

TITLE REPORT

May 26, 2017

1. **LAND DESCRIPTION:**

All that below mentioned land, total admeasuring "Hectare 02=40 Are" (24,000 sq.mt.), situated at Village Varale, Taluka Maval, District Pune, within the registration District Pune, Sub-Registration District Vadgaon Maval and within the limits of the Pune Zilla Parishad, Taluka Panchayat Samittee Maval, Grampanchayat Varale,

Survey Nos.	Area Heactare=Are	Assessment Rs.paise	Boundaries
27/A/1/2B/1	0=40	0=0	East: Part of Survey No.27 South: Part of Survey No.27 West: part of Survey No.27 owned by Pralhad Maral North: Telegaon Varale Road
27/A/1/2B/2	0=40	0=0	East: Land owned by Sham Maral South: Part of Survey No.27 West: part of Survey No.27 owned by Pralhad Maral North: Telegaon Varale Road
27/A/1/2B/3	0=80	0=0	East: Survey No.27/A/1/2B/2 South: Part of Survey No.27/A/1 West: Survey No.27/A/1/2B/4 North: Telegaon Varale Road
27/A/1/2B/4	0=80	0=0	East: Survey No.27/A/1/2B/3 South: Survey No.27/A/1 West: Survey No.27/A/1/2B/5 North: Telegaon Varale Road

[Signature]

together with road, area under road, easements, appurtenances, plants, trees, shrubs, stones, things, ingress, egress, ancillary and other incidental rights thereto.

(hereinafter *collectively* referred to as the said "LAND" and individually by their respective Survey Nos.)

2. **INSTRUCTIONS:**

NAMRATA DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office 592, Raviwar Peth, Talegaon Dabhade, Taluka Maval, District Pune: 410 507, represented through its director Shailesh Kantilal Shah (said "OWNER") have handed over the copies of the below mentioned documents and instructed me to investigate marketable title thereof.

3. **DOCUMENTS:**

The said Owner entrusted me the photo copies of documents relating to the said Land for the present title report.

- 7/12 extracts of Survey Nos.7/A/1/2B, for the years 1974 to 2012,
- 7/12 extracts of Survey Nos.7/A/1/2B/1, for the years 2002 to 2016,
- 7/12 extracts of Survey Nos.7/A/1/2B/2, for the years 2002 to 2016,
- 7/12 extracts of Survey Nos.7/A/1/2B/3, for the years 2002 to 2016,
- 7/12 extracts of Survey Nos.7/A/1/2B/4, for the years 2002 to 2016,
- Copies of all Mutation entries,
- Copy of Demarcation Plan of the said Land,
- Zone certificate bearing No.11450 dated 21.11.2008 issued by the Assistant Director of Town Planning, Pune,

