baldava and Shri. Shyamsundar Ramlal Mantri of the Other Part, the said Shri. Balu Sakharam Gund and Others granted rights of development of, inter-alia, the captioned Land to the said Shri. Shivprasad Gopikishan Charkha and Two Others at or for the consideration and on the terms and conditions therein contained.

- vii) Vide an Agreement for Development dated 07.12.2007 (duly Registered under Serial No. 10021 of 2007 with the Sub-Registrar Haveli X, Pune) executed by and between the said Shri. Balu Sakharam Gund and Others of the First Part, the said Shri. Shivprasad Gopikishan Charkha and Two Others of the Second Part and the said Owner of the Third Part, the said Shri. Balu Sakharam Gund and Others formally granted the rights of development of, inter-alia, the above caption Land to the M/s Greenmark Properties at the express request and direction of the said Shri. Shivprasad Gopikishan Charkha and Two Others and the said Shri. Shivprasad Gopikishan Charkha and Two Others assigned and transferred all and whatsoever their beneficial, right, title and interest to the same thereto in favour of the M/s Greenmark Properties at or for the consideration and on the terms and conditions therein contained.
- viii) Vide a Deed of Sale dated 28. 04.2011 (duly Registered under Serial No. 3457 of 2011 with the Sub-Registrar Haveli XIII, Pune) executed by and between the said parties to the aforesaid Agreement For Development dated 7.12.2007, whereby the said Shri. Balu Sakharam Gund and Others assigned, transferred, assured and conveyed, inter-alia, the above captioned Land to the M/s Greenmark Properties absolutely with the consent and concurrence of the said Shri. Shivprasad Gopikishan Charkha and Two Others and the said Shri. Shivprasad Gopikishan Charkha and Two Others assigned and transferred all and whatsoever their beneficial, right, title and interest to the same thereto in favour of the M/s Greenmark Properties The name of said Owner has been entered on the Revenue Record pertaining to the above captioned Land as the holder thereof vide Mutation Entry No. 7339.
- ix) Vide an Agreement dated 06.09.2011(duly registered under Serial No.

8434 of 2011 with the Sub-Registrar, Haveli-II, Pune) made by and between the said Owner of the One Part and the said Dreams Constructions (Pune) Private Limited of the Other Part, the said Parties agreed to jointly develop the above captioned Land together with certain other Lands/portions on "principal to principal basis" by construction of buildings containing residential Flats /Units thereon and by alienation of such Flats/ units to prospective purchasers thereof on what is popularly known as "Ownership" basis under the provisions of the Maharashtra Ownership Flats Act, 1963 or otherwise howsoever to exploit the commercial potentiality of the above captioned land on the terms and conditions therein contained.

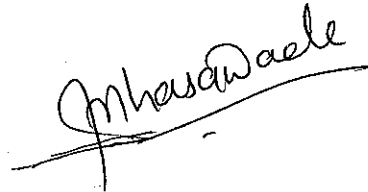
- C) As part of investigation of title of the said Partnership Firm to the above captioned Land we had public notices in the usual form published in the daily newspaper "Dainik Prabhat" and which notices appeared on 19/08/2011. We have not received any claim from any person or party in response to our said Public Notices.
- 11) Thereafter the M/s. Dreams Construction (Pune) Pvt. Ltd. prepared Building Plans and submitted to Town Planning Authority, Pune. Town Planning Authority sanctioned said building Plan vide no. NABP / MAUJE WAGHOLI / TAL. HAVELI / GAT. NO. 894 & 898 (Part) / SASAMPU / 4629, dated 03/08/2013. And thereafter said owners & developers revised the plans and got sanction vide no. NABP / MAUJE WAGHOLI / TAL. HAVELI / GAT. NO. 894 & 898 (Part) / SASAMPU / 4409, dated 17/07/2014.
- 12) The Collectorate of Pune, granted Non Agricultural permission to start the Construction vide N. A. Order vide no. PAMAH / NA / SR / 267 / 13, dated 11/10/2013 and same is revised vide no. PAMAH / NA / SR / 851 / 14, dated 15/09/2014.

7) OPINION :-

On the basis of the perusal of the documents referred to above and the information collected by me has been mentioned above, I am of opinion that, Thus in pursuance to the Deeds of Agreement to Development Land in Joint Venture as mentioned hereinabove the property (described in para 1 being an area admeasuring 01 Hectar 79 Ares of Gat No. 894 & area admeasuring 00 Hectar 21.25 Ares out of Gat No. 898, situated at village Wagholi, Taluka Haveli, Dist. Pune, is held and possessed by M/s. Dreams Construction (Pune) Pvt. Ltd. Who are entitled to develop the said property as per the terms and conditions of Joint Venture and further it appears that the said property are free from encumbrances and same appears to be marketable and the said Developer is entitled to develop the said property and sell the blocks commonly know as ownership scheme to the intending purchasers.

Place – Pune.

Date – 14/06/2017



Advocate