



UDK & Associates Law Firm

Tuscan

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Uday Kulkarni B. Com. LL.B.
(Advocate & Notary)
Senior Partner

Adv. Vishal Kulkarni
B.S.L., LL.M (UK)
Partner

Adv. Yogin Kulkarni
B. Com. LL.B.
Partner

SUPPLEMENTARY SEARCH & TITLE REPORT

DESCRIPTION OF THE PROPERTY : All that Piece and Parcel of the property situated at S. Nos. 40/1A & 40/2A collectively admeasuring an area of 05 Hectares 17 Ares (51,700 sq. mtrs.) situated at Mouze Kharadi, within the limits of Pune Municipal Corporation.

**NAME OF THE OWNER/
DEVELOPER**

:TUSCAN REAL ESTATE PVT. LTD
(Previously known as I-VEN KOLTE PATIL PROJECTS (PUNE) PVT. LTD.) having its registered Office at "City Point", IInd Floor., Dhole Patil Road, Pune - 411 001.

This is to certify that in continuance of our Search & Title Report dated 29/03/2011 and 25/07/2011 with respect of land S. Nos. 40/1A & 40/2A collectively admeasuring an area 005 Hectares 17 Ares (51,700 sq. mtrs.) situated at Mouze Kharadi, Tal. Haveli, Dist. Pune. We submit our continuation to our earlier report for the period from 2011 to till date as under:-

1. Mrs. Pushpalata Omprakash Bhandari and others through their Power of Attorney holder MR. Milind D. Kolte sold, transferred and conveyed an area admeasuring 11,976.37 sq. mtrs. (for Amenity Space, road widening and D P Road) out of S. no. 40/1A & 40/2A to and in favour of Pune Municipal Corporation by a Deed of Transfer on 21/02/2013 which is





registered at the Office of Sub-Registrar, Haveli No. 12 at Sr. No. 2145/2013.

2. Mrs. Neeta H. Aswani alias Neeta Pahalaj Budhani and others 45 and Mrs. Pushpalata Ompraskash Bhandari and Kolte Patil Developers Ltd sold, transferred and conveyed their respective right, title and interest in the said land i.e. S. No. 40/1A & 40/2A collectively admeasuring 51,700 sq. mtrs. to and in favour of Tuscan Real Estate Pvt. Ltd. by a Sale Deed dated 29/03/2013, which is registered at the Office of Sub-Registrar, Haveli No. 12 at Sr. No. 3093/2013 on 30/03/2013. Thus the said Tuscan Real Estate Pvt. Ltd. became absolute owner of the said land.

3. The Tuscan Real Estate Pvt. Ltd. has taken a loan of Rs.16,00,00,000/- from Axis Bank Ltd by mortgaging land i.e. S. No. 40/1A & 402A of Kharadi, Tal. Haveli, Dist. Pune. The said Mortgage Deed registered on 12/08/2013 at the Office of Sub-Registrar, Haveli No. 12 at Sr. No. 6744/2013.

However, subsequently the said loan has been repaid by Tuscan Real Estate Pvt. Ltd. and the said Axis Bank has issued 'No Dues Certificate' on 20/06/2015 vide letter No. AXISB/CDB/Pune/15-16/Tuscan and has also waived, vacated, encumbrance and charge upon the said property. We have been provided letter dated 20/06/2016 and are satisfied with it.





We have also carried out searches at the Office of Sub-Registrar for the period from 2011 to till date by our Associate Advocate Trupti Kale. She did not find any other transaction, except for those which are mentioned herein above, showing any claim or right of whatsoever nature to or upon the said lands.

Thus from all the above title deeds, documents, searches carried out at the Office of Sub-Registrar, Haveli, we are of the opinion that the said Tuscan Real Estate Pvt. Ltd. is the sole and absolute owner of the said land and possess good, clean, clear and marketable title to the said land which are without any encumbrances of whatsoever nature .

This Supplementary Search & Title Report given on 01/07/2017.

For UDK & Associates



VISHAL KULKARNI

Encl.:

1. Copy of Search & Title Report dated 29/03/2011 & 25/07/2011
2. Receipt for payment of Search fee at the Office of Sub-Registrar for the year 2011 to 2017.

