

Sham Lanke & Associates

ADVOCATES

1

4A, Karnik Heritage, 1225/D, F.C. Road, Opp Venus, Shivaji Nagar, Pune - 411 004

Ph : +91 855 409 0000 | Email: shamklanke@gmail.com

REF NO :

DATE :

TITLE CERTIFICATE

This is to certify that I have perused the documents in respect of the property described in Schedule/s written hereunder and I have also investigated and issued Search and Title Report dated 06/07/2015, Supplementary Search and Title Report dated 12/05/2016 and Supplementary Search and Title Report dated 25/10/2016 and given my detailed report in respect thereof. Therefore, I come to opinion that – (a) the Orchid Co-op. Housing Society Ltd. is owner of the scheduled property/s and (b) a Limited Liability Partnership by the name M/s. Vilas Javdekar and Sanjeevani Developers LLP, represented by partners Mr. Aditya Vilas Javdekar and Mr. Sanjay Mohan Deshpande having LLP Identification No. AAF-4650 is entitled to the development rights of the said property by virtue of Deed of Assignment of Development Rights dtd. 16/07/2016, registered with the office of the Sub Registrar of Assurances, Haveli No.10, Pune at Sr. No. 10991 / 16 and Power of Attorney dtd. 15/02/2016, registered with the office of the Sub Registrar of Assurances, Haveli No.22, Pune at Sr. No. 2313 / 16 and their rights, title and interest in respect of the scheduled property/s seems to be clean, clear and marketable in their respective capacities. M/s. Vilas Javdekar and Sanjeevani Developers LLP is well and sufficiently entitled to implement the scheme of development and sale the units (except to be given to the Owner) in the building/s thereupon, according to the sanctioned plans of the scheduled property/s.

SCHEDULE

All those pieces and parcels of the lands situated at village Sus, Tal. Mulshi, Dist. Pune bearing

1. S.No.24 Hissa No.3/1 admeasuring 00 Hec. 07 R assessed at Rs.00=54 Paise;
2. S.No.24 Hissa No.3/2 admeasuring 00 Hec. 07 R assessed at Rs.00=54 Paise;
3. S.No.24 Hissa No.3/3 admeasuring 00 Hec. 07 R assessed at Rs.00=54 Paise;
4. S.No.24 Hissa No.4 admeasuring 00 Hec. 20 R assessed at Rs.01=56 Paise;
5. S.No.24 Hissa No.7A admeasuring 00 Hec. 29 R assessed at Rs.02=60 Paise;
6. S.No.24 Hissa No.7C/1 adm. 00 Hec.7.20 R assessed at Rs.00=64 Paise;
7. S.No.24 Hissa No.5A admeasuring 00 Hec. 12 R assessed at Rs.00=78 Paise;

thus. land totally admeasuring 00 Hec. 89.20 R (all the pieces of lands are adjoining to each other making one piece) and which is situated in Registration Dist. Pune, Sub-Registration Dist. Haveli and also within the local limits of Zilla Paishad Pune, Taluka Panchayat Samiti Mulshi, Grampanchayat Sus and is collectively bounded as under -

ON OR TOWARDS :

EAST : Part of S.No 24
SOUTH : Road
WEST : Part of S.No 24
NORTH : S.No 37

Hence this Certificate.

Pune

Date : 25/10/2016



Sham K. Lanke

Advocate

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Ph : +91 855 409 0000 | Email: shamklanke@gmail.com

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SEARCH AND TITLE REPORT

At the instance of M/s. Sanjeevani Developers, a partnership firm with it's office at - 101, Sujal, D. P. Road, opp. Gharkul Lawns, Karve Nagar, Pune, represented by and through it's one of the partner - Mrs. Ashwini Sanjay Deshpande, I have caused to investigate the title of the property described herein below for a period of last 30 years and during the investigation of the title, it transpired as under :-

DESCRIPTION OF THE PROPERTY

All those pieces and parcels of the lands situated in Registration Division and District Pune, Sub-Registration Division Haveli and Taluka Haveli and also within the local limits of Zilla Parishad Pune, Taluka Panchayat Samiti Mulshi, Grampanchayat Sus at village Sus, Taluka Mulshi, District Pune bearing -

1. S.No. 23 Hissa No. 3 admeasuring 00 Hec. 55 R assessed at Rs.03=32 Paise and is bounded as under -

On or towards :

East : By part of S.No. 24/1A

South : By part of S.No. 37

West : By part of S.No. 23

North : By Mhalunge Shiv road

hereinafter wherever the context permits so called and referred to as the 'said property-1' for the sake of brevity and convenience.



2. S.No. 24 Hissa No. 1A admeasuring 00 Hec. 26 R assessed at Rs.02=02 Paise and is bounded as under -

On or towards :

East : By remaining part of S.No. 24
South : By part of S.No. 37
West : By part of S.No. 23
North : By remaining part of S.No. 24

hereinafter wherever the context permits so called and referred to as the 'said property-2' for the sake of brevity and convenience.

