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SUPPLEMENTARY SEARCH AND TITLE REPORT

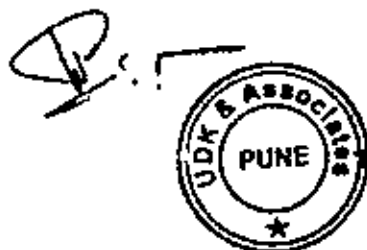
DESCRIPTION OF THE PROPERTY:

All that piece and parcel of vacant land bearing S. Nos. 13/1/1 admeasuring about 00 Hectare 46.24 Are, 13/1/2, admeasuring about 00 Hectare 45.39 Are 13/1/3 admeasuring about 00 Hectare 49.20 Are & 13/1/4 admeasuring about 00 Hectare 50.02 Are collectively admeasuring 01 H 90.85 Are also bearing CTS nos. 749 to 752 situated at Mouze Pimple Nilakh, Tal. Haveli, Dist. Pune.

NAME OF THE OWNER : HARSHVARDHAN CO-OP. HOUSING SOCIETY LTD.

NAME OF THE DEVELOPER : KOLTE PATIL DEVELOPERS LIMITED
City Point Building 2nd floor, Boat Club Road, Pune- 411001.

In continuation of our earlier Search & Title Report dated 17/03/2015 we have further conducted searches for the residue period from 17th March 2015 till date, and have inspected registration books maintained in registration offices (through Adv. Trupti Kale) and from the same we report that during





searches, we have found following additional entries/transactions in respect of the said property, as under:-

The said Harshvardhan Co-operative Housing Society Ltd and Kolte Patil Developers Limited have mortgaged the said property with IDFC Real Estate Yield Fund and IDBI Trusteeship Services Ltd and accordingly they have issued redeemable, non-convertible debentures of Rs.110,00,00,000/- (Rupees One Hundred and Ten Crores Only) to the Debenture Holders vide Debenture Trust Cum Mortgage Deed dated 05/10/2015, which is registered at the Office of Sub-Registrar, Haveli No. 15 at Sr. No. 9322/2015. The said mortgage is subsequently redeemed and a re-conveyance of the property was executed between the parties vide Deed of Re-conveyance dated 08/12/2016, which is registered at Haveli No. 15 at Sr. No. 8603/2016.

That the said Harshvardhan Co-operative Housing Society Ltd & Kolte Patil Developers Limited have availed loan facility of Rs. 175,00,00,000/- (Rupees One Hundred and Seventy Five Crore Only) from INDUSIND BANK LIMITED and has accordingly executed Deed of Mortgage on 16/12/2016 in respect of said property along with other various properties of Kolte Patil Developers Limited, which is registered at the office of Sub Registrar, Haveli No. 15 at Sr. No.8742/2016.

That one Mrs. Nilima Sampat Chavat (Maiden name Nilima alias Suvarna Vasantrao Sathe) and Mrs. Sudha Uttam Kamthe (Maiden name Sudha Vasantrao Sathe have signed and executed Consent Letter cum Supplementary Sale Deed on 12/05/2017 in favour of Harshavardhan Co-op. Housing Society Ltd., in respect of the said property and have confirmed the earlier Sale Deeds,





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which is registered at the office of Sub Registrar Haveli No. 11 at Sr. No. 3571/2017.

Except those additional transactions, there are no any other transaction/s in respect of the said land. Therefore we are of the opinion that the said Owner - Harshvardhan Co-operative Housing Society Ltd has got clean, clear and marketable title to or upon the said property which is without any other encumbrance (except as stated above) and the said Developer KOLTE PATIL DEVELOPERS LIMITED has got absolute right and full power to develop the aforesaid property and to construct building/s thereon and to sell, transfer all kinds of superstructures in the proposed building/s to the prospective purchasers. The receipt for conducting search for residue period is enclosed herewith.

This continuation Search & Title Report given on 04/07/2017.

For UDK & ASSOCIATES



ADV. VISHAL KULKARNI

Encl.: Our Search & Title Report dated 17/03/2015



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Adv. Yogin Kulkarni
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SEARCH AND TITLE REPORT
(MOUZE PIMPLE NILAKH PROPERTY)

DESCRIPTION OF THE PROPERTY: All that piece and parcel of
vacant lands bearing S. Nos.
13/1/1, 13/1/2, 13/1/3 &
13/1/4, situated at Mouze
Pimple Nilakh, Tal. Haveli,
Dist. Pune.

NAME OF THE DEVELOPER : "KOLTE PATIL DEVELOPERS
LIMITED".





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SEARCH AND TITLE REPORT
(MOUZE PIMPLE NILAKH PROPERTY)

DESCRIPTION OF THE PROPERTY: All that piece and parcel of vacant lands belonging to HARSHVARDHAN CO-OPERATIVE HOUSING SOCIETY LIMITED, situated at Mouze Pimple Nilakh, Tal. Haveli, Dist. Pune, are as under:-

Sr. No	S. No. / Hissa No.	CTS NO.	Area H = R	Assessed nt Rs. Ps.
1.	13/1/1	CTS Nos. 749 to 752	00 = 46.24	3.45
2.	13/1/2		00 = 45.39	3.45
3.	13/1/3		00 = 49.20	3.45
4.	13/1/4		00 = 50.02	3.45
		Total area	01 H 90.85R	

NAME OF THE DEVELOPER : "KOLTE PATIL DEVELOPERS LIMITED", City Point' Building, 2nd Floor, Boat Club Road, Pune - 411 001.

DISCLAIMERS:

- A) The accuracy of this Report necessarily depends on the documents furnished to us and the information provided to us during the course of our discussions, being true, complete and accurate and which we have assumed to be the case. We, therefore, disclaim any responsibility for any misinformation or





incorrect or incomplete information arising out of the documents, responses and other information furnished to us.