CHALLAN
MTR Form Number-1

| | | | | | | | |
|-----------------------|-------------------|---------|-----------|---|------|--------------------|---------|
| QRN | MH00252600201718E | BARCODE | [Barcode] | | Date | 2006/2017-11-26:31 | Form ID |
| Department | | | | Inspector General Of Registration | | | |
| Search Fee | | | | Payer Details | | | |
| Type of Payment | | | | Other Item | | | |
| Office Name | | | | HYLJ_HAYELJ NDI SUB REGISTRAR | | | |
| Location | | | | PUNE | | | |
| Year | | | | 2017-2018 From 01/01/2011 To 2006/2017 | | | |
| Account Head Details | | | | Amount in Rs. | | | |
| 0030072201 SEARCH FEE | | | | 175.00 | | | |
| Remarks (If Any) | | | | SEARCH FOR LAST 7 YEARS FOR G. NO. 40 OF VILLAGE KHURADI TAL. HAYELJ DIST. PUNE | | | |
| Amount to | | | | One Hundred Seventy Five Rupees Only | | | |
| Total | | | | 175.00 | | | |
| Payment Details | | | | STATE BANK OF INDIA | | | |
| Cheque/DD Details | | | | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD No. | | | | Bank CIN | | | |
| Name of Bank | | | | Ref. No. | | | |
| Name of Branch | | | | 0004057017067002481 | | | |
| Date | | | | 2006/2017-11-23:28 | | | |
| Bank-Branch | | | | STATE BANK OF INDIA | | | |
| Scroll No. , Date | | | | Not Verified with Scroll | | | |

Mobile No. : 9823083400
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SEARCH & TITLE REPORT

DESCRIPTION OF THE PROPERTY : All that Piece and Parcel of the property admeasuring 4 Hectares 99 Ares (i.e. 49,900 sq. mtrs.) out of S. Nos. 40/1A & 40/2A collectively admeasuring about 5 Hectares 17 Ares (i.e. 51,700 sq. mtrs.) situated at Mouze Kharadi, within the limits of Pune Municipal Corporation

NAME OF THE OWNERS : **M/S. BHANDARI GOLANDE (Promoters & Builders),**
MR. OMPRAKASH BHANDARI & OTHERS

NAME OF THE DEVELOPER : **I-VEN KOLTE PATIL PROJECTS (PUNE) PVT. LTD.,** having its registered Office at : 'City Point' 2nd Floor, Dhole Patil Road Pune - 411 001.



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- NAME OF THE OWNERS :** **M/S. BHANDARI GOLANDE (Promoters & Builders),**
MR. OMPRAKASH BHANDARI & OTHERS
- NAME OF THE DEVELOPER :** **I-VEN KOLTE PATIL PROJECTS (PUNE) PVT. LTD.,** having its registered Office at : 'City Point' 2nd Floor, Dhole Patil Road Pune - 411 001.

Under instructions given by my client I-VEN KOLTE PATIL PROJECTS (PUNE) PRIVATE LTD., I have carried out title investigation of the property bearing S. No. 40/1A & S. No. 40/2A collectively admeasuring 4 Hectares 99 Ares (i.e. 49,900 sq. mtrs.) out of total area admeasuring about 5 Hectares 17 Ares (i.e. 51,700 sq. mtrs.) situated at Mouze Kharadi, within the limits of Pune Municipal Corporation and I have inspected registration books for the last 30 years maintained by concerned Sub-Registrar Offices and have inspected Title Deeds,



documents, papers and revenue record etc for the last 58 years from 1953/54 to March 2011 and accordingly I submit Title Report as under:-

It appears from revenue record that since 1953/54 Smt. Tarabai Bhiku Hajare, Smt. Dhondabai Maruti Chaudhary and Smt. Dagadabai Nana Thakar were Owners of the said land and their names appeared on 7/12 extracts as 'Owners / Kabjedars'. It further appears that the said Owners derived title from the predecessors Smt. Manjula Genu Pathare and Anusayabai Eknath Galande. Mutation Entry 649 (which is duly certified) shows that Smt. Manjulabai Genu Pathare released her right, title and interest in favour of Tarabai Bhiku Hajare and others two. However the said Release Deed was not available for inspection. The 7/12 extract of 1953/54 shows that Anusayabai Eknath Galande's name is bracketed (deleted), however no specific Mutation Entry is available in the record of rights showing why and how her name is deleted. Old revenue record, mutation entries were not available for my inspection and in support Tahsildar, Haveli has given Certificate bearing No. 9865/06 dated 07/08/2006 stating therein that Mutation Entry Nos. 84, 163, 165, 175, 226, 345, 397 & 409 were not available with them and Mutation Entry Register has only entries starting from Mutation Entry No. 434 onwards. Old record of those years is torn and not available with them. Mutation Entry No. 685 is not legible as original Mutation Entry Register's pages were partly torn. In the circumstances, we continued our searches from 1953/54 onwards, accepting Ownership of Smt. Tarabai Bhiku Hajare and other two, which is not challenged or disputed by any one till date.