3. S.No. 24 Hissa No. 1B admeasuring 00 Hec. 25 R assessed at Rs.02=02 Paise and is bounded as under -

On or towards :

East : By S.No. 24/2
South : By S.No. 24/1A
West : By S.No. 23
North : By Mhalunge Shiv road

hereinafter wherever the context permits so called and referred to as the 'said property-3' for the sake of brevity and convenience.

Further, hereinafter wherever the context permits so, 'said property-1', 'said property-2' and 'said property-3', collectively and cumulatively called and referred to as the 'said property' for the sake of brevity and convenience.



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List of the documents (all photo copies) made available to me for my perusal :

S.No. 23 Hissa No. 3 :-

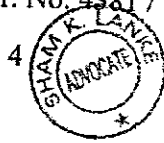
1. 7/12 extracts dtd. 27/08/2010, 15/09/2010, 18/07/2011, 01/10/2013, 20/01/2015 with crop inspection for the Years 1980-1981 to 2014-2015.
2. Mutation Entry Nos. 1460, 1575, 2708, 2740, 5388, 6510, 6748, 7012, 7013, 7022, 7094, 7187, 7188, 7225, 7358, 7579, 7580, 7644.
3. *Kharedikhat* dtd. 10/06/2009 registered with the office of the Sub Registrar of Assurances, Haveli No.15, Pune at Sr. No. 3558 / 09. ✓
4. *Kharedikhat* dtd. 29/12/2009 registered with the office of the Sub Registrar of Assurances, Haveli No.19, Pune at Sr. No. 6981 / 09. ✓
5. *Kharedikhat* dtd. 06/08/2010 registered with the office of the Sub Registrar of Assurances, Haveli No.15, Pune at Sr. No.5873 / 10. ✓
6. *Kharedikhat* dtd. 11/10/2010 registered with the office of the Sub Registrar of Assurances, Haveli No.1, Pune at Sr. No. 9168 / 10. ✓
7. *Kharedikhat* dtd. 01/11/2010 registered with the office of the Sub Registrar of Assurances, Haveli No.15, Pune at Sr. No. 8132 / 10. ✓
8. *Kharedikhat* dtd. 24/11/2010 registered with the office of the Sub Registrar of Assurances, Haveli No.2, Pune at Sr. No.10170 / 10. ✓
9. *Kharedikhat* dtd. 21/01/2011 registered with the office of the Sub Registrar of Assurances, Haveli No.20, Pune at Sr. No. 676 / 11. ✓
10. *Kharedikhat* dtd. 25/04/2011 registered with the office of the Sub Registrar of Assurances, Haveli No.2, Pune at Sr. No. 7424 / 11. ✓
11. *Kharedikhat* dtd. 4/06/2011 registered with the office of the Sub Registrar of Assurances, Haveli No.20, Pune at Sr. No. 4382 / 11. ✓



12. *Kharedikhat* dtd. 30/12/2011 registered with the office of the Sub Registrar of Assurances, Haveli No.20, Pune at Sr. No. 67 / 12. ✓
13. *Vikasan Karar* dtd. 18/03/2005 registered with the office of the Sub Registrar of Assurances, Haveli No.18, Pune at Sr. No. 1804 / 05. ✓
14. *Vikasan Karar* dtd. 25/07/2005 registered with the office of the Sub Registrar of Assurances, Haveli No.18, Pune at Sr. No. 4613 / 05. ✓
15. Deed of Assignment and Confirmation dtd. 05/01/2012 registered with the office of the Sub Registrar of Assurances, Haveli No.9, Pune at Sr. No. 143 / 12. ✓
16. Declaration dtd. 29/10/2012 registered with the office of the Sub Registrar of Assurances, Haveli No.9, Pune at Sr. No. 8183 / 12. ✓
17. Public Notice dtd. 27/08/2010 published in daily Prabhat on dtd. 30/08/2010.
18. Public Notice dtd. 27/08/2010 published in daily Prabhat on dtd. 30/08/2010.
19. Public Notice dtd. 18/04/2011 published in daily Prabhat on dtd. 15/05/2011.

S.No. 24 Hissa No. 1A :-

1. 7/12 extracts dtd. 19/06/2012, 27/07/2012, 25/02/2015 with crop inspection for the Years 1980-1981 to 2014-2015.
2. Mutation Entry Nos. 1693, 1878, 4883, 5039, 5440, 5757, 5758, 6507, 7357, 8290.
3. *Vikasan Karar* dtd. 07/06/2006 registered with the office of the Sub Registrar of Assurances, Haveli No.19, Pune at Sr. No. 4034 / 06. ✓
4. *Kulmukhtyarpatra* dtd. 07/06/2006 registered with the office of the Sub Registrar of Assurances, Haveli No.19, Pune at Sr. No. 4035 / 06. ✓
5. *Kharedikhat* dtd. 29/12/2009 registered with the office of the Sub Registrar of Assurances, Haveli No.19, Pune at Sr. No.6983 / 09. ✓
6. *Kharedikhat* dtd. 04/06/2011 registered with the office of the Sub Registrar of Assurances, Haveli No.20, Pune at Sr. No. 4381 / 11. ✓



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7. Public Notice dtd. 18/04/2011 published in daily Prabhat on dtd. 15/05/2011.