- B) There are limitations while causing searches at Sub-Registrar Offices for the period of last 30 years since most of the old Index-II registers are in torn conditions, some are missing and some are in the form of loose sheets, which are kept untidy and scattered. Since October 2005 there is concurrent jurisdiction to Sub-Registrar Offices and documents can be lodged for registration at any Sub-Registrar Offices Haveli - I to Haveli - XXVI, which were not interlinked. Entries of all registered deeds/documents are available from 2001 onwards in Joint District Registrar Office, Pune. Therefore the searches have been taken from records which were available for inspection.
- C) The present report relates to ascertaining the title about lands which were initially agricultural land/s and purchased by some of the Landowners/predecessors-in-title long time back. In other cases, the lands were held by the landlords who have sold the same long time back to the erstwhile owners who were farmers and who in turn have sold the land to the present owner. In the circumstances, we did not have any access directly to the original owners to ascertain various aspects about the holdings such as the persons who comprised of their Hindu Undivided Families, the undivided shareholding of the individuals in the land, the boundaries of the respective holdings and other such issues. The lands are located in village areas of the State of Maharashtra, where generally the farmers do not possess any muniments of title and are not able to intelligently answer any requisitions on



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title. As a custom, the titles to such lands are ascertained on the basis of perusal of the village records maintained by the Revenue Department of the State of Maharashtra and relying upon the presumptions under law about the same being correct unless proved to the contrary, analyse the same with application of laws of India to deduce a chain of title.

- D) The present report is submitted on the basis of perusal of photocopies of the sale deeds and other documents as also revenue records as are referred to in this Report. In cases where the sale deeds were not available for inspection, we have relied upon the relevant mutations in the revenue records.

The conclusion and the opinion as stated hereinbelow is subject to and based on the observations and comments contained in this report.

Under instructions and information given by my Client "KOLTE PATIL DEVELOPERS LIMITED" through its Director: MR. RAJESH A. PATIL, I have carried out title investigation in respect of the above properties situated at Mouze Pimple Nilakh, Tal. Haveli, Dist. Pune. I have inspected title deeds, documents, revenue record for the past 80 years, (from 1931/32 onwards) ULC Orders and registration books for the last 30 years maintained by Sub-Registrar and from the same, I submit my Survey Number-wise Report together with my common observations, as under.

The land described in the schedule written hereunder are small pieces of land, which are adjacent to each other collectively forming one contiguous block of land. The said lands are part of Survey Number 13



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of Village Pimple Nilakh, which is divided in various Hissas and Pot-Hissas. However, most of the present Owners have derived title to their respective land from common predecessors-in-title, therefore root to the title is mentioned only once in the beginning of the Survey Number and the same is applicable to remaining Survey and Hissa Numbers.

1. Area admeasuring 00 Hectare 46.24 Ares out of Survey number 13/1/1 totally admeasuring about 00 Hectare 55 Ares.

In the year 1930, the said land belonged to Late Maruti Laxman Sathe, who died intestate on 29.09.1941, leaving behind him four sons namely Nathoba Maruti Sathe, Gyanba Maruti Sathe, Mahadba Maruti Sathe & Kondiba Maruti Sathe and name of Nathoba Maruti Sathe is recorded on 7/12 Extract as the Karta of HUF vide Mutation Entry No. 285, dated 30/10/1941.

Thereafter, in the year 1958 family partition took place by metes and bounds amongst the above Sathe family and the said land was given to Mr. Shankar Ravaji Sathe as his separated and divided share and his name is mutated on 7/12 extract vide Mutation Entry No. 479.

The said owner Shankar Ravaji Sathe died intestate on 16.2.89 leaving behind him four sons namely Subhash Shankar Sathe, Santosh Shankar Sathe, Shyam Shankar Sathe, Satish Shankar Sathe and widow Chandrabhaga Shankar Sathe and two



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daughters namely Sunanda Chandrkant Tapkir & Sunita Balasaheb Badade and their names are recorded vide Mutation Entry No. 2299 dated 4.6.1991. However it appears from the remark column of the said Mutation Entry that aforesaid Mutation Entry No. 2299 was cancelled and again vide Mutation Entry No. 1977 names of two sons namely Sham and Santosh Shankar Sathe and widow Chandrabhaga Shankar Sathe were recorded on 7/12 extract.

Due to aforesaid Mutation Entry No. 1977 only two sons and widow's names were recorded on 7/12 extract, but vide Mutation Entry No. 4474 again names of aforesaid remaining family members and two daughters were mutated on 7/12 extract. Thus all legal heirs of Late Shankar Sathe were brought on record properly.

The said owners Smt. Chandrabhaga Shankar Sathe along with her four sons, two daughters and all other adult members of her family agreed to sell the said land to Yashovardhan Co-operative Housing Society Limited and executed Development Agreement on 7th November 2004, which is registered at the Office of Sub-Registrar Haveli No. XVII at Sr. No. 208/2004.

The said owners also executed General Power of Attorney in favour of Mr. Rajesh A. Patil and Mr. Milind D. Kolte, which is registered at the Office of Sub-Registrar Haveli No. XVII at Sr. No. 209/2004. The said owners have also executed Deed of



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Declaration and Indemnity on the same day in favour of said Purchaser/Developer which is registered at the Office of Sub-Registrar Haveli No. XVII at Sr. No.210/2004.

After execution and registration of the above referred Agreement, it was noticed that the Purchaser/Developer - Harshvardhan Co-operative Housing Society Limited's name was wrongly mentioned as Yashovardhan Co-operative Housing Society Limited and the said mistake was rectified by Deed of Rectification dated 05/05/2006, which is registered at the Office of Sub-Registrar Haveli No. VI at Sr. No. 4037/06. The Rectification Deeds are made and registered for all Survey Numbers of the property under search, hence may not be repeated in other Survey Numbers. The said owners were holding vacant land in surplus of the ULC ceiling limits, therefore, they obtained order from the Deputy Collector and Competent Authority, Pune Urban Agglomeration on 21/04/2006 in Ceiling Case No. 1931-SA and got the said lands exempted and retainable under ULC Act, 1976. The Purchaser Harshvardhan Co-operative Housing Society Limited and the owners also obtained permission u/s 26 of ULC Act, 1976 for the sale transaction and accordingly Sale Deed was executed between the said Smt. Chandrabhaga Shankar Sathe and others on one hand and Harshvardhan Co-operative Housing Society Limited on other hand on 6th June 2006, which is registered at the Office of Sub-Registrar Haveli No. VI at Sr. No. 4997/2006 and the name of Harshvardhan Co-operative Housing Society Limited is recorded



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In owner /kabjedar column of 7/12 Extract vide Mutation Entry no. 5290.