- Sanctioned Building plan vide No.NABP/ MaujeVarale/ Tal. Maval/ S.No. 27/A/1/2B and others/ SASAPU/ 5869, dated 26.09.2014 by the Town Planning Authority, Pune,
 - N.A. Order granted by the Collector of Pune, *vide* his order No.PMA/ NA/ SR/ 100/ 2014, dated 28.04.2015 issued under Section 44 of the Maharashtra Land Revenue Code,1966,
 - Order bearing No.GPA/ GUJVANI/ KV/ 117/ 2007, dated 31.05.2007 issued by Hon'ble Collector, Pune (Rehabilitation branch).
 - Notification bearing No.TPS 1807/1840/C.R.61/08/UD-13, dated 02.04.2008 issued by Government of Maharashtra, Urban Development Department, Mantralaya, Mumbai 400 032.
 - Order No.TPS-1808/ 1470/ 1315/ 08/ NV-13, dated 30.08.2008 by Government of Maharashtra, Town Planing Department, order Mantralaya, Mumbai 400 032, regarding zone change.
 - Layout and Building plan sanctioned by outward No.DP/ BMA/ Mouje Varale/ S.No.27/A/1/2B, Hissa No.1 to 4/ Pra.Kra.2327/15-16, dated 19.05.2017, by the Pune Metropolitan Regional Development Authority, Pune.
 - Development Agreement dated 16.10.2007, registered in the office of the Sub-Registrara, Maval, at Serial No.9956/ 2007 on 22.10.2010 and Power of Attorney dated 16.10.2007, registered in the office of the Sub-Registrara, Maval, at Serial No.9957/ 2007 on 22.10.20107, executed by Mrs.Prabhavati Prakash Deshmukh with the consent of Shekhar Appa Nayar, in favour of Akalpit Developers, represented through its partner Rajendra Hindurao Bhosale, relating to Survey No.27/A/1/2B/3.
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- Development Agreement dated 22.08.2007, registered in the office of the Sub-Registrara, Maval, at Serial No.9958/ 2007 on the same day and Power of Attorney dated 16.10.2007, registered in the office of the Sub-Registrara, Maval, at Serial No.9959/ 2007 on 22.10.2010733w, executed by Mrs.Ujawala Vishnupant Pasalkar with the consent of Shekhar Appa Nayar, in favour of Akalpiti Developers, represented through its partner Rajendra Hindurao Bhosale, relating to Survey No.27/A/1/2B/4.
 - Notice of Lis Pendence dated 10.04.2009, registered in the office of the Sub-Registrar, Maval, at Serial No.2255/ 2009 on 18.04.2009, followed by Correction Deed dated 06.05.2009, registered in the office of the Sub-Registrar, Maval, at Serial No.2609/ 2009 on the same day, executed by Ashok Murlidhar Ashtekar and M/s.Shivam Developers, represented through its partners Mulraj Balu Sisodia and Ramesh Sahebrao Patil, relating to Regular Civil Suit No.89/ 2009 filed before the Civil Judge Junior Division, Pune, by said Ashok Murlidhar Ashtekar and M/s.Shivam Developers, in respect of Survey No.27/A/1/2B/1 to 6, for permanent injunction and declaration.
 - Sale Deed dated 15.09.2010, registered in the office of the Sub-Registrar, Maval II, at serial No.1811/2010 on 27.09.2010, executed by Shyam Chandrakant Maral, in favour of Namrata Promoters and Builders, represented through its partner Deepak Kantilal Shah, relating to Survey No.27/A/1/2B/1.
 - Sale Deed dated 15.09.2010, registered in the office of the Sub-Registrar, Maval II, at serial No.1812/ 2010 on 27.09.2010, executed by Pralhad Chandrakant Maral in favour of Namrata Promoters and Builders, represented through its partners Deepak Kantilal Shah, relating to Survey No.27/A/1/2B/2.
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- Declaration dated 23.03.2010, registered in the office of the Sub-Registrar, Maval, at Serial No.2367/ 2010 on 05.04.2010, executed by Ashok Murlidhar Ashtekar and M/s.Shivam Developers, represented through its partners Mulraj Balu Sisodia and Ramesh Sahebrao Patil, relating to Regular Civil Suit No.89/ 2009 filed before the Civil Judge Junior Division, Pune, by said Ashok Murlidhar Ashtekar and M/s.Shivam Developers, in respect of Survey No.27/A/1/2B/1 to 6, for permanent injunction and declaration.
- Sale Deed dated 23.06.2010, registered in the office of the Sub-Registrar, Maval, at serial No.4008/2010 on the same day, executed by Prabhavati Prakash Deshmukh through her constituted attorney holder Akalpit Developer represented through its partner Rajendra Hindurao Bhosale, in favour of Akalpit Developers represented through its partners Rajendra Hindurao Bhosale, relating to Survey No.27/A/1/2B/3.
- Sale Deed dated 23.06.2010, registered in the office of the Sub-Registrar, Maval-2, at serial No.4009/ 2010 on the same day, executed by Mrs.Ujwalla Vishnupanth Pasalkar through her constituted attorney Akalpit Developer represented through its partner Rajendra Hindurao Bhosale, in favour of Akalpit Developers through its Partners Mr. RajendraHinduraoBhosale, relating to 27/A/1/2B/4.
- Sale Deed dated 21.09.2012, registered in the office of the Sub-Registrar, Maval-2, at serial No.4913/ 2012 on the same day and Power of Attorney dated 21.09.2012, registered in the office of the Sub-Registrar, Maval-2, at serial No.4914/ 2012 on the same day, executed by Akalpit Developers represented through its partners Rajendra Hindurao Bhosale in favour of Namrata Promoters and Builders represented through its partners Deepak Kantilal Shah, relating to Survey No.27/A/1/2B/4.