S.No. 24 Hissa No. 1B :-

1. 7/12 extracts dtd. 19/06/2012, 27/07/2012, 01/04/2013, 25/02/2015 with crop inspection for the Years 1980-1981 to 2014-2015.
2. Mutation Entry Nos. 1575, 5402, 5286, 6587, 7145.
3. Letter dtd. 10/08/10 issued by Tehsildar, Mulshi to the effect that Mutation Entry Nos. 1597, 1813, 2025 are not available with the records.
4. ULC Judgment u/s. 8(4) dated 29/09/2005 in case No. 1875-SH.
5. Purchase Deed dated 15/03/2005, registered with the office of the Sub Registrar of Assurances, Haveli No.18 at Sr. No.1734 / 05. ✓
6. Purchase Deed dated 11/10/2005, registered with the office of the Sub Registrar of Assurances, Haveli No.14 at Sr. No. 6954 / 05. ✓
7. Purchase Deed dated 18/03/2010, registered with the office of the Sub Registrar of Assurances, Haveli No.19 at Sr. No. 2388 / 10. ✓
8. Orders dtd.29/07/2010 below Exh.1 and Exh.38 passed in Spl. Civil Suit No.893/07.
9. Index-II of Sale Deed dtd. 10/08/2010, registered with the office of Sub Registrar Haveli No. 20, Pune at Sr. No. 6685 / 10. ✓

Common for S.No. 24 H.No. 3, S.No. 24 H.No. 1A and S.No. 24 H.No. 1B :-

1. Development Agreement dtd. 31/10/2012 registered with the office of the Sub Registrar of Assurances, Haveli No.9, Pune at Sr. No. 8188 / 12. ✓
2. Power of Attorney dtd. 31/10/2012 registered with the office of the Sub Registrar of Assurances, Haveli No.9, Pune at Sr. No. 8189 / 12. ✓



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- b. from Mutation Entry No. 2708 it appears that Shri Dasharath Rambhau Chandere died on 3/08/1989 leaving behind him married daughters - 1) Baidabai Rajendra Shinde, 2) Narmadabai Changdev Khedekar, 3) Alka Kondiba Mahadik, and widow 4) Tarabai Dasharath Chandere as his legal heirs. However, this mutation was not certified by the Circle Officer. It further appears that the names of Shri. Ankush Rambhau Chandere, Dagadabai Bhau Shedge, Phulabai Vitthal Khedekar, Sakhubai Sitaram Malge, Kisabai Arjun Khatpe alongwith names of Baidabai Rajendra Shinde, Narmadabai Changdev Khedekar, Alka Kondiba Mahadik and Tarabai Dasharath Chandere were mutated in the revenue records of the aforesaid land vide Mutation Entry No. 2740 as the legal heirs of Shri Dasharath Rambhau Chandere. It has been mentioned in Mutation Entry No. 2740 that the mother of the deceased i.e. Laxmibai Rambhau Chandere is dead.
- c. it appears that Dagadabai Bhau Shedge died on 17/11/1999 leaving behind two sons -Balu Bhau Shedge and Dilip Bhau Shedge as her legal heirs and their names were mutated in the revenue records of the aforesaid land vide Mutation Entry No. 5388.
- d. It appears that Narmadabai Changdev Khedekar, Baidabai Rajendra Shinde and Tarabai Dasharath Chandere had sold their share admeasuring 00 Hec. 6.87 Are out of the said property-1 to Shri Maruti Kokate by virtue of *Kharedikhat* dtd. 10/06/2009 registered with the office of the Sub Registrar of Assurances, Haveli No.15, Pune at Sr. No. 3558 / 09. Accordingly, the name of the purchaser viz. Shri Maruti Kokate has been mutated in Govt. revenue record of the said property-1 vide Mutation Entry No. 6748.



It appears that Shri Maruti Kokate had sold land admeasuring 00 Hec. 6.87 Are out of the said property-1 to M/s. Parth Developers by virtue of *Kharedikhat* dtd. 24/11/2010 registered with the office of the Sub Registrar of Assurances, Haveli No.2, Pune at Sr. No. 10170 / 10. Accordingly, the name of the purchaser viz. M/s. Parth Developers has been mutated in Govt. revenue record of the said property-1 vide Mutation Entry No. 8187.

- e. It appears that Alka Kondiba Mahadik had sold her share admeasuring 00 Hec. 2.29 Are out of the said property-1 to Shri Umesh Pratap Bhondve by virtue of *Kharedikhat* dtd. 1/11/2010 registered with the office of the Sub Registrar of Assurances, Haveli No.15, Pune at Sr. No. 8132 / 10. Accordingly, the name of the purchaser viz. Shri Umesh Pratap Bhondve has been mutated in Govt. revenue record of the said property-1 vide Mutation Entry No. 7013.

It appears that Shri Umesh Pratap Bhondve had sold land admeasuring 00 Hec. 2.29 Are out of the said property-1 to M/s. Parth Developers by virtue of *Kharedikhat* dtd. 25/04/2011 registered with the office of the Sub Registrar of Assurances, Haveli No.2, Pune at Sr. No. 7424 / 11. Accordingly, the name of the purchaser viz. M/s. Parth Developers has been mutated in Govt. revenue record of the said property-1 vide Mutation Entry No. 7644.