That the said Harshvardhan Co-operative Housing Society Limited agreed to sell, transfer and convey part of its land in aforesaid survey number to and in favour of Mr. Subhash Shankar Sathe and others vide an Agreement to Sell dated 14/03/2007 which is registered in the office of Sub-Registrar Haveli No. VIII at Sr. No. 2336/2007 and further Harshvardhan Co-operative Housing Society Limited sold, transferred and conveyed its right, title and interest in the said survey number for an area admeasuring 772.03 Sq.Mtrs. vide a Sale Deed dated 06/09/2011 to and in favour of Mr. Subhash Shankar Sathe and others which is registered in the office of Sub-Registrar Haveli No. XII at Sr.no. 6894/2011 and the same is recorded vide M.E. no. 6225.

The said Harshvardhan Co-operative Housing Society Limited has thereafter agreed to sell transfer and convey its right, title and interest in its remaining area in the said land i.e. an area admeasuring 4623.74 Sq.mtrs. to and in favour of Kolte Patil Developers Limited vide Development Agreement dated 22/05/2007, which is registered at the Office of Sub-Registrar Haveli No. VIII at Sr. No. 4271/07.

Despite all aforesaid ULC Orders the Additional Collector and Competent Authority Pune Urban Agglomeration passed



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impugned order and declared that the said lands are subject to Sec. 10(3) of ULC Act and accordingly entered remark in other right column of the 7/12 extract of the said land vide mutation entry No. 5500, therefore the owner Harshvardhan Co-operative Housing Society Limited filed Writ Petition No. 717/09 before the High Court, Bombay and by its Order dated 17/08/2009 got the said illegal remark cancelled and removed from 7/12 extract vide mutation entry No. 5835. I have seen and inspected certified copy of the aforesaid High Court Order and duly certified mutation entry extract. Thus, the ownership of the said owner Harshvardhan Co-operative Housing Society Limited became clean, clear, and marketable.

It appears that as per letter of Sub-registrar bearing no. HVL/17/237/10 Dated 28/08/2010, there is an encumbrance of stamp duty of Rs. 9,21,565/- in respect of transaction carried out by 'Harshvardhan Co-operative Housing Society Limited' in respect of the said survey number and 4 other survey numbers and the remark of encumbrance of Stamp duty was entered in other rights column vide ME. no. 6096. However the said amount was subsequently paid and the aforesaid remark is deleted /removed from other right column vide ME. no. 6367.

Accordingly Harshvardhan Co-operative Housing Society Limited amalgamated the said survey numbers with adjoining hissa numbers and also obtained building permission from Pimpri Chinchwad Municipal Corporation vide Commencement



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Certificate bearing no. BP/LA/PIMPLENILAKH/58/2013 for S. no. 13/1/1, 13/1/2, 13/1/3, 13/1/4 dated 14/11/2013 and second sanction number BP/PIMPLENILAKH/68/2014 dated 09/12/2014.

The said Developer Kolte Patil Developers Limited has also obtained Non Agriculture (N.A.) permission dated 13/03/2014 bearing No. PMH/NA/SR/1208/2013. (applicable to S. Nos. 13/1/1, 13/1/2, 13/1/3, 13/1/4).

Further Pimpri Chinchwad Municipal Corporation acquired an area adm. 109.37 sq.mtrs. (out of 6396.72 Sq.mtrs.) for 12 meter road vide Deputy Director of Town planning's letter no. NARVI/KAVI/PCMC/20/4/102/2014 dated 15/07/2014 & the owner handed over the possession of the acquired portion to Pimpri Chinchwad Municipal Corporation by executing Possession receipt dated 23/6/2014 which is registered at the office of Sub-registrar Haveli no. 5, at sr.no. 5230/2014 and the same is mutated on the 7/12 Extract vide ME. no. 6642.

Further Pimpri Chinchwad Municipal Corporation also acquired an area adm. 181.50 sq.mtrs. (out of 2877.025 Sq.mtrs.) for 24 meter road vide Deputy Director of Town planning's letter no. NARVI/KAVI/PCMC/20/5/101/2014 dated 15/07/2014 & the owner handed over the possession of the acquired portion to Pimpri Chinchwad Municipal Corporation by executing Possession receipt dated 23/6/2014 which is registered at the



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office of Sub-registrar Haveli No. 5, at sr.no. 5231/2014 and the same is mutated on the 7/12 Extract vide ME. no. 6643.

2. Area admeasuring 00 Hectare 45.39 Ares out of Survey number 13/1/2 totally admeasuring about 00 Hectare 55 Ares.

In the year 1958 there was a family partition which took place amongst Sathe family and one Late Dhondiba Dagdu Sathe got the said land as his separated and divided share and his name was entered in 7/12 extract as the absolute owner. The said Dhondiba Dagdu Sathe died intestate on 09/06/1975 leaving behind him two sons namely Vasant Dhondiba Sathe & Uttam Dhondiba Sathe and four daughters namely Alka Gulab Takle, Mrs. Ratnabai Shivaji Pawar; Mrs. Gajrabai Katuram Pawar & Mrs. Shakuntala Govind Pawar, who inherited the said land and their names were recorded on 7/12 extract vide Mutation Entry No. 2136. Out of the said legal heirs two brothers i.e. Uttam Dhondiba Sathe died intestate on 05/09/1999 leaving behind him widow Narmda alias Sulochana Uttam Sathe and five daughters namely Seema Sudhir Bhoire, Usha Shankar Pawar, Maya Uttam Sathe, Jaya Ganesh Lande and Ashwini Uttam Sathe, who inherited the said land and their names were recorded on 7/12 extract vide Mutation Entry No. 4334.