It appears from the 7/12 extract of the property under search that one Rama Piraji Pathare was a 'protected tenant' in 1953-54 and his name appeared in the other rights column. Subsequently, his name is deleted and did not appear anywhere from the year 1957 - 58 till date. The concerned Mutation Entry No. 685 is partly torn, hence its contents can not be given in this report. But from all other revenue record / record of rights, I confirm that there is no any tenant in the land under search.

It appears that the aforesaid Smt. Tarabai Bhiku Hajare and other two partitioned the said properties on 12/05/1969 by a Deed of Partition and the said property under search was given to Smt. Dagadabai Nana Thakar as her divided and separated share and her name appeared on 7/12 extract as the sole and absolute owner / kabjedar vide Mutation Entry No. 881. The said Smt. Dagadabai Nana Thakar sold, transferred and conveyed the said land to one Vittal Govind Kotwal vide a Deed of Sale dated 06/08/1970 and the said Purchaser's name appeared on 7/12 extract vide Mutation Entry No. 922.

The said Vittal Govind Kotwal sold, transferred and conveyed the said land to Mrs. Pushpalata Omprakash Bhandari who was Partner of M/s. Bhandari Golande (Promoters & Builders) by a Deed of Sale dated 10/01/1989, which is registered at the Office of Sub-Registrar Haveli No. II at Sr. no. 518/89. I have seen and inspected certified copy of said sale transaction.

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It appears from Mutation entry No. 2820 that though the said Vittal Govindrao Kotwal sold the said land by aforesaid Sale Deed dated 10/01/1989, but the Purchaser Sau. Pushpalata Omprakash Bhandari's name was not mutated on 7/12 extract, therefore, names of legal heirs of Late Vittal Govindrao Kotwal (who died on 12/01/1989) viz. Savaleram Vittal, Govind Vithal and Smt. Dropadabai Vittal Kotwals' names were entered on 7/12 extract. But the said entry being wrongly mutated, was subsequently deleted at the time of entering name of Mrs. Pushpalata Omprakash Bhandari, on the 7/12 extract.

It appears from Mutation Entry No. 1172 that the said land under search was required for MIDC, hence the remark was appearing in other rights column of the 7/12 extract. However as per the Government Gazette dated 30th September 1990 bearing No. MIDC/2188(11926) Industries 14, it was declared that said lands were not required for MIDC hence as per Mutation Entry No. 3576, the said remark was deleted from other rights column. I have inspected both the Mutation Entries and satisfied with the fact that the said property is not under any requisition, reservation or proposed acquisition.

Thereafter the said then Owner - M/s. Bhandari Golande (Promoters & Builders) prepared a tentative layout and divided the said land into 97 Plots of different sizes by providing internal roads etc. The said M/s. Bhandari Golande sold 42 Plots in the said layout during the year 1990 & 1991 to different individuals and the details of the said Sale Deeds and names of the plot purchasers are given herein below.