It appears that M/s. Parth Developers had sold land admeasuring 00 Hec. 2.29 Are out of the said property-1 to Orchid Co-op. Housing Society Ltd. by virtue of *Kharedikhat* dtd. 30/12/2011 registered with the office of the Sub Registrar of Assurances, Haveli No.20, Pune at Sr. No. 67 / 12. Accordingly, the name of the



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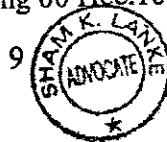
purchaser viz. Orchid Co-op. Housing Society Ltd. has been mutated in Govt. revenue record of the said property-1 vide Mutation Entry No. 7579.

- f. It appears that Phulabai Vitthal Khedekar had sold her share admeasuring 00 Hec. 9.166 Are out of the said property-1 to M/s. Giriraj Enterprises by virtue of *Kharedikhat* dtd. 29/12/2009 registered with the office of the Sub Registrar of Assurances, Haveli No.19, Pune at Sr. No. 6981 / 09. Accordingly, the name of the purchaser viz. M/s. Giriraj Enterprises has been mutated in Govt. revenue record of the said property-1 vide Mutation Entry No. 6510.

It appears that M/s. Giriraj Enterprises had sold land admeasuring 00 Hec. 9.166 Are out of the said property-1 to Orchid Co-op. Housing Society Ltd. by virtue of *Kharedikhat* dtd. 04/06/2011 registered with the office of the Sub Registrar of Assurances, Haveli No.20, Pune at Sr. No. 4382 / 11. Accordingly, the name of the purchaser viz. Orchid Co-op. Housing Society Ltd. has been mutated in Govt. revenue record of the said property-1 vide Mutation Entry No. 7358.

- g. It appears that Sakhubai Sitaram Malge and Kisabai Arjun Khatpe had sold their share admeasuring 00 Hec. 18.33 Are out of the said property-1 to Ms. Padma Shirole by virtue of *Kharedikhat* dtd. 06/08/2010 registered with the office of the Sub Registrar of Assurances, Haveli No.15, Pune at Sr. No. 5873 / 10. Accordingly, the name of the purchaser viz. Ms. Padma Shirole has been mutated in Govt. revenue record of the said property-1 vide Mutation Entry No. 7094.

Ms. Padma Shirole has appointed Shri. Santosh Jadhav as her constituted attorney in respect of land admeasuring 00 Hec.18.33 Are out of the said property-1



along with some other land by virtue of power of attorney dtd.17/08/2010 registered with the office of the Sub Registrar of Assurances, Haveli No.15, Pune at Sr. No. 6135 / 10.

- h. It appears that (i) Shri. Ankush Rambhau Chandere and his family members, (ii) Balu Bhau Shedge and Dilip Bhau Shedge and (iii) Ms. Padma Shirole through her constituted attorney Shri. Santosh Jadhav had sold land admeasuring 00 Hec. 36.67 Are out of the said property-1 to M/s. Parth Developers by virtue of *Kharedikhat* dtd. 11/10/2010 registered with the office of the Sub Registrar of Assurances, Haveli No.1, Pune at Sr. No. 9168 / 10. Accordingly, the name of the purchaser viz. M/s. Parth Developers has been mutated in Govt. revenue record of the said property-1 vide Mutation Entry No. 7022.
- i. It appears that M/s. Parth Developers had sold land admeasuring 00 Hec. 43.54 Are out of the said property-1 to Orchid Co-op. Housing Society Ltd. by virtue of *Kharedikhat* dtd. 21/01/2011 registered with the office of the Sub Registrar of Assurances, Haveli No.20, Pune at Sr. No. 676 / 11. Accordingly, the name of the purchaser viz. Orchid Co-op. Housing Society Ltd. has been mutated in Govt. revenue record of the said property-1 vide Mutation Entry No. 7188.

It appears that at the time of execution of *Kharedikhat* dtd. 21/01/2011 registered with the office of the Sub Registrar of Assurances, Haveli No.20, Pune at Sr. No. 676 / 11, Orchid Co-op. Housing Society was then proposed society which was represented by its promoters Mr. Ulhas Gawali and Mr. Alok Ranjan. Thereafter, the society has been duly registered bearing Reg.No.PNA / FSI / HSG / (TC) / 1145 / 11 dtd.10/02/2011 and vide Declaration dtd. 29/10/2012 registered



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with the office of the Sub Registrar of Assurances, Haveli No.9, Pune at Sr. No. 8183 / 12, Mr. Ulhas Gawali and Mr. Alok Ranjan being the promoters of the society have declared that Orchid Co-op. Housing Society Ltd. is the owner of said land.

