

TITLE AND SEARCH REPORT

The above named clients M/S OPULENT ESTATE through its Partner MR. ATIT SHRIKANT ADMULWAR, MR. VIJAY RAMSWAROOP AGRAWAL and MR. ASHISH VIJAY AGRAWAL, having office at Shop no. 5 and 6, Ratanpark Society, Opposite Akashwani, Hadapsar Pune, and has instructed me to verify the deeds, documents executed by them, and revenue record of last 30 years, in respect of the property described below, and to raise the necessary requirements. I have been instructed also to take search of the property described below. I have gone through the documents submitted to me. Relying on the documents, my opinion Scrutiny of title deeds and legal opinion in respect of right, title and interest in/to the immovable property described as under:-

- A] All that piece and parcel of the Plot No.1A+2 totally admeasuring an area about 2127.56 sq. mts out of the sanctioned layout from the Pune Municipal Corporation no. CC/2517/2011 dated 17/10/2011, carved out of land bearing S. No. 40/1+40/5 Plot No. 1 admeasuring 1485.16 Sq. Mtrs and bearing S. No. 40/1+40/5 Plot No. 2 admeasuring 1313.41 Sq. Mtrs, situated at Village Kondhwa Khurd, Registration District and Sub-District of Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation. (Hereinafter referred to as "Said Property A") The Properties described in above bounded as follows:

NORTH : By Plot no 1B out of Sanction Layout,
WEST : By Adjoining Open Space out of Sanction Layout,
SOUTH : By Plot no 4 out of Sanction Layout



EAST : By Pune Saswad Road

- B] All that piece and parcel of the Plot shown under Amenity Space totally admeasuring an area about 1124.01 sq. mts out of the sanctioned layout from the Pune Municipal Corporation no. CC/2517/2011 dated 17/10/2011, out of land bearing S. No. 40/1+40/5, situated at Village Kondhwa Khurd, Registration District and Sub-District of Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.. (Hereinafter reffered to as "Said Property B") The Properties described in above bounded as follows: -

NORTH : By Open Space out of Sanction Layout
WEST : By 12.00 Mtr DP Road,
SOUTH : By Plot no 3 out of Sanction Layout
EAST : By Plot no 1A+2 and 4 out of Sanction Layout,

- C] All that piece and parcel of the Plot shown under Road widening and Internal Road totally admeasuring an area about 1477.70 sq. mtrs. carved out of total area 1706.27 sq. mts out of the sanctioned layout from the Pune Municipal Corporation no. CC/2517/2011 dated 17/10/2011, out of land bearing S. No. 40/1+40/5, situated at Village Kondhwa Khurd, Registration District and Sub-District of Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.. (Hereinafter referred to as "Said Property C")

(The above mentioned Said Property A, B and C properties are herein after collectively referred to as "Said Properties")



1. DESCRIPTION OF COPIES OF DOCUMENTS RECEIVED AND SCRUTINISED: - As per Annexure - 'A'

2. HISTORY & TITLE FLOW OF THE SUBJECT PROPERTY:

- a. It appears from the copies of the available documents that the landed property bearing Survey No. 40 totally admeasuring 06 Acres 19 Gunthas assessed to Rs. 7 and 7 anas, situate at village Kondhwa Khurd, Taluka Haveli (Said Entire Property) was originally owned by Shri Sarjerao Tukaram Limbhore.
- b. It appears from the Mutation Entry No. 1151, dated 26/08/ 1961 that, Sarjerao Tukaram Limbhore expired intestate on 10/06/1961 leaving behind his legal heirs Sons 1) Mr. Arjun Sarjerao Limbhore 2) Mr. Babu Sarjerao Limbhore, Daughters 1) Hausabai Ramchandra Kamthe, 2) Shilabai Ganpat Mhaske, 3) Fulabai Rambhau Lonkar, 4) Chandrabhaga Raghunath Shinde and 5) Sarubai Vinayak Dahire (Dartar) and widow Smt. Tanhubai Sarjerao Limbhore. Accordingly, the name of above legal heirs were mutated in the revenue records vide ME No. 1151.
- c. It appears from Mutation Entry No.1378 dated 17/03/1969, by order of Special District Inspector of Land Record (decimal) Pune, effect of Bombay Weights and Measures (Enforcement) Act 1958 for the enforcement of standard weights and measures in the State was given to revenue record and area of the Survey No.40 was changed to decimal system 02 Hectar 62 Ares assessed to Rs. 7.43.
- d. It appears from the Mutation Entry No. 3761, dated 6/06/ 1987 that, Arjun Sarjerao Limbhore expired intestate on 07/11/1971 leaving behind his legal heirs Sons 1) Mr. Balu Arjun Limbhore 2) Mr. Rajendra Arjun Limbhore 3) Mr. Vijay Arjun Limbhore, Daughters 1) Bebi Bhaguji Chavdekar, 2)