- Sale Deed dated 14.08.2014, registered with the Sub-Registrar, Maval, at Serial No.4285/2014 on 16.09.2014, executed by Namrata Promoters and Builders through its partner Deepak Kantilal Shah in favour of Namrata Developers Private Limited represented by its director Shailesh Kantilal Shah, relating to the land bearing Survey Nos.27A/1/2B/1 and 27A/1/2B/2.
- Deed of Confirmation dated 06.01.2015, registered with the Sub-Registrar, Maval, at Serial No.126/2015 on 06.01.2015, executed by Neeta Shailesh Shah Partner of Namrata Promoters and Builders, relating to the said Sale Deed dated 16.09.2014 executed by Namrata Promoters and Builders through its partner Deepak Kantilal Shah in favour Namrata Developers Private Limited represented by its director Shailesh Kantilal Shah, relating to the land bearing Survey Nos.27A/1/2B/1 and 27A/1/2B/2.

4. **SEARCH:**

Advocate Nagraj Vadnal took a search in respect of the said Land, in the offices of the Sub-Registrar, Maval, Maval-2, Lonavala and availed e-search from website "igrmaharashtra.gov.in", vide Challan bearing GRN No. MH001493727201718E dated 19.05.2017 in the name of Sub-Registrar, Maval-2, Pune, who, vide his Search Report dated 22.05.2017, reported that from the available record in the offices of the Sub-Registrar, Maval and from website "igrmaharashtra.gov.in", he did not find any adverse transaction thereof, except transaction mentioned in the said report.

5. **INFORMATION:**

I also gathered information found necessary in respect of the said Land from NAMRATA DEVELOPERS PRIVATE LIMITED, represented by its directors ShaileshKantilal Shah.

6. INCIDENTS:

- (a) the land bearing Survey No.27, admeasuring "Acre 64=23 Guntha", situated at Village Varale, Taluka Maval, District Pune (hereinafter referred to as the said "Survey No.27") previously was Gairan.
- (b) Pursuant to the order bearing No.C.r.L.542, dated 08.06.1933 of the Collector of Pune, the portion, admeasuring "Acre 0.4 Guntha" out of the said Survey No.27 was allotted to one Rangu Narayan Marathe for construction of building, pursuant to which, the said Survey No.27 was sub-divided into two hissas; (i) Survey No.27, Hissa NoA. Admeasuring "Acre 65.19 Guntha" and (ii) Survey No.27, Hissa No.B, admeasuring "Acre 0.4 Guntha", was shown in the name of said Ranghu Narayan Marathe, vide Mutation Entry No.94, dated 30.09.1933.
- (c) Thereafter, Hon'ble Mamlatdar, Taluka Maval his order No.L.N.D.S.R. 47/47, dated 04.08.1948, the said Survey No.27/A was divided into following survey numbers vide Mutation Entry No.192, dated 20.08.1948

Survey No	Area Acre=Guntha	Kabjedar
27/A/1	64=19	Gairan
27/A/2	01=0	Government of Maharashtra (Sarkari pad Gaonchya Wada Karita)

- (d) Thereafter, the State of Bombay, Local Authority and Public account vide his Resolution No.S-251, dated 09.06.1950 and VPS/ 1856/ 15992 dated 18.07.1958, along with the Hon'ble Collector Pune by his order No.VPT/ WS/ 3245, dated 31.07.1958, the said Survey No.27/A/1 was given to Varale Group Grampanchayat on some terms and condition of Government Land and accordingly, the name of "Group Grampanchayat Varale" has been mutated in the revenue records, vide Mutation Entry No.538, dated 12.12.1958.