- j. it appears that 1) Baidabai Rajendra Shinde, 2) Narmadabai Changdev Khedekar, 3) Alka Kondiba Mahadik, 4) Tarabai Dasharath Chandere had granted the development rights in respect of their share in the said property-1, along with some other properties in favour of Shri Narayan Ashok Bharekar by virtue of two separate Development Agreements and Power of Attorneys dtd. 18/03/05 and 25/07/05 and which are registered with the office of the Sub Registrar of Assurances, Haveli No.18, Pune at Sr. No.s 1804 / 05, 1805 / 05, 4613 / 05 and 4614 / 05 respectively. However, it appears from Deed of Assignment and Confirmation dtd. 05/01/2012 which has been registered with the office of the Sub Registrar of Assurances, Haveli No. 9, Pune at Sr. No. 143 / 12, that, Shri Narayan Ashok Bharekar for himself and as power of attorney holder of owners - 1) Baidabai Rajendra Shinde, 2) Narmadabai Changdev Khedekar, 3) Alka Kondiba Mahadik, 4) Tarabai Dasharath Chandere had assigned rights and confirmed the deeds executed in favour of the Orchid Co-op. Housing Society Ltd. as well as confirmed the ownership of the said society.

2. S.No. 24 Hissa No. 1A :-

- a. the land bearing Survey No. 24 Hissa No. 1A admeasuring 00 Hec. 26 Are of village Sus, Tal. Mulshi, Dist. Pune i.e. said property-2 was originally owned by Shri Yashwant Vithoba Chandere. He died on 11/05/1979 leaving behind him



Sons - 1) Arun, 2) Chandrakant, 3) Nandu and 4) Shankar, married daughters - 5) Sonabai Baburao Marane, 6) Lilabai Tukaram Angre, 7) Bayadabai Raghunath Darwatkar, unmarried daughter 8) Shantabai Yashwant Chandere and widow 9) Yamunabai Yashwant Chandere as his legal heirs and vide Mutation Entry No. 1878, the names of sons were mutated in owner's column and the names of daughters and widow were mutated in other rights column of the revenue records.

- b. from Mutation Entry No. 4883 it appears that as per the order of Tehasildar passed in pursuant to an application of one Shri Ramchandra Jagannath Chandere, his name was mutated on the revenue records as co-owner. Further, after his demise on 9/11/2003, the names of his legal heirs being sons 1) Vishwanath, 2) Ajaynath, 3) Dattatraya, married daughter 4) Sangita Sachin Harpude, unmarried daughter 5) Jayashree and widow 6) Alka were mutated in the revenue records of the aforesaid land vide Mutation Entry No. 5039. It further appears that their names were deleted from the revenue records of the aforesaid land vide Mutation Entry No. 5440 in pursuant to an order of Sub Divisional Officer, Maval Sub Division, Pune in RTS Appeal No.147 / 03 dtd.30/01/2006.
- c. It appears that Shri Arun Yashwant Chandere died on 30/06/2003 leaving behind Ms. Kishori Pravin Harpude as his legal heir and her name was mutated in the revenue record of the aforesaid land vide Mutation Entry No. 5757. It further appears that Shri Nandu Yashwant Chandere died on 06/03/2007. He was unmarried and his name was deleted from the revenue record of the aforesaid land vide Mutation Entry No. 5758.



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- d. It appears that Shri 1) Chandrakant, 2) Nandu (during his lifetime) and 3) Shankar Yashwant Chandere, 4) Sonabai Baburao Marane, 5) Lilabai Tukaram Angre, 6) Bayadabai Raghunath Darwatkar, 7) Shantabai Yashwant Chandere, 8) Yamunabai Yashwant Chandere and 9) Ms. Kishori Pravin Harpude alongwith Shri. Vitthal Mahadev Bharekar as consenting party have granted development rights of the said property-2 in favour of M/s. Landlord Properties Pvt. Ltd. represented through its Director Mr. Ashish Malpani by virtue of *Vikasan Karar* dtd. 07/06/2006 registered with the office of the Sub Registrar of Assurances, Haveli No.19, Pune at Sr. No. 4034 / 06 and *Kulmukhtyarpatra* dtd. 07/06/2006 registered with the office of the Sub Registrar of Assurances, Haveli No.19, Pune at Sr. No. 4035 / 06.
- e. Thereafter, Shri 1) Chandrakant, 2) Nandu and 3) Shankar Yashwant Chandere, 4) Sonabai Baburao Marane, 5) Lilabai Tukaram Angre, 6) Bayadabai Raghunath Darwatkar, 7) Shantabai Yashwant Chandere, 8) Yamunabai Yashwant Chandere and 9) Ms. Kishori Pravin Harpude all represented by their constituted attorney Landlord Properties Pvt. Ltd. represented through its Director Mr. Ashish Malpani and Shri. Vitthal Mahadev Bharekar as consenting party have sold the said property-2 to M/s. Landlord Properties Pvt. Ltd. by virtue of *Kharedikhat* dtd. 29/12/2009 registered with the office of the Sub Registrar of Assurances, Haveli No.19, Pune at Sr. No.6983 / 09. Accordingly, the name of the purchaser viz. Landlord Properties Pvt. Ltd. has been mutated in Govt. revenue record of the said property-2 vide Mutation Entry No. 6507. However, it is observed that, although, Shri Chandrakant Yashwant Chandere was party to the aforesaid deed as seller and his name is appearing in Mutation Entry No. 6507, his name is still appearing on revenue records and needs to get deleted.