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Table - A

| Sr. No. | Plot No. | Name of Plot Holder | Area / Sq. Mtrs. | Date & Registration No. of Sale Deed |
|---------|----------|---|------------------|---|
| 1. | 1 | Narayan Gehani & others | 625-00 | 21/04/1991 P/935/91 |
| 2. | 2 | Kamal Shyam Bhojwani & others | 500-00 | 21/11/1990 P/2470/90 |
| 3. | 3 | Meenakshi Karanchi & others | 500-00 | 05/07/1990 P/1429/90 |
| 4. | 5 | Vasant Rele & Others | 450-00 | 16/10/1989 |
| 5. | 6 | Deepanita Bhiwandikar & others | 450-00 | 12/11/1990 |
| 6. | 7 | Neeta Badlani & others | 500-00 | 28/12/1990 P/101/91 |
| 7. | 10 | Smt. Rukmini Subramaniam | 450-00 | 21/08/1990 13425/90 |
| 8. | 11 | Lalita Varma & others | 450-00 | 12/12/1991 P/405/1991 New 996/1994 |
| 9. | 14 | Ramnath N. Mukhija | 450-00 | 23/04/1991 New No. 3113/94 Old No. P/966/91 |
| 10. | 17 | Subroto Roy | 450-00 | 27/08/1991 1498/90 |
| 11. | 20 | R. K. Kewalramani | 500-00 | 07/11/1990 New No.2301/90 (Old No.4376/95) |
| 12. | 23 | Smt. T. R. Subramaniam (M. E. No. 13734) | 450-00 | 26/11/1992 2092/92 |
| 13. | 24 | Neena Talwar | 450-00 | 18/07/1991 P/1250/91 |
| 14. | 25 | K. Subramaniam | 450-00 | 08/03/1991 Old No. P/457/91 New No. 3115/94 |
| 15. | 26 | M. K. Balkrishnan | 450-00 | 08/03/1991 New No.P/156/94 (Old. No.P/458/91) |
| 16. | 27 | C. K. Subramaniam | 450-00 | 08/03/1991 P/459/91 |

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|-----|----|---|--------|--|
| 17. | 28 | Sudhakar S. Wate & others | 450-00 | 31/10/1990 1562/90 |
| 18. | 29 | Smt. Saraswati Nagarajan | 450-00 | 12/04/1991 P/811/91 |
| 19. | 30 | V. S. Thigarajan | 450-00 | 10/08/1990 13427/90 |
| 20. | 31 | Sou. Uma Vasudevan & Others (M.E. No. 13668) | 450-00 | 09/02/1995 410/95 |
| 21. | 32 | Aniradha Raghavan | 450-00 | 10/08/1990 13426/90 |
| 22. | 33 | Tikamdas J. Bhojwani | 480-00 | 08/03/1991 P/843/91 |
| 23. | 34 | V. K. Swaminathan & another | 450-00 | 08/03/1991 New No. 3114/94 Old No. P/456/91 |
| 24. | 35 | R. Ganeshan | 450-00 | 08/03/1991 P/497/91 |
| 25. | 36 | K. K. Ananthnarayan | 450-00 | 21/08/1990 13428/90 |
| 26. | 37 | S. Nagaratnam (M.E. No. 13667) | 450-00 | 09/02/1995 409/95 |
| 27. | 39 | Subhash Guha & others | 450-00 | 10/08/1990 New No. 3376/94 Old No. P/1718/90 |
| 28. | 40 | Sukla Chatterjee & Amalkrishnan Chatterjee | 450-00 | 10/08/1990 New No. 4938/94 Old No. P/1723/90 |
| 29. | 51 | Nityanand S. Prabhu | 450-00 | 09/08/1990 1663/91 |
| 30. | 52 | Anil M. Joshi | 450-00 | 24/05/1990 P/1449/90 |
| 31. | 53 | Supriya S. Sadhale | 450-00 | 12/07/1990 New No. 3375/94 (Old No. P/1497/90) |
| 32. | 54 | Shirish V. Sadhale | 450-00 | 12/07/1990 New No. 4937/94 (Old No. P/1486/90) |
| 33. | 55 | Shirish V. Sadhale | 450-00 | 12/07/1990 New No. 3374/94 (Old No. 1495/90) |

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|-----|----|------------------------|------------------|-------------------------|
| 34. | 56 | P. K. Talapatra | 450-00 | 01/08/1991 1572/90 |
| 35. | 57 | Mandira Chatterjee | 450-00 | 27/02/1991 3377/94 |
| 36. | 60 | Narendra N. Idnani | 405-00 | 05/07/1990 P/1428/90 |
| 37. | 66 | Sou. Radhika S. Limaye | 450-00 | 12/07/1990 3061/94 |
| 38. | 67 | Sharmila D. Telang | 450-00 | 14/08/1990 1664/91 |
| 39. | 68 | Sumedha M. Telang | 450-00 | 14/08/1990 1665/91 |
| 40. | 69 | Sou. Anjali A. Joshi | 450-00 | 24/05/1990 P/1150/90 |
| 41. | 70 | R. G. Bapat | 450-00 | 24/05/1990 1151/90 |
| 42. | 80 | A. Shivkumar | 450-00 | 09/08/1990 1669/91 |
| | | Total | 19,260-00 | |

