D R LEGAL PRACTICES

ADV. PRERNA KUKREJA

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ANNEXURE 'A'

CERTIFICATE OF TITLE

This is to certify that I, the undersigned have investigated the Title of Owners i.e. Mr. Deepak Jivandas Panjabi and Mr. Akshay Deepak Panjabi (hereinafter called as said Owners) and the Developer and Promoter M/s Millennium Developers, a Registered Partnership Firm (hereinafter called as said Developers and Promoters) in respect of the under mentioned Property by perusing the Title Deeds relating thereto and taking necessary searches and in my opinion the Title of said Owners and Developer & Promoter in respect of the under mentioned property is clear, marketable and free from all encumbrances.

Description of the Property

All that piece and parcel of land at Private Lay out Plot No. 6 admeasuring about 3575 sq. mtr. out of Gat No. 129 total admeasuring about 03 H 90 R at Village Borhadewadi, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as follows:

On towards East : by part of Private Plot No. 5 and 8.
On towards South : by Gat No. 127.
On towards West : by part of Private Plot No. 4
On towards North : by part of Private Plot No. 5.

Place: Pune

Date : 31/05/17

PRERNA KUKREJA ★ MAH/519/2008 ★ ADVOCATE

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SEARCH & TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

This to certify that I have made Investigated Search and Title Report in respect of the Property more particularly described in Schedule hereunder written under the instructions of M/s. Millenium Developers through one of its partner Mr. Sachin Srichand Kukreja.

SCHEDULE OF THE PROPERTY

AS REFERRED ABOVE

All that piece and parcel of land admeasuring about 3575 sq. mtr. out of Gat No.129(old Gat No. 1249), totally admeasuring about 03 H 90 R assessed at Rs.20.22 paise, situated at Village Borhadewadi, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Muncipal Corporation, bearing PCMC Property No. 12/03/03852.00 and the same is bounded as under:

On towards East	: by part of Private Plot No.5 and 8.
On towards South	: by Gat NO. 127
On towards West	: by part of Private Plot No. 4
On towards North	: by part of Private Plot No. 5.

(Herein after called and referred to as the '**said land/property** ' for the sake of brevity and convenience only and said land/property is subject matter of this Search and Title Report)

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1. DOCUMENTS SUPPLIED FOR SCRUTINY:

1.1 7/12 Extract and Mutation Entries in respect of said land

1.2 Order dated 26.07.2007 in case No. 43/SR/22/2007 issued by Sub Divisional Officer Pune, Sub Division Pune.

1.3 Sale Deed dated 16.08.2007, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 7805/2007 by Mr. Namdev Bhau Borate and others in favour of Mr. Manoj Ramchandra Panjabi and Mr. Deepak Jivandas Panjabi partners of M/s. Deepmoti Promoters and Builders.

1.4 Power of Attorney dated 16.08.2007, which is duly registered in the office of the Sub Registrar Haveli No. 17 at Serial No. 7806/2007 by Mr. Namdev Bhau Borate and others in favour of Mr. Deepak Jivandas Panjabi and Mr.Manoj Ramchandra Panjabi.

1.5 Sale Deed dated 30.12.2014, which is duly registered in the office of the Sub Registrar Haveli No.18 at Serial No 9597/2014 by M/s Deepmoti Promoters and Builders in favour of Mr. Deepak Jivandas Panjabi and Mr. Akshay Deepak Panjabi.

1.6 Articles of Agreement dated 18.06.2015, which is duly registered in the office of Sub Registrar Haveli No.17, at Serial No. 3834/2015 by Mr. Deepak Jivandas Panjabi and Mr. Akshay Deepak Panjabi in favour of M/s Millenium Developers.

1.7 Power of Attorney dated 18.06.2015, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 3835/2015 by Mr.

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Deepak Jivandas Panjabi and Mr. Akshay Deepak Panjabi in favour of M/s. Millenium Developers.

1.8 Power of Attorney dated 18.06.2015, which is duly registered in the office of the Sub Registrar Haveli No. 17 at Serial No. 3836/2015 by Mr. Rajkumar Srichand Kukreja in favour of Mr. Sachin Srichand Kukreja.

1.9 Search and Title Report dated 07.08.2015 issued by Adv. Swapnil Agarwal in respect of said Schedule Property for 30 Years till the date then.