The Mutation Entry No. 5050 shows that Vasant Dhondiba Sathe died intestate on 05/02/1993 and his son Ramchandra Vasant Sathe also died on 31/03/2000, therefore their shares



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were inherited by their respective legal heirs viz. Sudhir Vasant Sathe, Sanjay Vasant Sathe and Smt. Late Ramchandra Vasant Sathe, Tushar Ramchandra Sathe, Rushikesh Ramchandra Sathe, Mrs. Suman Shyam Tapkir, Sudha Uttam Kamthe, Anita alias Meena Anil Pawar, Mrs. Suvarna Sanjay Chavare and Savita Pravin Takle and Smt. Subhadra Vasant Sathe.

The said owners together with their all other family members agreed to sell the said land to Yashovardhan Co-operative Housing Society Limited and accordingly signed and executed Development Agreement and General Power of Attorney both dated 30/11/2004, which are registered at the Office of Sub-Registrar Haveli No. XVII at Sr. Nos. 323/2004 and 324/2004 respectively.

The said owners also executed Deed of Declaration and Indemnity on the same day, which is registered at Sr. No. 325/2004.

In continuance of the said Conveyance dated 30/11/2004 there are two separate Consent Deeds both dated 28/03/2014 which are executed by legal heirs of Late Ratnabai Shivaji Pawar, Late Shakuntala Govind Pawar and others i.e. Mrs. Jyoti Pawar and others in favour of the owner Harshvardhan Co-operative Housing Society Limited and Kolte Patil Developers Ltd. which are registered at the office of Sub-registrar Haveli no. XV at Sr.nos.



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8647/2014 & 8648/2014 and thereby the said legal heirs gave their unconditional consent to the aforesaid sale transaction.

The said Owners filed return u/s 6 (1) of ULC Act of 1976 and obtained order u/s 8 (4) in Ceiling Case No. 1533 SA on 03/04/1997. As per the said order an area admeasuring about 18165 sq. mtrs. was declared surplus vacant land. Against the said order, the said owners preferred an Appeal No. ULC/Appeal/7/2006 before Additional Divisional Commissioner, Pune u/s 33 of ULC Act 1976 and as per his order dated 04/06/2007 the said lands were exempted from the provisions of ULC Act, 1976. The said order is to be read along with Corrigendum dated 14/06/2007. Thereafter the said owners and the purchaser Harshvardhan Co-operative Housing Society Limited also obtained permissions u/s 26 of ULC Act vide order dated 08/06/2007 and 26/06/2007. Accordingly, Deed of Conveyance was executed in favour of the said Harshvardhan Co-operative Housing Society Limited on 11th June 2007, which is registered in the Office of Sub-Registrar Haveli No. VIII at Sr. No. 4910/2007 and the same is recorded vide Mutation Entry no. 5463.

In the mean time and prior to the aforesaid conveyance the parties to this deed had executed Deed of Rectification on 05/05/2006 for the typographical error in the name of the Society viz. Harshvardhan was typed as Yashowardhan, which is





registered at the Office of Sub-Registrar Haveli No. VI at Sr.no. 4034/2006.

Thereafter the said Harshvardhan Co-operative Housing Society Limited has agreed to sell, transfer and convey its right, title and interest for an area admeasuring 4538.58 Sq.mtrs. to and in favour of Kolte Patil Developers Limited and accordingly executed Development Agreement on 11/05/2007, which is registered at the Office of Sub-Registrar Haveli No. VIII at Sr. 4272/2007.

Despite all aforesaid ULC Orders the Additional Collector and Competent Authority Pune Urban Agglomeration passed impugned order and declared that the said lands are subject to Sec. 10(3) of ULC Act and accordingly entered remark on other right column of the VII-XII extracts of the said land vide mutation entry No. 3638, therefore the owner Harshvardhan Co-operative Housing Society Limited filed Writ Petition No. 2138/09 before the High Court, Bombay and by its Order dated 05/12/09 got the said illegal remark cancelled and removed from VII-XII extract vide mutation entry No. 5879.

I have seen and inspected certified copy of the aforesaid High Court Order and duly certified mutation entry extract. Thus, the ownership of the said owner Harshvardhan Co-operative Housing Society Limited became clean, clear, marketable and without encumbrance.



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It appears that as per letter of Sub-registrar bearing no. HVL/17/238/10 Dated 20/08/2010, there was an encumbrance of unpaid stamp duty of Rs. 12,73,830/- in respect of transaction carried out by 'Harshvardhan Co-operative Housing Society Limited' in respect of the said survey number and 6 other survey numbers and the remark of encumbrance of Stamp duty was entered in other rights column vide ME. no. 6097. However the said amount was subsequently paid by the Developer and the aforesaid remark was deleted from other right column vide ME. no. 6367.

That the said Harshvardhan Co-operative Housing Society Limited agreed to sell, transfer and convey part of its aforesaid survey number to and in favour of Mr. Subhash Shankar Sathe and others vide an Agreement to Sell dated 14/03/2007 which is registered in the office of Sub-Registrar Haveli No. VIII at Sr. No. 2336/2007 and further Harshvardhan Co-operative Housing Society Limited sold, transferred and conveyed its right, title and interest in respect of part of the said survey number i.e. an area measuring 958.00 Sq.Mtrs. vide a Sale Deed dated 06/09/2011 to and in favour of Mr. Subhash Shankar Sathe and others which is registered in the office of Sub-Registrar Haveli No. XII at Sr.no. 6894/2011 and the same is recorded vide M.E. no. 6225.