I have seen certified copies of the said Sale Deeds and certified Mutation Entries whereby all purchasers' names appeared on the 7/12 extract in Owner/kabjedar column. Remaining unsold 55 Plots collectively admeasuring about 24,818 sq. mtrs. plus area under internal roads admeasuring about 7622 sq. mtrs. were retained by the said firm i.e. M/s. Bhandari Golande (Promoters & Builders) with itself.

On 04/05/2006 one Kolte Patil Developers Limited agreed to purchase 37 unsold Plots collectively admeasuring 15, 444 sq. mtrs, plus area under internal road admeasuring 4592 sq. mtrs. from the said M/s. Bhandari Golande (Promoters & Builders) by an Agreement dated 04/05/2006, registered at the Office of Sub-Registrar, Haveli No. VI at Sr. No. 3980/06. The said Kolte Patil Developers limited also



agreed to purchase 18 unsold Plots from the said firm collectively admeasuring 1,33,517 sq. ft. i.e. 12404.03 sq. mtrs. by an Agreement dated 20/07/2006. Simultaneously the said firm M/s. Bhandari Golande (Promoters & Builders) also executed General Power of Attorney in favour of the Directors of Kolte Patil Developers Limited i.e. Mr. Rajesh A. Patil & Mr. Milind D. Kolte enabling the said Kolte Patil Developers Limited to develop the said property and construct buildings thereon.

I have already stated in the beginning that the said M/s. Bhandari Golande (Promoters & Builders) sold, transferred and conveyed 42 Plots to the different individuals and the details of the sale transactions are also given hereinabove. However, while scrutinizing 7/12 extracts, deeds and documents, we found that out of those 42 individual owners, 5 Plot Owners sold their respective areas to different individuals and the details of the said sale transactions are as under:

| Sr. No. | Plot No. | Area Sq. Mtrs. | Name of Plot Owner | Name of Plot Purchaser | Sale Deed/ DA & POA Registration No. & Date |
|---------|----------|----------------|---|--|---|
| 1. | 01 | 625 | Narayan G. Gehani & Nargis Nariman | Vilas Kaliram Agarwal | Sale Deed - 1739/05 Haveli No. VII 25/02/2005 |
| 2. | 02 | 500 | Kamal Bhojwani & Others | 1) Vilas Kaliram Agarwal 2) Kaliram Chiranjilal Agarwal | Sale Deed - 2901/05 Haveli No. VII 11/03/2005 |
| 3. | 03 | 500 | Meenakshi Karanchi & Mrs. Maya Karanchi | 1) Vilas Kaliram Agarwal 2) Kaliram Chiranjilal Agarwal | Sale Deed - 2888/05 Haveli No. VII 11/03/2005 |



| | | | | | |
|----|----|--------------|--------------------------|--|--|
| 4. | 07 | 500 | Neeta Badlani and Others | Vilas Vaman Ghule & Satish Govind Deokar | D A 10567/05 & POA10568/05 Haveli No. VII 21/12/05 |
| 5. | 33 | 480 | Tikamdas Bhojwani | Parag Dattatray Deshmane & Vilas Vaman Ghule | Sale Deed - 2409/98 Haveli No. VII 08/10/98 |
| | | 2,605 | | | |

Thereafter out of above Purchasers, Mr. Vilas Kaliram Agarwal and Kaliram Chiranjilal Agarwal sold, transferred and conveyed all their right, title and interest in the aforesaid plots to and in favour of one M/s. Lalwani Constructions and executed Development Agreement and Power of Attorney dated 23/06/2006, which are registered at the Office of Sub-Registrar, Haveli No. VIII at Sr. No. 5050/06, 5051/06 respectively.

The Purchasers of Plot No.7 Vilas Vaman Ghule and Satish Govind Deokar agreed to transfer and assign all rights, benefits and privileges to and in favour of one Govindram Jagannath Lahoti & Mahesh Tejraj Rathi vide Development Agreement coupled with Power of Attorney dated 09/03/2006, which are registered at the Office of Sub-Registrar, Haveli No. II at Sr. No. 1659/06 & 1660/06 respectively.