1.10 Sanctioned Plan bearing Sanction No. B.P/Moshi-Borhadewadi/15/2016, dated 22.02.2016.

1.11 Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation in respect of said land bearing Certificate No. B.P./Moshi-Borhadewadi/15/-/2016, dated 22.02.2016.

1.12 Copy of Zone Certificate dated 04.04.2006 issued by Town Planning Department of Pimpri Chinchwad Municipal Corporation.

1.13 Copy of NA permission in respect of said land, granted by Additional Collector Pune bearing order No. PCMC/PRA/NOC/SR/43/2016, dated 23.5.2016.

2. FLOW OF TITLE:

2.1 After perusal of above referred documents and Search and Title Report of Advocate Swapnil Agarwal, it appears that all that piece and parcel of open land bearing Gat No. 129 (old Gat No. 1249) admeasuring about

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03 H 90 R, situated at Village Borhadewadi(Moshi), Taluka Haveli, District Pune, being and lying within the limits of Pimpri Chinchwad Muncipal Corporation, belonged to Mr. Raghu Eknath Borate prior to the year 1970 and accordingly his name was mutated on the 7/12 extract.

2.2 That Mr. Bhau Eknath Borate and Mr. Raghu Eknath Borate were tenants cultivating the said Land. That under the provisions of Section 32G of Bombay Tenancy and Agricultural Lands Act, 1948 inquiry was held and Mr. Bhau Eknath Borate and Mr.Raghu Eknath Borate were inter alia given an opportunity to purchase the said land. That the said Mr. Bhau Eknath Borate and Mr. Raghu Eknath Borate purchased the said land and accordingly Certificate under Section 32M of Bombay Tenancy and Agricultural Lands Act, 1948 was issued in favour of Mr. Bhau Eknath Borate and Mr. Raghu Eknath Borate. In furtherance of the same their names were recorded on the 7/12 extract vide Mutation Entry No. 49, with the restriction of section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 that the land cannot be alienated without prior permission of the Collector.

2.3 That thereafter the said Partition took place on 20.11.1997 between Mr. Raghu Eknath Borate and Mr. Namdev Bhau Borate and others. In furtherance of the same aforesaid land came to the share of Mr. Namdev Bhau Borate , Mr. Laxman Bhau Borate, Mrs. Janabai Sadhu Vidhate, Mrs. Shalini Prabhakar Alhat, Mrs, Mangal Tanaji Bagade, Master Vaibhav, Miss Sonali and Miss.Monali through guardian Smt. Sunanda Gulab Borate and accordingly their names were mutated on the 7/12 extract vide Mutation Entry No. 1303.

2.4 That thereafter the said Mr. Namdev Bhau Borate and others made an application to the Hon'ble Sub Divisional Officer Pune, Sub Division Pune under Section 43 of the Bombay Tenancy and Agricultural Lands

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Act, 1948 for permission to transfer the land admeasuring about 03 H 50 R out of at Gat No.129. That the Sub Divisional Officer Pune, Sub Division Pune granted permission under Section 43, vide its order dated 26.07.2007 in case No.43/SR/22/2007 for transferring the land admeasuring about 03 H 50 R out of Gat No. 129 in favour of Mr. Manoj Ramchandra Panjabi and Mr. Deepak Jivandas Panjabi within a period of 3 months from the date of aforesaid order.

2.5 That thereafter the said Mr.Namdev Bhau Borate (HUF) through Karta Mr. Namdev Bhau Borate, Mrs. Savitrabai Namdev Borate, Mr. Anil Namdev Borate forself and as guardian of Shubham alias Yuvraj and Rupali , Mrs. Maya Anil Borate , Mr. Sunil Namdev Borate forself and as guardian of Sunny and Saurav alias Sonu, Mrs. Anitha Sunil Borate, Mr. Santosh Namdev Borate for self and as guardian of Hrushikesh, Mrs. Sarika Santosh Borate, Mr. Manes Namdev Borate, Mr. Laxman Bhau Borate , Mrs. Manda Laxman Borate , Mr. Ganesh Laxman Borate for self and as guardian of Shreya alias Guddi and Suraj alias Guddu , Mrs. Yogita Ganesh Borate, Mr. Popat Laxman Borate, Mr. Premnath Laxman Borate, Smt. Sunanda alias Nanda Gulab Borate forself and as guardian of Master Vaibhav , Miss Sonali and Miss Monali, Mrs. Janabai Sadhu Vidhate , Mrs. Shalini alias Shalan Prabhakar Alhat and Mrs. Mangal alias Kamal Tanaji Bagade with the consent of Mr. Dnyanoba Damodar Jamdade sold the land admeasuring about 03 H 50 R out of Gat No. 129 to Mr. Manoj Ramchandra Panjabi and MR. Deepak Jivandas Panjabi (Partners of M/s. Deepmoti Promoters and Builders) vide Sale Deed dated 16.08.2007, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 7805/2007 and Power of Attorney dated 16.08.2007, which is duly registered in the office of the Sub Registrar Haveli No. 17 at Serial No. 7806/2007. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 2820.