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Thereafter Mr. Satish Kaluram Pawar and others have also sold, transferred and conveyed all their right, title and interest in respect of their remaining 1/6th share out of entire land i.e. OOH 9.17 Area to and in favour of Harshvardhan Co-operative Housing Society Limited vide a Sale Deed dated 16/02/2013 which is registered at Haveli no. 12 at Sr.No. 1617/2013.

Further Pimpri Chinchwad Municipal Corporation acquired area adm. 158.87 sq.mtrs. (out of 6396.72 Sq.mtrs.) for 12 meter road vide Deputy Director of Town planning's letter no. NARVI/KAVI/PCMC/20/4/102/2014 dated 15/07/2014 & the owner through its duly authorized attorney handed over the possession of the said acquired portion to Pimpri Chinchwad Municipal Corporation by a Possession receipt dated 23/6/2014 which is registered at the office of Sub registrar Haveli No. 5, at sr.no. 5230/2014 and the same is recorded on the 7/12 Extract vide ME. no. 6642.

Further Pimpri Chinchwad Municipal Corporation also acquired area adm. 59.75 sq.mtrs. (out of 2877.025 Sq.mtrs.) for 24 meter road vide Deputy Director of Town planning's letter no. NARVI/KAVI/PIMPLENILAKH/20/5/101/2014 dated 15/07/2014 & the owner handed over the possession of the said acquired portion to Pimpri Chinchwad Municipal Corporation by executing Possession receipt dated 23/6/2014 which is registered at the office of Sub registrar Haveli No. 5, at sr.no. 5231/2014 and the same is recorded on the 7/12 Extract vide ME. no. 6643. The





aforesaid acquired portion for road, have been deducted from an area on 7/12 Extract by supporting certified mutation entries.

3. Area admeasuring 00 Hectare 49.20 Ares out of Survey number 13/1/3 totally admeasuring about 00 Hectare 55 Ares.

Since the year 1930-31 it appears from the 7/12 extract that Late Nathoba Maruti Sathe was sole and absolute owner of the said property and his name was appearing in the owner /kajedar column of the 7/12 extract as Karta of HUF. He was cultivating the said land personally from 1930-31 to 1957-58. In the year 1958 family partition took place amongst all members of Sathe family and the said land was allotted to Nathoba Maruti Sathe as his separated and divided share and his name was recorded on 7/12 extract vide Mutation Entry No. 479. The said Late Nathoba Maruti Sathe died intestate on 17/08/1965 leaving behind him four sons Arjun, Vishvanath, Jaisingh and Laxman, two daughters - Purvati Vishwanath Sondakar, Mrs. Radhabai K. Dhore and being karta of H.U.F name of Arjurao Nathoba Sathe was mutated on 7/12 extract vide Mutation Entry No. 538.

The said Arjun alias Bhausaheb Nathoba Sathe died on 04/02/1988 leaving behind him widow Sarasvatibai Arjunrao Sathe and one son Manikrao Arjunrao Sathe and seven daughters namely Ashalata Jaywantrao Shevale, Usha Devendra Mane, Shashikala Eknath Borkar, Pushpa Balasaheb Sonawane, Vijaya





Arjunrao Sathe, Mangala Arjunrao Sathe & Jyoti Arjunrao Sathe and three brothers Vishwanath Nathoba Sathe, Jaysingh Nathoba Sathe & Laxman Nathoba Sathe and their names were mutated on 7/12 Extract vide Mutation Entry No. 1880.

Thereafter Vishwanath Nathoba Sathe died on 28/05/1973 leaving behind him widow Shalini Vishwanath Sathe and two sons Santosh Vishwanath Sathe and Manoj Vishwanath Sathe and two daughters Aruna Prabhakar Shewale and Hema Vishwanath Sathe. The names of above legal heirs are recorded on 7/12 Extract vide Mutation Entry No. 2015 dated 03/10/89.

Late Laxman Nathoba Sathe died intestate on 18/04/1980 leaving behind him widow Sharada Laxmanrao Sathe and only son Sachin Laxmanrao Sathe and two daughters namely Anuja Narendra Sonawane and Kishori Laxmanrao Sathe. The names of above legal heirs are recorded on 7/12 Extract vide Mutation Entry No.5057.

Late Jaysingh Nathoba Sathe died on 09/04/1998 leaving behind him two sons Subheraj, Suresh and predeceased son Late Sanjay Jaysingh Sathe and one daughter Mrs. Ashwini B. Dhore and widow Smt. Laxmibai alias Krushnabai Jaysingh Sathe hence the names of legal heirs were recorded on 7/12 extract vide Mutation Entry No. 5059.





Late Sanjay Jaysingh Sathe died intestate on 04/05/2001 leaving behind him two sons namely Rajesh and Mr. Aniket Sanjay Sathe, Ms. Kaveri Sanjay Sathe and Smt. Sangeeta Sanjay Sathe and their names are also entered on 7/12 extract vide Mutation Entry No. 5059.

All above referred owners and their all adult family members agreed to sell the said land to Harshvardhan Co-operative Housing Society Limited by Development Agreement cum Sale dated 19/11/2004 and the said Agreement is registered at the Office of Sub-Registrar Haveli No. XVII at Sr.No. 380/2004. The said owners executed General Power of Attorney in favour of Mr. Rajesh A. Patil and Mr. Milind D. Kolte on behalf of the said Purchaser/Developer, which is also registered on the same day at Sr. No. 381/2004. The said owners also executed Deed of Declaration and Indemnity on 19/11/2004, which is registered at the Office of Sub-Registrar Haveli No. XVII at Sr. No. 382.

During searches, I found one more document i.e. Declaration dated 09/12/2004 registered at the Office of Sub-Registrar Haveli No. XVII at Sr. No. 493/2004 signed and executed by Smt. Shalini Vishwanth Sathe and four others, who have confirmed and ratified execution and registration of all above deeds and documents, which is registered at the Office of Sub-Registrar Haveli No. XVII at Sr. No. 492/2004.