- (e) Thereafter, it appears that after application of the Indian Coins Act, 1955 read with the Maharashtra Weight and Measurement Act, 1958, the area and assessment of the said Survey No.27/A/1 were converted and accordingly, the mutation was effected in the record of rights, vide Mutation Entry No.703, dated 22.01.1969.
- (f) Thereafter, pursuant to the order passed by Collector of Pune, vide no. LND/ WS/ 11/ 988-73 dated 03.05.1973, followed by order passed by the Tahsildar Maval vide No.BHUMI/ MAGANI/ 1575 dated 04.09.1975, the possession of the portion, admeasuring "Acre 16.0 Guntha" was taken from S.M.Joshi retired Navy officer who was cultivating the same and thereafter, the portion, admeasuring "Hectare 2.00 Are" was allotted new Survey No.27/A/1/2A and handed over to said S.M.Joshi and according the mutation was effected in the record of rights vide Mutation Entry No.907, dated 11.09.1975 by dividing the same into two parts is as follow:

Survey No	Area Acre = Guntha	Area Hectare.Are	Kabjedar
27A/1/2A	5 = 0	2=00	Government Land & S.M. Joshi
27A/1/2B	59=19	24=10	Group Grampanchyat Varale & Gairan
	<u>64 = 19</u>		

- (g) Thereafter, the name of Group Grampanchyat Varale was deleted from owners columns of record of rights of the said Survey No.27/A/1/2B and it was mutated in other rights columns and entered the name "Gairan" in owners columns and the name of "Gairan" has been mutated in the occupants column of the revenue records of the said Survey No.27A/1/2B, vide Mutation Entry No.1062, dated 19.01.1984.
- (h) Thereafter, pursuant to order No.Pa.Ma.Ka./1424/ 98, dated 17.03.1998 passed by the Collector of Pune followed by order No.Jamin/ Kavi/ 525/ 98 Vadgaon, dated 20.03.1998, a

portion, admeasuring "Hectare 7=60 Are" out of the said Survey No.27/A/1/2B was acquired for "Andra Madhyam Rehabilitation Project" and accordingly the name of "Andra Madhyam Rehabilitation Project, Pune" has been mutated in the revenue records, vide Mutation Entry No.1924, dated 21.03.1998.

- (i) Thereafter, pursuant order Jadhavwadi/ 67/ 2004 dated 27.07.2004 along with order GPA/ VASHI/ 34/ 96/ 03 dated 08.08.2003 passed by Hon'ble Collector Pune (Rehabilitation branch), a portion, admeasuring "Hectare 1.20 Are" out of the said Survey No.27A/1/2B has allotted to one Uttamrao Jijaba Zagade and Mrs.Sunanda Uttamrao Zagade and accordingly, the said Survey No.27A/1/2B was divided into 3 parts vide Mutation Entry No.2996, dated 14.07.2004, is as follow:

No	Survey No.	Area Hecrare.Are	Kabjedar
1.	27/A/1/2B	22=90	Gairan
2.	27/A/1/2B	06=40	Andra Madhyam Rehabilitation Project, Pune
3.	27/A/1/2C	01=20	UttamraoJijaba Zagade & Sunanda Uttamrao Zagade

- (j) Thereafter, pursuant to the order No.GPA/ GUNJAVANI/ KAVI/ 38/ 2005 dated 28.12.2005, followed by the corrected order No.GPA/ GUNJAVANI/ KAVI/ 52/ 2007 dated 05.03.2007 of the Hon'ble Collector Pune (Rehabilitation branch), a portion, admeasuring "Hectare 4.80 Are", carved out of the portion, admeasuring "Hectare 5.60 Are" out of the said Survey No.27A/1/2B reserved for Andra Khore Project, was allotted to the villagers of village Dhanep, Taluka Maval, who were Gunjavani project affected District Pune, which was consented by the Hon'ble Joint Secretary (Rehabilitation branch) Revenue, Forest Department and Mantraliya, Mumbai vide his order No.RPO/ 34/ 2005/ LETTER/ 161/ R-4 dated 20.10.2005 and allotted vide letter REHABILITATION/ KAVI/ 1/ 465/ 2005 dated 14.11.2005 of the Hon'ble Divisional Commissioner Pune division, as per the authority got under the resolution passed by Maharashtra State Revenue and