- f. It appears that Landlord Properties Pvt. Ltd. sold the said property-2 to Orchid Co-op. Housing Society Ltd. by virtue of *Kharedikhat* dtd. 04/06/2011 registered with the office of the Sub Registrar of Assurances, Haveli No.20, Pune at Sr. No. 4381 / 11. Accordingly, the name of the purchaser viz. Orchid Co-op. Housing Society Ltd. has been mutated in Govt. revenue record of the said property-2 vide Mutation Entry No. 7357.
- g. It appears that the name of one Shripad Hari Bhat which was appearing in other rights column, has been deleted from the revenue records of the aforesaid land, the same being *Pokalista* vide Mutation Entry No. 8290 in pursuant to an order of Tehasildar, Mulshi bearing No. *Ku.Ka.K./70B/SR/38/12* dtd. 16/11/2013.
3. S.No. 24 Hissa No. 1B :-
- a. the said property was originally owned by Shri. Ismail Hussain Shaikh HUF and his name was appearing in owner column of 7/12 extract for the year 1980-1981 as Karta and names of Ms. Baisabai Shaikh Ibrahim Shaikh and Ruzbi Ibrahim Sayyad were appearing in other rights column.
- b. Shri. Ismail Hussain Shaikh, Sayara Majid Shaikh, Munni Ibrahim Shaikh, Halima Hussain Shaikh, Rashida Ismail Shaikh executed sale deed in respect of the said property in favour of Mr. Yogendraprasad Sikandarprasad Shah on date 15/03/2005 which is registered with the office of Sub - Registrar Haveli No. 18, Pune at Sr. No. 1734/05. That in pursuant to the aforesaid sale deed Mutation Entry No. 5286



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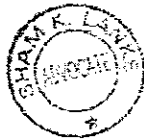
has been made. However the said mutation has not been approved / certified by the Circle Officer.

- c. Shri. Ismail Hussain Shaikh submitted return u/s 6(1) as required under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 in prescribed form which was numbered as case No. 1875-SH. In the said case, the then Competent Authority Pune passed an order u/s. 8(4) of the said Act on 29/09/2005 whereby the declarants were declared to be non surplus holder.
- d. Shri. Ismail Hussain Shaikh, Ms. Baisabai Shaikh, Ruzbi Ibrahim Sayyad, and Mr. Subhash Chandere as constituted attorney of – i) Sayara Majid Shaikh, ii) Munni Ibrahim Shaikh and iii) Halima Hussain Shaikh, executed sale deed in respect of the said property in favour of Mrs. Sangeeta Subhash Chandere and Sachin Subhash Chandere on date 11/10/2005 which is registered with the office of Sub – Registrar Haveli No. 14, Pune at Sr. No. 6954. Rashida Ismail Shaikh was not party to the sale deed but was party to sale deed in favour of Mr. Yogendraprasad Sikandarprasad Shah. Accordingly, in pursuant to the aforesaid sale deed, names of Mrs. Sangeeta Subhash Chandere and Sachin Subhash Chandere were mutated in govt. revenue records of the said property-3 vide Mutation Entry No. 5402.
- e. Mr. Yogendraprasad Sikandarprasad Shah filed a suit for declaration and injunction before the Hon'ble C.J.S.D., Pune bearing S.C.S. No.893/2007 against Ms. Halima w/o Hussein Shaikh and others. court litigation between Mrs. Sangeeta Subhash Chandere, Sachin Subhash Chandere and Mr. Yogendraprasad Sikandarprasad Shah and that the same has been settled. That it appears from orders below Exh.1



and 38 passed in Spl. Civil Suit No.893 / 07 that, the said suit has been dismissed for want of prosecution as the same was settled amicably between the parties.

- f. Mrs. Sangeeta Subhash Chandere, Sachin Subhash Chandere with the consent of Mr. Yogendraprasad Sikandarprasad Shah executed sale deed in respect of the said property-3 in favour of Mr. Sanjay Chandanmal Jain on 18/03/2010 which is registered with the office of Sub - Registrar Haveli No. 19, Pune at Sr. No. 2388/10. Accordingly, in pursuant to the aforesaid sale deed his name is mutated in govt. revenue records of the said property-3 vide Mutation Entry No. 6587.
- g. Mr. Sanjay Chandanmal Jain executed sale deed in respect of the said property-3 in favour of Orchid Co-op. Housing Society, then proposed, represented by Chief Promoter Mr. Ulhas N. Gawali and Co-Promoter Mr. Alok Ranjan, on date 10/08/2010 which is registered with the office of Sub Registrar Haveli No. 20, Pune at Sr. No. 6685 / 10. Accordingly, in pursuant to the aforesaid sale deed name of Orchid Co-op. Housing Society is mutated in govt. revenue records of the said property-3 vide Mutation Entry No. 7145.
4. As has been mentioned hereinabove, Orchid Co-op. Housing Society Ltd. became owner of the said property-1, said property-2 and said property-3.
5. Orchid Co-op. Housing Society Ltd. represented by Chief Promoter Mr. Ulhas N. Gawali and Co-Promoter Mr. Alok Ranjan, granted the development rights in respect of the said property in favour of M/s. Sanjeevani Developers by virtue of the Development Agreement dtd. 31/10/2012 which has been registered with the



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office of the Sub Registrar of Assurances, Haveli No.9, Pune at Sr. No. 8188 / 12 coupled with power of attorney registered at Sr. No. 8189 / 12.