After execution of the said Agreement the said owners obtained order u/s 8 (4) from the Competent Authority, Pune Urban Agglomeration on 28/06/2005 in ceiling case No. 1710-BO and got entire property exempted and retainable. In continuance of the said order, the said ULC Office also granted permission u/s 26 for sale of the said land. Accordingly, the parties to the said Agreement completed the sale transaction by a Sale Deed dated 20/12/2005, which is registered at the Office of Sub-Registrar Haveli No. XII at Sr. 8139/2005 and the same is recorded vide M.E. no. 5266.

As repeatedly mentioned every where, for this Survey Number also, parties to all deeds and documents executed Deed of Rectification on 05/05/2006, which is registered at the Office of Sub-Registrar Haveli No. VI at Sr. No. 4035/2006 and thereby corrected the name of the Purchaser i.e. Harshvardhan Co-operative Housing society Limited instead of Yashovardhan Co-operative Housing Society Limited. The said correction in name is mutated vide Mutation Entry No. 5267.

Thereafter the said Harshvardhan Co-operative Housing Society Limited has agreed to sell, transfer and convey all its right, title and interest in respect of area admeasuring 00 Hectare 49.20 Ares to and in favour of Kolte Patil Developers Limited and accordingly executed Development Agreement dated 11/05/2007, which is registered at the Office of Sub-Registrar Haveli No. VIII at Sr. 4271/07.





That the said Harshvardhan Co-operative Housing Society Limited agreed to sell, transfer and convey part of its aforesaid survey number to and in favour of Mr. Subhash Shankar Sathe and others vide an Agreement to Sell dated 14/03/2007 which is registered in the office of Sub-Registrar Haveli No. VIII at Sr. No. 2336/2007 and further the said Harshvardhan Co-operative Housing Society Limited sold, transferred and conveyed its right, title and interest in respect of part of the said land for an area admeasuring 1062.00 Sq.Mtrs. vide a Sale Deed dated 06/09/2011 to and in favour of Mr. Subhash Shankar Sathe and others which is registered in the office of Sub-Registrar Haveli No. XII at Sr.no. 6894/2011 and the same is mutated on the 7/12 Extract vide M.E. no. 6225.

Further Pimpri Chinchwad Municipal Corporation acquired an area adm. 153.75 sq.mtrs. (out of 6396.72 Sq.mtrs.) for 12 meter road vide Deputy Director of Town planning's letter no. NARVI/KAVI/PCMC/20/4/102/2014 dated 15/07/2014 & the owner through its duly authorized attorney handed over the possession of area adm. 153.75 sq.mtrs. (out of 6396.72 Sq.mtrs.) to Pimpri Chinchwad Municipal Corporation by a Possession receipt dated 23/6/2014 which is registered at the office of Sub-registrar Haveli 5 at sr.no. 5230/2014 and the same is mutated vide ME. no. 6642.



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Further Pimpri Chinchwad Municipal Corporation also acquired an area adm. 143.37 sq.mtrs. (out of 2877.025 Sq.mtrs.) for 24 meter road vide Deputy Director of Town planning's letter no. NARVI/KAVI/PCMC/20/5/101/2014 dated 15/07/2014 & the owner handed over the possession of acquired portion to Pimpri Chinchwad Municipal Corporation by a Possession receipt dated 23/6/2014 which is registered at the office of Sub-registrar at Haveli 5 at sr.no. 5231/2014 and the same is mutated vide ME. no. 6643. The aforesaid acquired portion for road has been deducted from the total area on 7/12 Extract by supporting certified mutation entries.

4. Area admeasuring 00 Hectare 50.02 Ares out of Survey number 13/1/4 totally admeasuring about 00 Hectare 58 Ares.

The said land was allotted or given to Narayan Ganpat Sathe, in the family partition which took place in 1958 as his separated and divided share and which is recorded in the revenue record vide Mutation Entry No. 479.

As per M.E. no. 575 there appears encumbrance (Tagai) dated 26/02/65 in the name of Narayan Ganpat Sathe however the same was subsequently redeemed and the encumbrance was deleted from other rights column vide order of Collector bearing no. Tagai/Vashi/93/89 dated 06/05/1989 vide M.E. no. 1947.



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The said Narayan Ganpat Sathe died intestate on 20/06/1987 leaving behind him four sons namely Sambhaji Narayan Sathe, Chandrakant Narayan Sathe, Murlidhar Narayan Sathe & Prabhakar Narayan Sathe and three daughters namely Mrs. Shantabai Eknath Phadke, Mrs. Leelabai Ramachandra Nandgude & Mrs. Subhadra Vittalrao Charwad and their names are mutated on 7/12 Extract vide Mutation Entry No. 2008.

The aforesaid owners partitioned all their ancestral lands by registered Deed of Partition dated 07/08/1990, which is registered at the Office of Sub-Registrar Haveli at Sr. No. 11962/90 and vide Mutation Entry No. 2700, the said land is given or allotted to Sambhaji Narayan Sathe, Mrs. Indumati Sambhaji Sathe, Nitin Sambhaji Sathe, Seema Sambhaji Sathe and Shirish Sambhaji Sathe as their separated and divided share and their names were mutated on 7/12 extract vide Mutation Entry No. 2700. The said owners agreed to sell the said land to Harshvardhan Co-operative Housing Society Limited and executed Development Agreement and General Power of Attorney on 08/11/2004, which are registered at the Office of Sub-Registrar Haveli No. XVII at Sr. No. 123/04 and 124/04. Further Deed of Declaration is executed on same date which is registered at the Office of Sub-Registrar Haveli No. XVII at Sr. No. 125/04.

The said owners, prior to the conveyance had filed return u/s 6(1) of ULC Act 1976 and the said Ceiling Case No. 1282/PH was decided by the Competent Authority, Pune Urban



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Agglomeration on 28/06/2005 and the said land was exempted from the provisions of ULC Act, 1976. Thereafter, the said owners also obtained permission u/s 26 of the said ULC Act, 1976 on 09/12/2005 and accordingly the said owners and Harshvardhan Co-operative Housing Society Limited executed a Deed of Sale on 14/12/2005, which is registered at the Office of Sub-Registrar Haveli No. XII at Sr. No. 7876/2005. Thereafter for rectifying mistake in the name of the Purchaser (i.e. Yashovardhan instead of Harshvardhan) the parties to said Sale Deed executed a Deed of Rectification on 06/05/2006, which is registered at the Office of Sub-Registrar Haveli No. VI at Sr. No. 4038/06.