Pankhabai Baban Chavan, and widow Smt. Laxmi Arjun Limbhore. Accordingly, the name of above sons and widow were recorded in the main possessor and holder column of the revenue record and name of the daughter were recorded in the other right column of 7/12 revenue records by vide ME No. 3761.

- e. By the Order of Hon'ble Court dated 30/10/1993 in the SCS no. 1320/1989, the said entire property along with their other properties get divided in the heirs of the Late Sarjerao Tukaram Limbhore, and as a consequence of the same, revenue record of the property bearing S. No. 40 admeasuring about 2 Hecter 62 ares was divided in 8 different Hissas and accordingly property admeasuring 54.50 Ares were given to Baburao Surjerao Limbhore, Sarjerao Baburao Lombhore, Dilip Baburao Limbhore, Bharat Baburao Limbhore, Dashrath Baburao Limbhore, Mrs. Draupadabai Baburao Limbhore and was given separate Hissa as Survey No. 40 Hissa No. 1. According to said order, property admeasuring 37.5 Ares given to Mrs. Shilabai Ganpat Mhaske and was given separate Hissa as Survey No. 40 Hissa No. 5. The effect of the said Order of the Hon'ble Court was carried out in the revenue records vide ME No. 7762 dated 07/05/1994.
- f. It appears from the Mutation Entry no. 7908 dated 17/11/1994 that by sale deed dated 28/07/1994 which is duly registered at Joint Sub Registrar Haveli 3, Mrs. Shilabai Ganpat Mhaske through her power of attorney holder Mr. Rajendra Baban More sold an area admeasuring 950 Sq. mtrs i.e. 9.5 Ares carved out of the total land admeasuring 00Hector 37.5 Ares bearing Survey no 40/5 situated at village Kondhwa Khurd, Taluka Haveli to Mrs. Ashwini Dilip Limbhore. Accordingly name of purchaser Mrs. Ashwini Dilip Limbhore was recorded on the revenue record of the said property by vided Mutation Entry no. 7908 dated 17/11/1994.