Forest Department Resolution No.JAMIN/ 1071/ 258/ 19A (2) dated 18.06.1971, were allotted and transferred to the following Rehabilitationist:

Sr. No	Survey No.	Hissa No.	Area H =R	Owner Name (Rehabilitationist)
1	27/A/1/2B	1	00=40	Sham Chandrakant Maral
2	27/A/1/2B	2	00=40	Prahalad Chandrakant Maral
3	27/A/1/2B	3	00=80	Prabhvati Prakash Deshmukh
4	27/A/1/2B	4	00=80	Ujjawala Vishnupant Pasalkar
5	27/A/1/2B	5	00=80	Rohini Prahalad Maral
6	27/A/1/2B	6	00=80	Madhubai Chandrakant Maral
7	27/A/1/2B	7	00=80	Chandrakant Dinkar Maral
		Total Area	04=80	

and accordingly, the Mutation was effected in the record of rights vide Mutation Entry No.3449, dated 30.04.2007.

- (k) Thereafter, pursuant to the Order GPA/ GUNJAVANI/ KAVI/ 117/ 07 dated 31.05.2007 passed by the Hon'ble Collector (Rehabilitation branch), the respective portions were allotted to the Rehabilitationist as mentioned in the aforesaid Mutation Entry No.3449, on certain the terms and condition mentioned therein, however the occupancy price of the said portions were paid and all terms and conditions mentioned therein was fulfilled by the allottees and thus, the same were granted on class 1 and accordingly, the mutation was effected in the record of rights, vide Mutation Entry No.3505, dated 06.09.2000.
- (l) Thereafter, pursuant to the Development Agreement dated 16.10.2007, registered in the office of the Sub-Registrar, Maval, at Serial No.9956/ 2007 on 22.10.2010 and Power of Attorney dated 16.10.2007, registered in the office of the Sub-Registrara, Maval, at Serial No.9957/ 2007 on 22.10.2010, said Mrs.Prabhavati Prakash Deshmukh with the consent of one Shekhar Appa Nayar, granted exclusive

development rights relating to Survey No.27/A/1/2B/3, unto and favour of Akalpiti Developers, a registered partnership firm, having its office at, Omdatta Samadhan, B-1/5, Soudamini Complex, Bhusari Colony, Paud Road, Kothrud, Pune: 411 038 represented through its partner Rajendra Hindurao Bhosale (said "AKALPITI DEVELOPERS").

- (m) Thereafter, pursuant to the Development Agreement dated 22.08.2007, registered in the office of the Sub-Registrara, Maval, at Serial No.9958/ 2007 on the same day and Power of Attorney dated 16.10.2007, registered in the office of the Sub-Registrar, Maval, at Serial No.9959/ 2007 on 22.10.20107, said Mrs.Ujawala Vishnupant Pasalkar with the consent of the said Shekhar Appa Nayar, granted exclusive development rights in respect of the said Survey No.27/A/1/2B/4, in favour of the said Akalpiti Developers.
- (n) Thereafter, one Ashok Murlidhar Ashtekar and M/s.Shivam Developers, represented through its partners Mulraj Balu Sisodia and Ramesh Sahebrao Patil, filed a Regular Civil Suit No.89/ 2009 before the Civil Judge Junior Division, Pune, in respect of Survey No.27/A/1/2B/1 to 6, for permanent injunction and declaration, against Mrs.Madhubai Chandrakant Maral and etc. 9.
- (o) Accordingly, said Ashok Murlidhar Ashtekar and M/s.Shivam Developers, represented through its partners Mulraj Balu Sisodia and Ramesh Sahebrao Patil, also registered a Notice of Notice of Lis Pendence dated 10.04.2009, registered in the office of the Sub-Registrar, Maval, at Serial No.2255/ 2009 on 18.04.2009, followed by Correction Deed dated 06.05.2009, registered in the office of the Sub-Registrar, Maval, at Serial No.2609/ 2009 on the same day, relating to the said Regular Civil Suit No.89/ 2009 filed before the Civil Judge Junior Division, Pune, in respect of Survey No.27/A/1/2B/1 to 6, for permanent injunction and declaration. However, the said suit was amicably settled between the aforesaid Plaintiffs and the Defendants out of the court and according, the aforesaid

Plaintiffs filed a withdrawal Purshis at Exh.16 and accordingly, the Hon'ble Civil Judge, Junior Division, Pune disposed off the said suit vide its Order dated 01.04.2010 passed on the Exh. 1 of the said Suit, which was confirmed by the said by Ashok Murlidhar Ashtekar and M/s.Shivam Developers, represented through its partners Mulraj Balu Sisodia and Ramesh Sahebrao Patil, vide Declaration dated 23.03.2010, registered in the office of the Sub-Registrar, Maval, at Serial No.2367/ 2010 on 05.04.2010.

