

M/S. RAJIV PATEL & ASSOCIATES

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg. (East Street), Pune - 411001.

Ref No. :

Date :

CERTIFICATE OF TITLE

Re: All that piece and parcel of land or ground admeasuring Hectares 00=79 Ares bearing Survey No.9 to 14 Hissa No.1/31 situate, lying and being at Village Mundwa within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Gram Panchayat of Village Mundwa and falling in the "Agricultural" Zone under the Regional Plan for Pune Metropolitan Region currently in force and which land is bounded as follows, that is to say:

On or towards the East	:by land bearing Survey No.9 to 14 Hissa No.1/32, Mundwa.
On or towards the South	:by Road.
On or towards the West	:by land bearing Survey No.9 to 14 Hissa No.1/30, Mundwa.
On or towards the North	:by land bearing Survey No.9 to 14 Hissa No.1/29, Mundwa.

We have been instructed by PGD LAND LLP, a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its Office at 5/6, Nilkanth Market, M.G. Road, Ghatkopar (East), Mumbai 400077, to investigate the title of SMT.SONIA YOGESH ANAND residing at B/14, Mantri Manor, Lane No.5, Koregaon Park, Pune 411001 to the above captioned Land and the beneficial title of the said PGD Land LLP to the same. We have carried out such investigation and our observations in respect thereof are as under:-

1. Vide Order dated 11.07.1989 read with a Corrigendum thereto dated 16.02.1993, the Office of the Collector, District Pune granted on "Class II"



Occupancy basis the above captioned Land to one Birappa Ambaji Gaikwad.

2. The said Birappa Ambaji Gaikwad died intestate in Pune on 08.10.1989, leaving behind him his only heirs and next-of-kin his widow namely, Tulsabai Birappa Gaikwad, and four sons namely, Ambadas, Arun, Ram and Shyam Birappa Gaikwad. The names of the said heirs of the said Late Birappa Ambaji Gaikwad were entered on the VII/XII Extract pertaining to the said land bearing Survey No.9 to 14 Hissa No.1/31, Mundwa, Pune as the holders thereof vide Mutation Entry No.4982 dated 12.09.1995.
3. The said Ram Birappa Gaikwad died intestate in Pune on 08.10.1996, leaving behind him his only heirs and next-of-kin his mother, namely the said Tulsabai Birappa Gaikwad, and three brothers namely the said Ambadas, Arun, and Shyam Birappa Gaikwad. Pursuant to application made in that behalf by the said Arun Birappa Gaikwad to the Talathi, Village Mundwa along with documentary proof, the name of the said Ram Birappa Gaikwad was deleted from the VII/XII Extract pertaining to the said land bearing Survey No.9 to 14 Hissa No.1/31, Mundwa, Pune as one of the holders thereof vide Mutation Entry No.9166 dated 01.06.2007.
4. Vide an Agreement for Sale dated 13.06.2007, made by and between the said Tulsabai Birappa Gaikwad, the said Ambadas, Arun and Shyam Birappa Gaikwad of the One Part and Colonel (Retd.) Yogesh Mittra Anand of the Other Part, the said Tulsabai Birappa Gaikwad and Others agreed to sell to the said Colonel (Retd.) Yogesh Mittra Anand and the said Colonel (Retd.) Yogesh Mittra Anand agreed to purchase from the said Tulsabai Birappa Gaikwad and Others the said land bearing Survey No.9 to 14 Hissa No.1/31, Mundwa, Pune at or for the consideration and on the terms and conditions therein contained.

5. Pursuant to the said Agreement, the said Tulsabai Birappa Gaikwad and Others made application to the Commissioner, Pune Division, Pune for permission for transfer of the said land bearing Survey No.9 to 14 Hissa No.1/31, Mundwa, Pune to/in favour of the said Colonel (Retd.) Yogesh Mittra Anand.
6. The Commissioner, Pune Division, Pune after due inquiry, granted permission for transfer of the said land bearing Survey No.9 to 14 Hissa No.1/31, Mundwa, Pune by the said Tulsabai Birappa Gaikwad and Others to the said Colonel (Retd.) Yogesh Mittra Anand vide his Order dated 16.04.2008 bearing No.मह-2/जमीन/पुणे/सीआर/5503 and on the terms and conditions contained therein.
7. One of the conditions so imposed by the Commissioner, Pune Division in the said Order was that a sum of Rs.37,03,125/- (Rupees Thirty Seven Lacs Three Thousand One Hundred and Twenty Five) – representing 75% of the unearned increment in the hands of the said Tulsabai Birappa Gaikwad and Others – should be paid to the Government prior to the transfer of the said Land by the said Tulsabai Birappa Gaikwad and Others to the said Colonel (Retd.) Yogesh Mittra Anand.
8. Accordingly, the said Colonel (Retd.) Yogesh Mittra Anand made payment of the said sum of Rs.37,03,125/- to the Government.
9. Vide a Deed of Sale dated 19.04.2008 (duly registered under Serial No.3469 of 2008 with the Sub-Registrar, Haveli VI, Pune), the said Tulsabai Birappa Gaikwad and Others assigned, transferred, assured and conveyed the said land bearing Survey No.9 to 14 Hissa No.1/31, Mundwa, Pune to/in favour of the said Colonel (Retd.) Yogesh Mittra Anand. The name of the said Colonel (Retd.) Yogesh Mittra Anand was entered on the



VII/XII Extract pertaining to the said land bearing Survey No.9 to 14 Hissa No.1/31, Mundwa, Pune as the holder thereof on Class II occupancy basis vide Mutation Entry No.9740 dated 02.06.2008.