- g. It appears from the Mutation Entry no. 7909 dated 17/11/1994 that by sale deed dated 27/07/1994 which is duly registered at Joint Sub Registrar Haveli 3, Mrs. Shilabai Ganpat Mhaske through her power of attorney holder Mr. Rajendra Baban More sold an area admeasuring 950 Sq. mtrs i.e. 9.5 Ares carved out of the total land admeasuring 00Hector 37.5 Ares bearing Survey no 40/5 situated at village Kondhwa Khurd, Taluka Haveli to Mr. Dashrath Baburao Limbhore. Accordingly name of purchaser Mr. Dashrath Baburao Limbhore was recorded on the revenue record of the said property by vided Mutation Entry no. 7909 dated 17/11/1994.
- h. It appears from the Mutation Entry no. 7910 dated 17/11/1994 that by sale deed dated 26/07/1994 which is duly registered at Joint Sub Registrar Haveli 3 Mrs. Shilabai Ganpat Mhaske through her power of attorney holder Mr. Rajendra Baban More sold an area admeasuring 950 Sq. mtrs i.e. 9.5 Ares carved out of the total land admeasuring 00Hector 37.5 Ares bearing Survey no 40/5 situated at village Kondhwa Khurd, Taluka Haveli to Mrs. Adimaya Sarjerao Limbhore. Accordingly name of purchaser Mrs. Adimaya Sarjerao Limbhore was recorded on the revenue record of the said property by vided Mutation Entry no. 7910 dated 17/11/1994.
- i. It appears from the Mutation Entry no. 7996 dated 17/11/1994 that by sale deed dated 27/07/1994 which is duly registered at Joint Sub Registrar Haveli 3, Mrs. Shilabai Ganpat Mhaske through her power of attorney holder Mr. Rajendra Baban More) sold an area admeasuring 900 Sq. mtrs i.e. 09 Ares carved out of the total land admeasuring 00Hector 37.5 Ares bearing Survey no 40/5 situated at village Kondhwa Khurd, Taluka Haveli to Mr. Bharat Baburao Limbhore. Accordingly name of purchaser Mr. Bharat Baburao Limbhore was recorded on the revenue record of the said property by vided Mutation Entry no. 7996 dated 17/11/1994.



- j. It appears from the sale deed dated 17/05/1995 which is duly registered at Joint Sub Registrar Haveli-3 at serial no. 3974/1995 Mr. Bharat Baburao Limbhore, through his power of attorney holder Mr. Attar Gulam Hussain (however power of attorney has not been provided) sold an area admeasuring 9000 Sq. ft. i.e. equivalent to 8 Ares carved out of the total land admeasuring 00Hector 37.5 Ares bearing Survey no 40/5 situated at village Kondhwa Khurd, Taluka Haveli to 1) Smt. Rukmini Mohandas Athwani, 2) Shri Raju Mohandas Athwani, 3) Shri Vijay Mohandas Athwani and 4) Shri Vishal Raju Athwani.
- k. It appears from the Mutation Entry No. 10478 dated 11/04/1998 that, upon the Order of the Tahasildar Haveli and condition stated therein bearing no. 4613/1997 dated 18/09/1997 and corresponding no PRH/SR/639/1996 dated 30/12/1996, and the sanction Layout of the Survey no. 40/1 admeasuring 54.5 Ares and Survey no. 40/5 admeasuring 37.5 Ares were amalgamated forming 10 different plots. Apparently Revenue officer open new 7/12 for each plot by giving separate plot no. according to sanctioned layout with the name of above owner in the holder column of the said record . Accordingly
- 1) Survey No. 40/1+40/5 plot No. 1 totally admeasuring 980.50 Sq. Mtrs. was formed
 - 2) Survey No. 40/1+40/5 plot No. 2 totally admeasuring 1000 Sq. Mtrs. was formed.
 - 3) Survey No. 40/1+40/5 plot No. 3 totally admeasuring 811.42 Sq. Mtrs. was formed.
 - 4) Survey No. 40/1+40/5 plot No. 4 totally admeasuring 778.10Sq. Mtrs. was formed
 - 5) Survey No. 40/1+40/5 plot No. 5 totally admeasuring 860.00 Sq. Mtrs. was formed.
 - 6) Survey No. 40/1+40/5 plot No. 6 totally admeasuring 968.00 Sq. Mtrs. was formed.



- 7) Survey No. 40/1+40/5 plot No. 7 for road widening area totally admeasuring 1015.00 Sq. Mtrs. was formed.
- 8) Survey No. 40/1+40/5 plot No. 8 for Open Space area totally admeasuring 980.50 Sq. Mtrs. was formed.
- 9) Survey No. 40/1+40/5 plot No. 9 for proposed amenity space area totally admeasuring 1230.00 Sq. Mtrs. was formed and
- 10) Survey No. 40/1+40/5 plot No. 10 Internal road area totally admeasuring 732.30 Sq. Mtrs. was formed. However copy of the said sanctioned layout not provided for verification.