- (p) Thereafter, pursuant to the Sale Deed dated 23.06.2010, registered in the office of the Sub-Registrar, Maval, at serial No.4008/2010 on the same day, said Mrs.Prabhavati Prakash Deshmukh through her constituted attorney holder Akalpiti Developer represented through its partner Rajendra Hindurao Bhosale, sold, transferred, conveyed and assigned the said Survey No.27/A/1/2B/3, in favour of the said Akalpiti Developers represented through its partners Rajendra Hindurao Bhosale, pursuant to which, its name was entered in the record of rights of the said Survey No.27/A/1/2B/3, vide Mutation Entry No.4268, dated 09.07.2010.
- (q) Similarly, pursuant to the Sale Deed dated 23.06.2010, registered in the office of the Sub-Registrar, Maval-2, at serial No.4009/ 2010 on the same day, said Mrs.Ujwalla Vishnupanth Pasalkar through her constituted attorney Akalpiti Developer represented through its partner Rajendra Hindurao Bhosale, also sold, transferred, conveyed and assigned the said Survey No.27/A/1/2B/4, unto the said Akalpiti Developers and according, the name of the said Akalpiti Developers was entered in the record of rights of the said Survey No.27/A/1/2B/4, vide Mutation Entry No.4269, dated 09.09.2010.
- (r) Thereafter, pursuant to the Sale Deed dated 15.09.2010, registered in the office of the Sub-Registrar, Maval II, at serial No.1812/ 2010 on 27.09.2010, said Pralhad Chandrakant

Maral, sold, transferred, conveyed and assigned the said Survey No.27/A/1/2B/2, unto Namrata Promoters and Builders, a registered partnership firm, having its office at, 592, Raviwar Peth, Talegaon Dabhade, Taluka Maval, District Pune: 410 507 represented through its partner Deepak Kantilal Shah (said "**NAMRATA PROMOTERS AND BUILDERS**"), pursuant to which, its name was entered in the record of rights of the said Survey No.27/A/1/2B/1, vide Mutation Entry No.4327, dated 01.10.2010.

- (s) Similarly, pursuant to the Sale Deed dated 15.09.2010, registered in the office of the Sub-Registrar, Maval II, at serial No.1811/2010 on 27.09.2010, said Shyam Chandrakant Maral, sold, transferred, conveyed and assigned the said Survey No.27/A/1/2B/1, unto the said Namrata Promoters and Builders, pursuant to which, its name was entered in the record of rights of the said Survey No.27/A/1/2B/1, vide Mutation Entry No.4328, dated 01.10.2010.
- (t) Thereafter, pursuant to the Sale Deed dated 21.09.2012, registered in the office of the Sub-Registrar, Maval-2, at serial No.4913/ 2012 on the same day and Power of Attorney dated 21.09.2012, registered in the office of the Sub-Registrar, Maval-2, at serial No.4914/ 2012 on the same day, said Akalpiti Developers represented through its partners Rajendra Hindurao Bhosale, sold the said the Survey No.27/A/1/2B/4, unto and in favour of the said Namrata Promoters and Builders, pursuant to which, its name was entered in the record of rights of the said Survey No.27/A/1/2B/4, vide Mutation Entry No.4857, dated 04.10.2012.
- (u) In the meanwhile, as per the Order dated 28.02.2012 passed by the Special Recovery Officer, Co-operative Department, Maharashtra State, Pune, for '*attachment*' of the said Survey Nos.27/A/1/2B/3 and 27/A/1/2B/4 for the recovery of the Rupee Sahakari Bank Ltd. and accordingly, the mutation has been effected in the revenue records of the said Survey