It appear from the other rights column of the VII-XII extract of the said land that there was an encumbrance of Rs. 7,00,000/- (Rupees Seven Lakhs Only) of Sainik Co-operative Bank, Satara on the share of previous owner Mr. Sambhaji Narayan Sathe and the same was recorded vide M.E. no. 4141. However, the said encumbrance is vacated and the entry has been deleted vide mutation entry No. 5834.

The said Harshvardhan Co-operative Housing Society Limited has agreed to sell, transfer and convey all its right, title and interest in respect of area admeasuring 00 H 50.02 R to and in favour of Kolte Patil Developers Limited and accordingly executed Development Agreement on 11/05/2007, which is





registered at the Office of Sub-Registrar Haveli No. VIII at Sr. No. 4271/2007.

That the said Harshvardhan Co-operative Housing Society Limited agreed to sell, transfer and convey part of its aforesaid land to and in favour of Mr. Subhash Shankar Sathe and others vide an Agreement to Sell dated 14/03/2007 which is registered in the office of Sub-Registrar Haveli No. VIII at Sr. No. 2336/2007 and further the said Harshvardhan Co-operative Housing Society Limited has sold, transferred and conveyed its right, title and interest in respect of part of its land admeasuring 924.00 Sq.Mtrs. vide a Sale Deed dated 06/09/2011, to and in favour of Mr. Subhash Shankar Sathe and others which is registered in the office of Sub-Registrar Haveli No. XII at Sr.no. 6894/2011 and the same is mutated vide M.E. no. 6225.

Further Pimpri Chinchwad Municipal Corporation acquired an area adm. 101.25 sq.mtrs. (out of 6396.72 Sq.mtrs.) for 12 meter road vide Deputy Director of Town planning's letter no. NARVI/KAVI/PCMC/20/4/102/2014 dated 15/07/2014 & the owner through its duly authorized attorney handed over the possession of the said acquired portion to Pimpri Chinchwad Municipal Corporation by executing Possession receipt dated 23/6/2014 executed by Mr. Rajesh Patil and Mr. Milind Kolte to and in favour of Pimpri Chinchwad Municipal Corporation which is registered in the office of Sub-Registrar at Haveli 5 at sr.no. 5230/2014 and the same is recorded vide ME. no. 6642.





Further Pimpri Chinchwad Municipal Corporation also acquired an area adm. 176.00 sq.mtrs. (out of 2877.025 Sq.mtrs.) for 24 meter road vide Deputy Director of Town planning's letter no. NARVI/KAVI/PCMC/20/5/101/2014 dated 15/07/2014 & the owner handed over the possession of said acquired portion to Pimpri Chinchwad Municipal Corporation by executing Possession receipt dated 23/6/2014 which is registered at the office of Sub-registrar Haveli no. 5 at sr.no. 5231/2014 and the same is mutated vide ME. no. 6643. The aforesaid acquired portion for road have been deducted from the area on 7/12 Extract by supporting certified mutation entries.

5. Litigation and Dispute

- a. It appears that one Mr. Satish Kaluram Pawar and others had filed Regular Civil Suit No. 555/2012 against Harshvardhan Co-operative Housing Society Ltd. claiming rights through their deceased mother Late Gajrabai Kaluram Pawar in respect of property under search. But the said suit was amicably settled and compromised out of court and the said Plaintiffs filed withdrawal Purshis in the court and simultaneously executed a Sale Deed in respect of their share on 16/02/2013 in favour of the present owner, which is registered at the office of Sub Registrar Haveli No. XII, at Sr. No. 1617/2013.
- b. There was one Special Civil Suit No. 309/11 filed by Sulochana Uttamrao Sathe and others against Harshvardhan



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Co-operative Housing Society Ltd in respect of S. Nos. 13(part) and other different survey numbers. The said suit was for Permanent Injunction and was dismissed by Hon'ble Court on 16/06/2012. The said Sulochana Uttamrao Sathe and others again filed a R.C.S. No. 978/13 in respect of the same properties but with different prayers. The said Plaintiffs have already received consideration of their share from the purchaser by cheques. The said suit is for declaration and injunction against the Owner - Harshawardhan Co-operative Housing Society Limited and others in respect of small portion of the property, which is pending before Civil Court Senior Division at Pune for final hearing and disposal. I have gone through the plaint of the said suit and from the contents therein, facts on record supported by documents evidence there is no any substance or merits in the said suit. And the Plaintiffs are not entitled to get any relief as claimed or prayed by them. The Plaintiffs have no prima-facie case and they will not get any prohibitory orders from the court in the said suit. However, due to pendency of the said suit, the property under search is sub-judice and report has been given subject to the said suit.