1. It appears form the Mutation Entry No. 12670 dated 27/09/2001 that, above said owners i.e. Limbhore family get revise their previous sanction layout from the Pune Municipal Corporation vide no DPO / 3908/f/18 dated 24/09/2001. Revenue officer corrected the revenue record as per the revise layout and accordingly

- 1) Survey No. 40/1+40/5 plot No. 1 totally admeasuring 1485.06 Sq. Mtrs. was formed
- 2) Survey No. 40/1+40/5 plot No. 2 totally admeasuring 1313.41 Sq. Mtrs. was formed.
- 3) Survey No. 40/1+40/5 plot No. 3 totally admeasuring 571.43 Sq. Mtrs. was formed in name of 1) Smt. Rukmini Mhohandas Athwani, 2) Shri Raju Mohandas Athwani, 3) Shri Vijay Mohandas Athwani and 4) Shri Vishal Raju Athwani.
- 4) Survey No. 40/1+40/5 plot No. 4 totally admeasuring 2250.18 Sq. Mtrs. was formed.
- 5) Survey No. 40/1+40/5 for road widening and internal road area totally admeasuring 1706.27.00 Sq. Mtrs. was formed.
- 6) Survey No. 40/1+40/5 for Open Space area totally admeasuring 749.34 Sq. Mtrs. was formed.



- 7) Survey No. 40/1+40/5 for proposed amenity space area totally admeasuring 1124.01 Sq. Mtrs. was formed. However copy of the said sanctioned layout not provided for verification.
- m. It appears that from the Mutation Entry No. 12810 dated 20/12/2001, by the confirmation deed dated 19/12/2001 which is registered at serial No. 10697/2001, Mr. Dashrath Baburao Limbhore purchased the property bearing Survey No. 40/1+40/5 Plot no. 4 admeasuring 2250.18 Sq. Mtrs i.e 22.50 Ares from Mr. Baburao Sarjerao Limbhore, Mrs. Draupadabai Baburao Limbhore Mrs. Ashwini Dilip Limbhore, Bharat Baburao Limbhore, Dashrath Baburao Limbhore, Mrs Adimaya Sarjerao Lombhore, Dilip Baburao Limbhore and Mr. Sarjerao Baburao Limbhore for the consideration of Rs. 9,00,000/- . Accordingly Revenue officer upon said confirmation deed and family partition agreement entered the Name of Mr. Dashrath Baburao Limbhore in the revenue record. However copies of the said confirmation deed and family partition agreement not provided to me for verification.
- n. It appears that in the meanwhile, the Owners had obtained a Loan from Oriental Bank Commerce, Wanowari branch upon the property bearing Plot No. 2 of Survey No. 40/1+40/5. Accordingly the revenue officer entered the name of Oriental Bank of Commerce in the other right column of the 7/12 of the said property by vide Mutation Entry No. 12892. The copy of the said Mutation not provided for the verification. However the No Dues Certificate bearing No. CN/0891/LOANS dated 19/12/2015 issued by the Oriental Bank of Commerce, Wanawdi Pune, states that cash credit facility of Rs. 15,00,000/- sanctioned on 25/01/2002 in the account no. 08914010000030 to M/S Sheetal Petroleum stands adjusted in full and final on 22/03/2011.
- o. On perusal of the Mutation Entry No. 14991 dated. 19/06/2006 it appears from the Correction Deed dated 22/09/1998 to the said Sale Deed dated



17/05/1995, which is registered at Joint Sub Registrar Haveli 3 at serial no. 4815/1998 Mr. Baburao Sarjerao Limbhore, Mrs. Draupadabai Baburao Limbhore Mrs. Ashwini Dilip Limbhore, Bharat Baburao Limbhore, Dashrath Baburao Limbhore, Mrs Adimaya Sarjerao Lombhore, Dilip Baburao Limbhore and Mr. Sarjerao Baburao Limbhore through its power of attorney holder Mr. Dashrath Baburao Limbhore corrected the an area sold to 800 Sq. mtrs out of the total land bearing Survey no 40/1+40/5 bearing plot No. 3 situated at village Kondhwa Khurd, Taluka Haveli. Accordingly name of purchaser 1)Smt. Rukmini Mhohandas Athwani, 2) Shri Raju Mohandas Athwani, 3) Shri Vijay Mohandas Athwani and 4) Shri Vishal Raju Athwani were recorded on the revenue record of the said property by vided Mutation Entry no. 14991. However though the mutation entry shows purchased area i.e 800 Sq. Mtrs. 7/12 extract to the said Plot no. 3 show area admeasuring 571.43 Sq. Mtrs.