10. The said Colonel (Retd.) Yogesh Mittra Anand died in Pune on 18.03.2010, leaving behind him his Last Will and Testament dated 01.01.2007 whereunder he bequeathed, inter alia, the above captioned land to his wife, Sonia Yogesh Anand. However, the names of the said Sonia Yogesh Anand and the son of the late Colonel (Retd.) Yogesh Mittra Anand, Rahul Yogesh Anand were entered on the Revenue Record pertaining to the said land Survey No.9 to 14 Hissa No.1/31, Mundwa, Pune as the holders thereof vide Mutation Entry No.11366 dated 26.05.2011 the said Sonia Anand and Rahul Anand being the heirs and next-of-kin of the Late Col. (Retd) Yogesh Anand had died intestate. Despite the fact that name of the said Rahul Yogesh Anand has been entered on the Revenue Record, by virtue of the said bequest made by the late Colonel (Retd.) Yogesh Mittra Anand under the said Will, the said Sonia Anand is the sole holder of the above captioned land.
11. Vide an Agreement for Development dated 07.10.2013 (duly registered under Serial No.7521 of 2013 with the Sub-Registrar, Haveli XI, Pune) made by and between the said Smt.Sonia Yogesh Anand and Rahul Yogesh Anand of the One Part and the said PGD Land LLP of the Other Part, the said Smt.Sonia Yogesh Anand granted rights of development of the above captioned Land to/in favour of the said PGD Land LLP at or for the consideration and on the terms and conditions therein contained.
12. Vide an Deed of Confirmation dated 22.01.2016 (duly registered under Serial No.617 of 2016 with the Sub-Registrar, Haveli XXIII, Pune), the said heirs of the said Late Birappa Ambaji Gaikwad and the members of their

respective families, confirmed, inter-alia, the said Deed of Sale dated 19.04.2008 earlier executed by the said Tulsabai Birappa Gaikwad and Others to/in favour of the said Colonel (Retd.) Yogesh Mittra Anand in respect of the above captioned Land.

13. The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the above captioned Land.
14. The said Smt. Sonia Yogesh Anand applied for and obtained permission of the Office of the Collector, Pune vide his Order dated 26.05.2015 bearing No. PMN/NA/SR/08/2104, for conversion of the user of the above captioned Land from "agricultural" to "non-agricultural" under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966. Vide the said Order dated 26.05.2015, the Office of the Collector of Pune also sanctioned the building layout/building plans in respect of the construction to be carried out thereon.
15. In the interim, the Pune Metropolitan Region Development Authority has become the Planning Authority for lands within the Pune Metropolitan Region. The said PGD Land LLP submitted for sanction and procured sanction of the building plans and specifications in respect of the construction to be carried out thereon from the said Pune Metropolitan Region Development Authority vide its Letter dated 16.12.2015 bearing No. पीएचए/मौ.मुंढवा/स.नं.9 ते 14, हि.नं.1/31/प्र.क.2514.
16. The said PGD Land LLP commenced construction of a building to be known as "PGD PINNACLE" on the above captioned Land and has entered in to Agreement/s for Sale of certain of such flats/units under construction by the said PGD Land LLP on the above captioned Land with the prospective



purchasers thereof under the provisions of the Maharashtra Ownership Flats Act, 1963.

17. As part of investigation of title carried out by us, we have inspected the Revenue Record pertaining to the said land bearing Survey No.9 to 14 Hissa No.1/31, Mundwa, Pune from the past thirty years.
18. As part of investigation of title of the then Owners of the above captioned Land to the same, we had Notices in the usual form published in the Daily Newspapers "Indian Express" and "Prabhat" and which notices appeared on 09.05.2007. We received no legally tenable and substantiated claim on or in respect of the above captioned land in response to our said Notice from any person or party.
19. We have had search of the available and unmutilated Index II Record pertaining to the above captioned Land carried out for the past thirty years, in the Offices of concerned Sub-Registrars of Assurances, Haveli, Pune. Such search disclosed no entry prejudicial to the title of the said Smt.Sonia Yogesh Anand and/or to the beneficial title of the said PGD Land LLP to the above captioned Land or any outstanding encumbrances on or in respect of the above captioned Land.
20. We have inspected original of the above recited Agreement for Sale dated 13.06.2007, the said Deed of Sale dated 19.04.2008 and the said Deed of Confirmation dated 22.01.2016 which is in the possession/power of the said Smt.Sonia Yogesh Anand.

As a result of such investigation of title carried out by us, we are of the opinion that (subject to the statutory and contractual rights of the purchasers of Flats/Units in the said building to be known as "PGD PINNACLE" under

construction by the said PGD Land LLP on the above captioned Land) the title of the said Smt.Sonia Yogesh Anand to the above captioned Land and the beneficial title of the said PGD Land LLP to the same is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof.

Dated this 28th day of June, 2017.



M/S. RAJIV PATEL & ASSOCIATES

A handwritten signature of the proprietor.

PROPRIETOR