6. The building construction and non agricultural use permission has been obtained from the office of the Collector, Pune bearing No. PMA/NA/SR/290/13 dtd.29/06/2013. Further, revised building construction permission has been obtained from the office of the Collector, Pune bearing No. PMA/NA/SR/513/14 dtd.16/02/2015.
7. Orchid Co-op. Housing Society Ltd. represented by its power of attorney holder M/s. Sanjeevani Developers has transferred plot of reserved land earmarked as amenity space admeasuring 1516.17 Sq.Mtrs., regional plan road admeasuring 372.24 Sq.Mtrs. and road widening area admeasuring 119.93 Sq.Mtrs. out of the said property to and in favour of the Government of Maharashtra in lieu of FSI thereof by virtue of the *Hastantaran Dasta* dtd. 23/01/2015 which has been registered with the office of the Sub Registrar of Assurances, Haveli No.4, Pune at Sr. No. 1029 / 15. However, till date the effect of the same has not been given to the Revenue Records of the said property. It is observed that although S.No.23/1B has been mentioned in the description of the property, it is not correct and the correct survey number is S.No. 24/1B and the 7/12 extract, letter dtd. 22/12/2014 bearing No. PMH/FSI/Tah/65/2014 given by the office of the Collector, Pune to the Nivasi Nayab Tehasildar, Mulshi, Pune which are attached to the said deed are in respect of S.No. 24/1B. The same needs to be corrected.



Search and investigation :

I have caused to take search in the office of Joint Sub-Registrar, Pune for a period of last 30 years in respect of the said property after paying search fee vide Search Application No. 22653/14 and 22655/14 dtd. 24/06/2014, Sub Registrar, Haveli No. 10, Pune and also Search Application No. 3674/15 and 3675/15 dtd. 7/04/2015, Sub Registrar, Haveli No. 10, Pune. That out of available Index-II registers with the office of Sub Registrar, some were in torn condition and some were in the form of loose sheets. Further, from the recent past, the registration of the documents had been made centralized but there is very limited access to the computerized data and therefore it is very difficult to take accurate search on the computers. However, during the course of search, from the available records, no entry evidencing any encumbrance upon the said property was found. The original Search Fee Receipts are enclosed herewith.

Public Notice :

That I have caused to publish the public notices as described hereunder, thereby calling upon objections, if any, from the public at large, in respect of the said property. I have not received any objections detrimental to the title of the said property during the notice period.

part of said property-1

Public Notice dtd. 27/08/2010 published in daily Prabhat on dtd. 30/08/2010.

Public Notice dtd. 27/08/2010 published in daily Prabhat on dtd. 30/08/2010.

Public Notice dtd. 18/04/2011 published in daily Prabhat on dtd. 15/05/2011.

said property-2

Public Notice dtd. 18/04/2011 published in daily Prabhat on dtd. 15/05/2011.



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Conclusion :

That after perusing documents and papers provided to me, available Index-II entries with the office of the Joint Sub Registrar and subject to the observations made hereinabove, I am of the opinion that **Orchid Co-op. Housing Society Ltd.** is owner of the said property and its title to the said property seems to be **clean, clear, marketable and free from encumbrances** and by virtue of Development Agreement dtd. 31/10/2012 which has been registered with the office of the Sub Registrar of Assurances, Haveli No.9, Pune at Sr. No. 8188 / 12 coupled with power of attorney registered at Sr. No. 8189 / 12, **M/s. Sanjeevani Developers** has acquired the development rights of the said property.



Sham Lanke
Advocate

Pune.

Date - 27/08/2015

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Ph: +91 855 409 0000 | Email: shamklanke@gmail.com

REF NO:

DATE:

SUPPLEMENTARY SEARCH AND TITLE REPORT

This is Supplementary Search and Title Report in continuation to my earlier Search and Title Report dated 06/07/2015 and Supplementary Search and Title Report dated 12/05/2016 issued by me in respect of the property described hereunder -

DESCRIPTION OF THE PROPERTY

All those pieces and parcels of the lands situated at village Sus, Tal. Mulshi, Dist. Pune bearing -