p. It appears from the copy of the Sanctioned Revised Layout No. CC/2517/11 dated 17/10/2011 that, appropriate Authority from Pune Municipal Corporation has sanctioned the revise layout of the said properties. Accordingly after amalgamation revise plot numbers and their respective area FSI statements as under;

- 1) Plot No. 1A+2 admeasuring 2127.16 Sq. Mtrs. plus area for the RP road widening 850.86 Sq. Mtrs. i.e. total permissible FSI of the Plot is 2978.02 Sq. Mtrs.
- 2) Plot No. 1B admeasuring 671.37 Sq. Mtrs. plus area for the RP road widening 268.52 Sq. Mtrs. i.e. total permissible FSI of the Plot is 939.83 Sq. Mtrs.
- 3) Plot No. 3 admeasuring 571.43 Sq. Mtrs. plus area for the RP road widening 228.57 Sq. Mtrs. i.e. total permissible FSI of the Plot is 800 Sq. Mtrs.



- 4) Plot No. 4 admeasuring 2250.18 Sq. Mtrs. plus area for the RP road widening 358.32 Sq. Mtrs. i.e. total permissible FSI of the Plot is 2608.50 Sq. Mtrs.
- q. It appears from the Mutation Entry No. 18488, dated 27/12/ 2013 that, Sarjerao Baburao Limbhore expired intestate on 02/10/2008 leaving behind his legal heirs Son 1) Mr. Sagar Sarjerao Limbhore Daughters 1) Mrs. Shital Ganesh Babar and 2) Mrs. Sonam Sanjay Dhawade, and widow Smt. Adimaya Sarjerao Limbhore. Accordingly, the name of above son, daughters and widow were recorded in the revenue record.
- r. It appears that vide a Development Agreement dated 04/01/2016 Mr. Baburao Sarjerao Limbhore and 15 others granted the development rights of an area totally admeasuring about 4957.84 Sq. mtrs comprising of Plot No. 1A+2 admeasuring 2127.16 Sq. Mtrs., plot for Amenity Space admeasuring 1124.01 Sq. mtrs. and Plot under Road Widening and internal road admeasuring 1706.27 Sq. Mtrs out of the said S. No. 40/1+40/5, in favour of M/S OPULENT ESTATE through its Partner MR. ATIT SHRIKANT ADMULWAR, MR. VIJAY RAMSWAROOP AGRAWAL and MR. ASHISH VIJAY AGRAWAL, (herein after referred to as the "Said Promoter / Developer"). which is registered at the Office of Sub registrar, Haveli No. 22 at Sr. No. 123/2016 on same day (herein after referred to as the "Said Agreement").
- s. In pursuant to the Development Agreement dated 04/01/2016, Mr. Baburao Sarjerao Limbhore and 15 others has also executed a Power of Attorney dated 04/01/2016 to that effect in favour of the Said Promoter / Developer. The said Power of Attorney dated 04/01/2016 is registered at the office of Sub Registrar, Haveli No. 22 at Sr. No. 125/2016.



- t. It appears from the Notarized Correction Deed dated 26/04/2016 to the Said Agreement, executed between the Said Developer and owners, the area of the said Property reduced to 4729.27 Sq. mtrs by reducing the area of Said Property C to about 1477.70 sq. mtrs. from the earlier area 1706.27 sq. mtrs which is attested by Notary Mr. Bhalchandra Anandrao Patil on 04/05/2016 which has to be get duly registered at Registration office, Haveli Pune.
3. **OPINION ON PHYSICAL SEARCH / ENCUMBRANCE CERTIFICATES:** Advocate Rahul Rode has carried out search of the records maintained under Index Form II by the office of Sub Registrar at Haveli Nos. I,II,III,VI, IX, XII, XVI and XX and the Office of the Joint District Registrar, Pune from the years 1987 to 06/10/2016 for verifying whether any document/s have been registered against the said Property.