During the same period, the Owners of Plot No. 33 Mr. Parag Dattatray Deshmane and Vilas Vaman Ghule also transferred their right, title and interest in the Plot to and in favour of one Mr. Govindram Jagannath Lahoti and Mahesh Tejraj Rathi vide Sale Deed



dated 24/11/05, which is registered at the Office of Sub-Registrar, Haveli No. X at Sr. No. 7351/05.

I also found and noticed that out of the said individual Plot Owners, 2 Plot Owners viz. Late S. Nagrathan and Late Sumedha N. Talang, who died on 28/05/05 and in the year 2001 respectively and their respective shares were transferred in the name of their respective legal heirs, by duly certified Mutation Entries, who are subsequently made parties to further deeds and documents.

I have noticed that despite more than hundred transactions, there is a perfect link amongst all the transferors and their predecessors. Ultimately the last transferors / assignors, has/have transferred his/their respective share/shares to either M/s. Bhandari Golande (Promoters & Builders) or Kolte Patil Developers Limited, as detailed hereunder:

Now again we come to remaining 42 Plots, which were sold by M/s. Bhandari Golande (Promoters & Builders) to different individuals. Out of the said 42 Plot Owners, 34 Plots Owners agreed to sell, transfer and convey their respective right, title and interest to Mr. Omprakash Bhandari and others, by execution and registration of Agreements and General Power of Attorneys. The details of said transactions are as under:



Table - B

| Sr. No. | Plot No. | Area in Sq. Mtrs. | Plot Holder / Owner | Purchaser / Developer | Document Date & Haveli No. Sr. No. | Type of Document |
|----------------|-----------------|--------------------------|--|------------------------------|---|-------------------------|
| 1. | 07 | 500 | Govindram Lahoti and Mahesh Rathi | Prashant Bhandari | 18/04/2006 10-03061/06 10-03062/06 | D.A. POA |
| 2. | 17 | 450 | Subroto Roy | Prashant Bhandari | 18/04/2006 10-03000/06 10-03001/06 | D.A. POA |
| 3. | 25 | 450 | K. Subramanian | Prashant Bhandari | 01/03/2006 10-01664/06 10-01665/06 | D.A. POA |
| 4. | 26 | 450 | M.K.Balkrishnan | Prashant Bhandari | 24/08/2005 07-7251/05 07-7252/05 | D.A. POA |
| 5. | 27 | 450 | C.K.Subramanian | Prashant Bhandari | 24/08/2005 07-7253/05 07-7254/05 | D.A. POA |
| 6. | 28 | 450 | Sudhakar Wate and Asha Wate | Prashant Bhandari | 15/04/2006 10-02928/06 10-02929/06 | D.A. POA |
| 7. | 30 | 450 | V.S.Thiagarajan | Prashant Bhandari | 08/02/2006 10-01073/06 10-01074/06 | D.A. POA |
| 8. | 31 | 450 | Uma Vasudevan and Indira Radhakrishnan | Prashant Bhandari | 08/02/2006 10-01075/06 10-01076/06 | D.A. POA |



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|-----|----|-----|--|-----------------------|--|-------------|
| 9. | 33 | 480 | Govindram Lahoti and Mahesh Rathi | Prashant Bhandari | 18/04/2006 10-03063/06 10-03064/06 | D.A. POA |
| 10. | 36 | 450 | K.K. Ananthnarayan | Prashant Bhandari | 08/02/2006 10-01069/06 10-01070/06 | D.A. POA |
| 11. | 39 | 450 | Subhash Guha and Gopa Guha | Prashant Bhandari | 20/02/2006 10-01404/06 10-01405/06 | D.A. POA |
| 12. | 40 | 450 | Sukla Chatterjee and Amal Krishna Chatterjee | Prashant Bhandari | 18/01/2006 10-0463/06 10-0464/06 | D.A. POA |
| 13 | 10 | 450 | Rukmuni Subramaniam | Omprakash Bhandari | 07/02/2006 10-01036/06 10-01037/06 | D.A. POA |
| 14 | 24 | 450 | Neena Talwar | Omprakash Bhandari | 07/02/2006 10-01034/06 10-01035/06 | D.A. POA |
| 15 | 32 | 450 | Anuradha Raghavan | Omprakash Bhandari | 07/02/2006 10-01038/06 10-01039/06 | D.A. POA |
| 16 | 14 | 450 | Ramnath Mukhija | Ashish Bhandari | 03/03/2006 10-01726/06 10-01727/06 | D.A. POA |
| 17 | 20 | 500 | Rajesh Kewalramani | Ashish Bhandari | 07/02/2006 10-01030/06 10-01031/06 | D.A. POA |
| 18 | 23 | 450 | T.R. Subramaniam | Ashish Bhandari | 08/02/2006 10-01066/06 | D.A. |