Nos.27/A/1/2B/3 and 27/A/1/2B/4, vide Mutation Entry No.4940 dated 20.04.2013. However, thereafter, the outstanding amount together with the interest thereon, have been fully discharged under One time settlement Scheme and accordingly, the Special Recovery Officer, Co-operative Department, Maharashtra State, vide his Letter dated 04.12.2015, released the said Survey Nos.27/A/1/2B/3 and 27/A/1/2B/4 from the aforesaid encumbrances and accordingly, the charge of the Special Recovery Officer, Co-operative Department, Maharashtra State, was deleted from the other rights column of the record of rights of the said Survey Nos.27/A/1/2B/3 and 27/A/1/2B/4, vide Mutation Entry No.5363, dated 27.01.2016.

- (v) Thereafter, by Sale Deed dated 14.08.2014, registered with the Sub-Registrar, Maval, at Serial No.4285/2014 on 16.09.2014, said Namrata Promoters and Builders through its partner Deepak Kantilal Shah, sold, transferred, conveyed and assigned the said Survey Nos.27A/1/2B/1 and 27A/1/2B/2, to the said Namrata Developers Private Limited represented by its director Shailesh Kantilal Shah, pursuant to which, its name was entered in the record of rights of the said Survey Nos.27/A/1/2B/1 and 27/A/1/2B/2, vide Mutation Entry No.5267, dated 27.03.2015.
 - (w) Thereafter, pursuant to the Deed of Confirmation dated 06.01.2015, registered with the Sub-Registrar, Maval, at Serial No.126/2015 on 06.01.2015, one Neeta Shailesh Shah, the partner of the said Namrata Promoters and Builders, confirmed the said Sale Deed dated 16.09.2014 executed by the said Namrata Promoters and Builders through its partner Deepak Kantilal Shah in favour the said Namrata Developers Private Limited represented by its director Shailesh Kantilal Shah, relating to the land bearing Survey Nos.27A/1/2B/1 and 27A/1/2B/2.
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- (x) Thereafter, pursuant to the Notification bearing No.Bu.A/Pra.Kra.180/ L-1, dated 07.05.2016 of the Government of Maharashtra, as per the E-Mutation project, the correction was made to the record of rights of the said Land, vide Mutation Entry No.5438, dated 04.02.2017.

6. **SANCTIONED REGIONAL PLAN:**

Pursuant to the sanctioned Regional plan of Pune Region, the said Survey No.27 is earmarked partly in residential zone and partly in public and semi public zone and affected by 18 meter and 40 meter D. P. road, as shown in Zone Certificate bearing No.11450, dated 21.11.2008, issued by the Asst. Engineer, Town Planning, Pune Municipal Corporation, Pune.

7. **AMALGAMATION AND SANCTIONED LAYOUT AND BUILDING PLANS:**

The Collector Pune vide its order No. PMA/NA/SR/100/2014 dated 28/04/2015 issued under Section 44 of the Maharashtra Land Revenue Code, 1966, sanctioned amalgamation of the said Land and the layout of the building/s and building plans of the said Land.

Thereafter, the Layout and Building plan was also sanctioned by the Pune Metropolitan Regional Development Authority, Pune, vide outward No.DP/ BMA/ Mouje Varale/ S.No.27/A/1/2B, Hissa No.1 to 4/ Pra.Kra.2327/15-16, dated 19.05.2017.

8. **OPINION:**

Therefore, on the basis of the relevant documents and revenue record made available and information given to me and subject to whatever stated hereinabove, I am of the opinion that:

- (a) The said Land is vested in the ownership of the said Owner; NAMRATA DEVELOPERS PRIVATE LIMITED,

- (b) the said Land is free from encumbrances and doubts,
- (c) The said Owner NAMRATA DEVELOPERS PRIVATE LIMITED, is entitled to implement ownership scheme in the said Land and dispose it off to the intending buyers and receive and appropriate the consideration derived there from for its own use and benefit.

All the documents are returned to the said Owner and file is closed.


Sunil V. Zunjarrao
Advocate