Advocate Rahul Rode has carried out online additional search of the records maintained under Index Form II by the office of Sub Registrar at WWW.IGRMAHARASHTRA.GOV.IN, Pune from the years 2016(part) to 2017 for verifying whether any document/s have been registered against the said Property.

Advocate Rahul Rode has issued a Search Report dated 06.02.2016 and additional search report dated 17/06/2017 in respect of the said Property. It is seen from the Search reports of Advocate Rahul Rode that no adverse entries are found in respect of the said Property in the records made available to him.



Copy of Search Report dated 06/02/2016 issued by Adv. Rahul D. Rode along with a Search Receipt dated 05/02/2016 and additional Search Report dated 17/06/2017 has been attached hereto as Annexure 'B'.

During the search of the Index II registers with respect to the said properties, no adverse entries were found.

4. RESPONSE TO PUBLIC ADVERTISEMENT:

I have not been instructed by the Client to publish the same.

5. OPINION ON REVENUE RECORDS WITH LAND AREA

As per the previous Sanctioned Layout from Pune Municipal Corporation vide no DPO / 3908/ f/18 dated 24/09/2001 the names of Mr. Baburao Sarjerao Limbhore, Mrs. Draupadabai Baburao Limbhore Mrs. Ashwini Dilip Limbhore, Bharat Baburao Limbhore, Dashrath Baburao Limbhore, Mrs Adimaya Sarjerao Lombhore, Dilip Baburao Limbhore Mr. Sagar Sarjerao Limbhore Mrs. Shital Ganesh Babar Mrs. Sonam Sanjay Dhawade, are appearing on the revenue record/s of their respective properties as Owners. However the Revised Layout No. CC/2517/11 dated 17/10/2011 has not been effected on revenue record of the said Properties.

6. POSSESSION: It appears from the documentary record and Demarcation bearing MR no. 1793/2016 made by Shri Atit Shrikant Admulwar, the Said Properties 'A', 'B' and 'C' are in the possessions of the said respective owners.

7. TENURE: From the available records, it appears that the said land is question free hold.



CONCLUSION:

We/I have gone through the documents / title deeds relating to the subject property and I hereby certify, subject to the aforementioned limitations and requisitions mentioned hereinabove, the documents of title referred to with respect area totally admeasuring about 4729.27 Sq. mtrs comprising of Plot No. 1A+2 admeasuring 2127.16 Sq. Mtrs., plot for Amenity Space admeasuring 1124.01 Sq. mtrs. and Plot under Road Widening and internal road admeasuring 1477.70 Sq. Mtrs out of the said S. No. 40/1+40/5, situated at village Kondhwa Khurd, taluka Haveli, Dist. Pune are evidence of title .

We /I further hereby certify that:-

1. There is no Other mortgage/charge whatsoever as could be seen from the Search Report for the year 1987 till date pertaining to the subject properties except Loan from Oriental Bank Commerce, Wanowari branch upon the property bearing Plot No. 2 of Survey No. 40/1+40/5 which has been repaid and accordingly, the Oriental Bank Commerce, Wanowari branch has issued a letter dated 19/12/2015 to that effect. However, effect of the said Release Letter of the mortgage remains to be given on the revenue records of the respective property.
2. Subject to what is stated and required hereinabove, as well as the Search Report dated 16/02/2016, We/ I hereby certify that



Mr. Baburao Sarjerao Limbhore and 15 others are the owners and M/S OPULENT ESTATE through its Partner MR. ATIT SHRIKANT ADMULWAR, MR. VIJAY RAMSWAROOP AGRAWAL and MR.