- c. There is one miscellaneous application No. 454/2012 in respect of S. No. 14/2/1 before Civil Judge Senior Division, Pune which is filed by Owner - Harshvardhan Co-operative Housing Society Ltd. against Mrs. Baby Dattatraya Khawale



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and others, which is pending for final hearing and disposal.
The facts of the said case are as under:-

The said Mrs. Baby Dattatraya Khawale and Dattatraya Mahadu Khawale alongwith others two had executed General Power of Attorney in favour of Rukhminibai Baban Sathe (Mother of Mrs. Baby Khawale) on 06/02/1995. As per the said General Power of Attorney, the said Rukhminibai Baban Sathe for herself and as holder of Power of Attorney of her daughter Mrs. Baby Khawale and son-in-law Dattatraya Khawale, alongwith all other co-owners signed, executed and registered a Development Agreement and Power of Attorney on 01/11/2004 in favour of Harshvardhan Co-operative Housing Society Ltd. In pursuance of the said Agreement, all owners and hissedars of subject land executed and registered a Sale Deed on 20/12/2005. On 12/01/2006, Mrs. Baby Dattatraya Khawale and Dattatraya Mahadu Khawale signed and executed Deed of Ratification and Deed of Declaration and admitted all above referred deeds, documents and contents therein including Sale Deed dated 20/12/2005. Subsequently the said Harshvardhan Co-operative Housing Society Ltd. entrusted development rights in respect of the said land with Kolte Patil Developers Ltd. by a registered Development Agreement and Power of Attorney both dated 11/05/2006. Despite of this legal position and facts of the case, the said Mrs. Baby Khawale and Dattatraya Khawale filed a Special Civil Suit No. 1063/2008 against her mother Rukhminibai



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Baban Sathc and others, challenging Power of Attorney and Development Agreement dated 01/11/2004 and by misrepresentation and concealing all above facts, obtained Exparte Order from the Court. The said order of the Court is illegal and is obtained by the aforesaid miscreants by suppressing facts and misguiding the Court. For setting aside alleged Exparte Order dated 02/12/2011, the Owner - Harshvardhan Co-operative Housing Society Ltd filed aforesaid miscellaneous application No. 454/2012 against Mrs. Baby D. Khawale and others which is pending for final hearing and disposal. However, considering facts of the case and after obtaining Deed of Ratification and Declaration from the said alleged Plaintiffs, regarding admission of all deeds and documents executed by their attorney, if they file any bogus suit and by misleading the Court and suppressing the said fact, obtain any illegal order from the Court, it will not be binding on the Owner or Developer. The Owner has assured that it will certainly succeed in the matter. In the circumstances, we feel or of the opinion that the said suit is not tenable and needs to be ignored. The Owner/Developer may give undertaking or Indemnity in that behalf, if asked.



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**6) OBJECTIONS AND SETTLEMENTS OR WITHDRAWALS
THERE TO:**

I had issued public Notices prior to completion of sale transactions,
as under :-

1. Daily Sakal dated 13/08/2004 in respect of S. No. 13/1/4.
2. Daily Sakal dated 02/07/2004 in respect of S. Nos. 13/1/3,
13/1/2,

In response to my aforesaid public notices, I received following
objections and claims from the objectors/claimants:-

1. Mr. B. L. Purohit
2. M/s. Milestone Constructions
3. M/s. Global Infrastructure Technologies Private Limited
4. Mr. Purohit, Mr. Mundada, Mr. Nahar
5. Mr. Chandrakant Vithoba Barate
6. Mr. Hemant Nigudkar
7. Mr. Fulchand Rathod

Out of the aforesaid objections, the objections which were given
by the family members of the vendors, have been settled by
making them as necessary parties to the registered deeds and
documents and by obtaining their separate Consent Deeds. The
objectors, who were claiming rights to the property under search
or part thereof, under registered Agreements, have been settled
and compromised by registered Deeds of Cancellation, such as





objection of M/s. Milestone Constructions has also been settled by Deed of Cancellation dated 19/03/2005, registered at the office of Sub- Registrar Haveli No. VI at Sr. No. 2135/05. All other remaining objections have been settled or compromised by execution and notarization of Cancellation Deeds. I have checked and verified each and every objection and have seen and inspected each and every Deed of Cancellation and I am fully satisfied about the said cancellations. I did not receive any other objections except stated above, in respect of above of the said property.

7) ULC Act:

The Urban Land (Ceiling and Regulation) Act, 1976 is now repealed by the Government of Maharashtra on 29/11/2007. However I have hereinabove given details of ULC orders obtained by the land owners, as it was then applicable. Those ULC orders and High Court Orders passed in Writ Petitions have been examined by me and I am satisfied with them.

8) SEARCHES AT SUB-REGISTRARS AND REVENUE OFFICES:

I have caused searches and have inspected VII - XII extracts and Mutation Entries from 1953-54 till date and have conducted searches at the Office of Sub-Registrar for the last 30 years through my associate Adv. Sunil Kulkarni and from the same no transaction has been found in respect of the said land, showing



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any claim or encumbrance of whatsoever nature, of any 3rd person/s.

From all above referred title deeds, documents, permissions, orders, searches and revenue record perused to me during investigation of title, the Owner - HARSHVARDHAN CO-OPERATIVE HOUSING SOCIETY LIMITED, possesses good, clean, clear and marketable title to or upon the said land and the Developer - Kolte Patil Developers Limited has got absolute right and full power to develop the said property, construct buildings thereon and to sell all kind of super structures in the proposed buildings to the prospective purchaser thereof.

This report given on 17/03/2015.



For M/s. UDK & Associates,

ADV. UDAY KULKARNI



CHALLAN
MTR Form Number-4

GRN	MH00540538201415E	BARCODE	R E C E I V E D		Date	17/03/2015-14:50:23		Form ID			
Department Inspector General Of Registration				Payer Details							
Type of Payment Search Fee Other Fees				TAX ID (If Any)							
				PAN No. (If Applicable)							
Office Name HVL_1_HAVELI NO1 SUB REGISTRAR				Full Name		ADV SUNIL R KULKARNI					
Location PUNE											
2014-2015 Specific From 01/01/1984 To 17/03/2015				Flat/Block No.		S.NO 13					
Account Head Details			Amount in Rs.	Premises/Bldg							
0030072201 SEARCH FEE			750.00	Road/Street		VILLAGE PIMPLE NILAKH					
				Area/Locality		PUNE					
				Town/City/District							
				PIN		4	1	1	0	2	7
				Remarks (If Any) S. NO 13 SEARCH FEE FOR 30 YEARS							
				Amount in		Seven Hundred Fifty Rupees Only					
Total			750.00	Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN		RCF No.	00040572015031734572		RCF3353833		
Cheque/DD No				Date		17/03/2015-14:52:07					
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : 9420178115