| | | | | | | |
|----|----|-----|--|------------------------------------|--|-------------|
| | | | | | 10-01067/06 | POA |
| 19 | 29 | 450 | Saraswati Nagrajan | Ashish Bhandari | 07/02/2006 10-01025/06 10-01026/06 | D.A. POA |
| 20 | 37 | 450 | Prema Rathnam and N.Venkatesh | Ashish Bhandari | 07/02/2006 10-01027/06 10-01028/06 | D.A. POA |
| 21 | 66 | 450 | Mrs. Radhika S. Limaye | Mr. Omprakash M. Bhandari | 14/12/05 10-7970/05 21/12/05 10-8175/05 | D.A. POA |
| 22 | 67 | 450 | Mrs. Sharmila D. Telang | Mr. Omprakash M. Bhandari | 21/12/05 10-8324/05 10-8325/05 | D.A. POA |
| 23 | 68 | 450 | Mr. Mahendra G. Telang & Ms. Pooja M. Telang | Mr. Omprakash M. Bhandari | 21/12/05 10-8326/05 10-8327/05 | D.A. POA |
| 24 | 53 | 450 | Mrs. Supriya S. Sadhale | Mr. Ashish O. Bhandari | 21/12/05 10-8173/05 10-8174/05 | D.A. POA |
| 25 | 54 | 450 | Mr. Shirish V. Sadhale | Mr. Ashish O. Bhandari | 14/12/05 10-7974/05 10-7975/05 | D.A. POA |
| 26 | 55 | 450 | Mr. Shirish V. Sadhale | Mr. Ashish O. Bhandari | 14/12/05 10-7976/05 10-7977/05 | D.A. POA |
| 27 | 56 | 450 | Mr. P. K. Talpatra | Mr. Ashish O. Bhandari | 06/02/06 10-998/06 | D.A. |



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|----|----|---------------|--------------------------------|--------------------------|--------------------------------------|-------------|
| | | | | | 10-999/06 | POA |
| 28 | 60 | 405 | Mr. Narendra N. Idnani | Mr. Ashish O. Bhandari | 02/03/06 7-1542/06 7-1543/06 | D.A. POA |
| 29 | 51 | 450 | Mr. Nityanand S. Prabhu | Mr. Prashant O. Bhandari | 14/12/05 10-7965/05 10-7966/05 | D.A. POA |
| 30 | 52 | 450 | Mr. Anil M. Joshi | Mr. Prashant O. Bhandari | 14/12/05 10-7961/05 10-7962/05 | D.A. POA |
| 31 | 57 | 450 | Mrs. Mandira Chatterjee | Mr. Prashant O. Bhandari | 21/04/06 10-3104/06 10-3105/06 | D.A. POA |
| 32 | 69 | 450 | Mrs. Anjali A. Joshi | Mr. Prashant O. Bhandari | 14/12/05 10-7963/05 10-7964/05 | D.A. POA |
| 33 | 70 | 450 | Mr. Ramkrishna G. Bapat | Mr. Prashant O. Bhandari | 27/12/05 10-8321/05 10-8322/05 | D.A. POA |
| 34 | 80 | 450 | Mr. Anantha Krishnan Shivkumar | Mr. Prashant O. Bhandari | 23/12/05 10-7348/05 10-7349/05 | D.A. POA |
| | | 15,385 | | | | |

I have seen certified copies of all aforesaid Agreements and General Power of Attorneys. The said Mr. Omprakash Bhandari & others who were holding Agreements with the individual Plot Owners agreed to sell, transfer and assign their rights, benefits and privileges acquired by them by virtue of aforesaid Agreements to and in favour of



Kolte Patil Developers Limited by 2 Assignment Agreements dated 1st July 2006 and 4th May 2006, which are registered at the Office of Sub-Registrar, Haveli No. 06 at Sr. No. 5804/06 and 3982/06 respectively. The said Transferors also executed General Power of Attorney and delegated all powers of the Plot Owners to the Directors of Kolte Patil Developers Limited.