ASHISH VIJAY AGRAWAL having Development rights of the of land area totally admeasuring about 4729.27 Sq. mtrs comprising of Plot No. 1A+2 admeasuring 2127.16 Sq. Mtrs., plot for Amenity Space admeasuring 1124.01 Sq. mtrs. and Plot under Road Widening and internal road admeasuring 1477.70 Sq. Mtrs out of the said S. No. 40/1+40/5, situated at village Kondhwa Khurd, taluka Haveli, Dist. Pune and its title in respect of the same appears to be clear.

Date: 22/06/2007

Place : Pune



ANAND KASWA
ADVOCATE

ANNEXURE 'A'

DESCRIPTION OF COPIES OF DOCUMENTS RECEIVED AND
SCRUTINISED:

For the purpose of investigation of the title of the said landed property,
photocopies of the following documents were made available:

1. 7 X 12 Extract from years 1956 to 2016 dated 28/02/2017.
2. Mutation Entry Nos. 1151, 1378, 3761, 7762, 7910, 7908, 7909, 10748, 12670, 12810, 14991, 18488
3. Copy of Sale Deed dated 17/05/1995 executed by Mr. Bharat Baburao Limbhore, through its power of attorney holder Mr. Attar Gulam Hussain which is duly registered at Joint Sub Registrar Haveli 3 at serial no. 3974/1995 in favor of 1) Smt. Rukmini Mhohandas Athwani, 2) Shri Raju Mohandas Athwani, 3) Shri Vijay Mohandas Athwani and 4) Shri Vishal Raju Athwani.
4. Copy of the correction deed dated 22/09/1998 to the said Sale Deed dated 17/05/1995, which is registered at Joint Sub Registrar Haveli 3 at serial no. 4815/1998 executed by Mr. Baburao Sarjerao Limbhore, Mrs. Draupadabai Baburao Limbhore Mrs. Ashwini Dilip Limbhore, Bharat Baburao Limbhore, Dashrath Baburao Limbhore, Mrs Adimaya Sarjerao Lombhore, Dilip Baburao Limbhore and Mr. Sarjerao Baburao Limbhore through its power of attorney holder Mr. Dashrath Baburao Limbhore in favor of the purchaser 1) Smt. Rukmini Mhohandas Athwani, 2) Shri Raju Mohandas Athwani, 3) Shri Vijay Mohandas Athwani and 4) Shri Vishal Raju Athwani.



5. Copy of the Development Agreement dated 04/01/2016 executed by Mr. Baburao Sarjerao Limbhore and 15 others granted the development rights of an area totally admeasuring about 4957.84 Sq. mtrs comprising of Plot No. 1A+2 admeasuring 2127.16 Sq. Mtrs., plot for Amenity Space admeasuring 1124.01 Sq. mtrs. and Plot under Road Widening and internal road admeasuring 1706.27 Sq. Mtrs out of the said S. No. 40/1+40/5, in favour of M/S OPULENT ESTATE which is registered at the Office of Sub registrar, Haveli No. 22 at Sr. No. 123/2016 on same day.
6. Copy of the Power of Attorney dated 04/01/2016 executed by Mr. Baburao Sarjerao Limbhore and 15 others favour of the M/S OPULENT ESTATE which is registered at the office of Sub Registrar, Haveli No. 22 at Sr. No. 125/2016.
7. Copy of the Notarized Correction Deed dated 26/04/2016 to the Said Development Agreement and Power of Attorney, executed between the Said Developer and owners, the area of the said Property reduced to 4729.27.Sq. mtrs by reducing the area of Said Property C to about 1477.70 sq. mtrs. from the earlier area 1706.27 sq. mts attested by Notary Mr. Bhalchandra Anandrao Patil on 04/05/2016.
8. Copy of the Commencement Certificate bearing no. CC/0819/13 dated 10/06/2013.
9. Copy of Revised Commencement Certificate bearing no. CC/3861/16 dated 31/03/2017.
10. Demarcation bearing M.R. No. 1793/2016