1. S.No.24 Hissa No.3/1 admeasuring 00 Hec. 07 R assessed at Rs.00=54 Paise;
2. S.No.24 Hissa No.3/2 admeasuring 00 Hec. 07 R assessed at Rs.00=54 Paise;
3. S.No.24 Hissa No.3/3 admeasuring 00 Hec. 07 R assessed at Rs.00=54 Paise;
4. S.No.24 Hissa No.4 admeasuring 00 Hec. 20 R assessed at Rs.01=56 Paise;
5. S.No.24 Hissa No.7A admeasuring 00 Hec. 29 R assessed at Rs.02=60 Paise;
6. S.No.24 Hissa No.7C/1 adm. 00 Hec.7.20 R assessed at Rs.00=64 Paise;
7. S.No.24 Hissa No.5A admeasuring 00 Hec. 12 R assessed at Rs.00=78 Paise;

thus, land totally admeasuring 00 Hec. 89.20 R (all the pieces of lands are adjoining to each other making one piece) and which is situated in Registration Dist. Pune, Sub-Registration Dist. Haveli and also within the local limits of Zilla Paishad Pune, Taluka Panchayat Samiti Mulshi, Grampanchayat Sus and is collectively bounded as under -

ON OR TOWARDS :

EAST : Part of S.No 24
SOUTH : Road
WEST : Part of S.No 24
NORTH : S.No 37

Hereinafter wherever the context permits so, collectively and cumulatively called and referred to as the 'said property' for the sake of brevity and convenience.

List of the documents made available to me for my perusal (All Photocopies) :-

- a. Search and Title Report dated 06/07/2015 and Supplementary Search and Title Report dated 12/05/2016 issued by me.
- b. 7/12 extracts dtd. 20/05/2016 , 08/07/2016, 09/07/2016, 20/08/2016 in respect of the said property.
- c. LLP Agreement dtd.24/12/2015 of M/s. Vilas Javdekar and Sanjeevani Developers LLP.
- d. Certificate of Incorporation dtd. 11/01/2016 of M/s. Vilas Javdekar and Sanjeevani Developers LLP.
- e. Deed of Assignment of Development Rights dtd. 16/07/2016, registered with the office of the Sub Registrar of Assurances, Haveli No. 10, Pune at Sr. No. 10991 / 16.
- f. Non agricultural use permission granted by the office of the Collector, Pune vide Order dtd. 18/10/2016 bearing No. PMRDA/NA/SR/31/2016.

That it appears from the documents placed before me for scrutiny that:-

1. The Orchid Co-op. Housing Society Ltd. is owner of the said property and it has granted the development rights of the said property to M/s. Sanjeevani Developers by virtue of Development Agreement and Power of Attorney both dtd. 31/12/2014, registered with the office of the Sub Registrar of Assurances, Haveli No. 4, Pune at Sr. No. 269 / 15 and 270 / 15 on 6/01/2015, respectively, on the terms and conditions mentioned therein.
2. It appears that Mr. Sanjay Mohan Deshpande and Mr. Aditya Vilas Javdekar entered into Limited Liability Partnership Agreement dtd. 24/12/2015 under

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REF NO :

DATE :

the name and style M/s. Vilas Javdekar and Sanjeevani Developers LLP. The Certificate of Incorporation dtd. 11/01/2016 of M/s. Vilas Javdekar and Sanjeevani Developers LLP had been issued by the office of the Registrar, Pune, Ministry of Corporate Affairs, Government of India vide LLP Identification No.AAF-4650.

3. M/s. Sanjeevani Developers as Assignor, the Orchid Co-op. Housing Society Ltd. as Vendor/ Owner/ Consenting Party has assigned the development rights of the said property to M/s. Vilas Javdekar and Sanjeevani Developers LLP, a Limited Liability Partnership, represented by designated partners - Mr. Aditya Vilas Javdekar and Mr. Sanjay Mohan Deshpande by virtue of Deed of Assignment of Development Rights dtd. 16/07/2016, registered with the office of the Sub Registrar of Assurances, Haveli No.10, Pune at Sr. No. 10991 / 16 and Power of Attorney dtd. 16/07/2016, registered with the office of the Sub Registrar of Assurances, Haveli No.10, Pune at Sr. No. 10993 / 16, on the terms and conditions mentioned therein.
4. It appears that the non agricultural use permission has been obtained from the office of the Collector, Pune bearing No. PMRE/NA SR/31/2016 dtd.18/10/2016 on the terms and conditions mentioned therein.

Search and investigation : I have caused to take search with the office of Joint Sub-Registrar, Haveli from May, 2016 to 24/10/2016 in respect of the said property after paying search fee online vide Challan - GRN No. MH005475239201617E on 24/10/2016 (copy of the same is attached herewith). That during the course of search, from the available records, no entry evidencing any encumbrance upon the said property was found.

Conclusion : That after perusing documents and papers provided to me, available Index-II entries with the office of Joint Sub Registrar and subject to the observations made hereinabove, I am of the opinion that (a) the Orchid Co-op. Housing Society Ltd. is owner of the said property; (b) M/s. Vilas

Javdekar and Sanjeevani Developers LLP is entitled to the development rights of the said property and their rights, title and interest in respect of the said property seems to be clean, clear and marketable in their respective capacities.

This is Supplementary Search and Title Report in continuation to my earlier Search and Title Report dated 06/07/2015 and Supplementary Search and Title Report dated 12/05/2016 issued by me in respect of the property described hereinabove and to be read along with aforesaid Search and Title Reports.

All the related documents are returned herewith.

Pune

Date - 25/10/2016



(SHAM LANKE)

Advocate