Thus the Kolte Patil Developers got absolute right to develop total 89 Plots out of 97 plots. The said Kolte Patil Developers limited directly agreed to purchase 4 Plots from the remaining individual Plot Owners and the details are as under:

Table - C

| Sr. No. | Plot No. | Area Sq. Mtrs. | Name of Plot Owner | Name of Plot Purchaser | Sale Deed Registration No. & Date |
|---------|----------|------------------|-------------------------------|-----------------------------|---|
| 1. | 1,2 & 3 | 625+500+500=1625 | M/s.Lalwani Constructions | Kolte-Patil Developers Ltd. | 4800/06 D.A.& 4801/06 POA Haveli No.15 27/06/2006 |
| 2. | 34 | 450 | V.K. Swaminathan K. Shivdasan | Kolte-Patil Developers Ltd. | 3965/06 D.A & 3966/06 POA Haveli No.15 23/05/2006 |
| | | 2075 | | | |

After purchase of the said 4 Plots, the said Kolte Patil Developers Limited became entitled to develop 93 Plots collectively admeasuring 49,900 sq. mtrs., which is subject matter of the property under search.



The said land being then vacant land, the then Owners - Mrs. Pushpalata Bhandari & others had filed written u/s 6 (1) of ULC Act 1976, for entire property admeasuring 51,700 sq. mtrs. and after considering evidence on record, the Competent Authority, Pune Urban Agglomeration considered areas under Nala, Set back, H.T. Line, areas under proposed D. P. Road, open parking and excluded the said entire land vide two orders dated 24/03/06 read with order dated 16/05/06 and declared that the said declarants were entitled to hold and retain entire 51,700 sq. mtrs. of land and there was no any surplus vacant land.

Thereafter the said Kolte Patil Developers Limited agreed to sell, transfer and assign its development rights, benefits and privileges acquired by it by virtue of all aforesaid Agreements with the respective owners of the said property, to I-Ven Kolte Patil Projects (Pune) Pvt. Ltd i.e. the Developer herein by four separate Assignment Agreements all dated 06/10/2006, which are registered at the Office of Sub-Registrar Haveli No. XII at Sr. Nos. 8161, 8163, 8165 & 8167. Now the present Developer has got absolute right and full power to develop the said property and construct buildings thereon.

Prior to entering into an Agreements with the Plot Owners, I had issued Public Notices in daily 'Sakal' dated 19/04/2006 & 29/04/2006 and in daily 'Prabhat' dated 19/04/2006, 28/04/2006 & 02/05/2006, calling upon objections, if any, in respect of the said lands. However I have not received any objection/s of whatsoever nature till date to the said Public Notices.

A handwritten signature or mark, possibly initials, located at the bottom right of the page.



During my searches at the Offices of Sub-Registrar Haveli, I did not find any other transactions (except the above referred) showing any claim or right of whatsoever nature to the said land.

The present Developer – I-Ven Kolte Patil Projects (Pune) Pvt. Ltd., caused the Owners to submit a building plan in respect of the said land to Pune Municipal Corporation and got it approved vide Order No. CC/3514/10 dated 07/01/2011. As per the said sanctioned building plan, the Developer is developing the said property and is constructing buildings thereon under the project name **"TUSCAN ESTATE"**.

Thus from all above title deeds, documents, searches at the officers of Sub-Registrar, I am of the opinion that the owners of the said land possess good, clean, clear and marketable title to the said land, which is without any encumbrance/s and the Developers – I-VEN KOLTE PATIL PROJECTS (PUNE) PRIVATE LIMITED., has got absolute rights and full power to develop the said land and construct buildings thereon and to sell all kinds of super structures to be constructed on the said land to the prospective purchasers thereof.

Pune

Date: 29/03/2011

For UDK & Associates

Adv. Uday Kulkarni

Sr. Partner