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2.6 That thereafter the said M/s. Deepmoti Promoters and Builders sold land admeasuring about 3575 sq. mtr. Out of Gat No. 129 i.e. the said land to Mr. Deepak Jivandas Panjabi and Mr. Akshay Deepak Panjabi vide Sale Deed dated 30.12.2014, which is duly registered in the office of the Sub Registrar Haveli No. 18 at Serial No. 9597/2014. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 5806.

2.7 That said Mr. Deepak Jivandas Panjabi and Mr. Akshay Deepak Panjabi and M/s. Millenium Developers agreed to jointly develop the said land on basis of revenue sharing vide Articles of Agreement dated 18.06.2015, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 3834/2015 and simultaneously on the same day said Mr. Deepak Jivandas Panjabi and Mr. Akshay Deepak Panjabi executed a Power of Attorney dated 18.06.2015, in Favour of M/s. Millenium Developers through its Partners Mr. Haresh Abhichandani and Mr. Rajkumar S. Kukreja and the same is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 3835/2015.

2.8 That thereafter the said Mr. Rajkumar Srichand Kukreja inter alia authorized Mr.Sachin Srichand Kukreja for carrying out the development work of the said land vide power of Attorney dated 18.06.2015 , which is duly registered in the office of the Sub Registrar Haveli No. 17 at Serial No. 3836/2015.

2.9 That in the aforesaid manner M/s. Millenium Developers jointly acquired the development rights of the said land.(hereinafter referred to as said Developers).

2.10Thereafter said M/s. Millenium Developers being the developers of said land applied for sanction of layout plan in respect of said Schedule

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property to Pimpri Chinchwad Municipal Corporation and accordingly on finding the said Building Plan of said Developers in accordance with the development control rules, PCMC sanctioned the said building plan in respect of said schedule property vide Sanction Plan bearing No. B.P/Moshi-Borhadewadi/15/2016, dated 22.02.2016. Pimpri Chinchwad Municipal Corporation further granted Commencement permission to the said Developers vide Commencement Certificate bearing Certificate No. B.P./Moshi-Borhadewadi/15/-/2016, dated 22.02.2016.

2.11 Further the said Developers have also obtained the Non-Agriculture Use Permission from the Additional Collector, Pune bearing No. PCMC/PRA/NOC/SR/43/2016, dated 23.05.2016.

2.12 I have restricted my search in respect of said schedule property as said M/S. Millenium Developers have already started the Project of construction over the said land in the name and style of "DIVINE".

3. SEARCH:

I have taken the search of available records in respect of said land in the office of Sub-registrar Haveli No. 26 for last 30 years for period from 1987 to 2016 after payment of necessary Search Charges paid vide E-Challan having GRN No. MH002311423201617M dated 30.6.2016. Many of the Index II registers were not available for my perusal. Moreover documents can be registered in any registration office, irrespective of the jurisdiction of the property. However, all the registration offices are not connected for conducting search and it is not physically possible to take search in all registration offices. Subject to the availability and non

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availability of the Index II registers in the office of the Sub- Registrar, the aforesaid property is free from encumbrances.

4. OPINION:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Millenium Developers has acquired joint development rights of the said land and title of Mr. Deepak Jivandas Panjabi and Mr. Akshay Deepak Panjabi to the said land is valid, clean clear and marketable subject to whatever has been mentioned herein above and M/s. Millenium Developers with the consent of said owners i.e. Mr. Deepak Jivandas Panjabi and Mr. Akshay Deepak Panjabi, have the authority to enter into agreement/s with prospective Purchaser/s for tenements proposed to be constructed and further the said Developers can transfer the same on ownership basis to the respective purchaser/s.

5. NOTE:

It is informed to me that, the documents supplied for scrutiny are as per the originals and there are no other transactions and/ or litigations pertaining to the said property barring the aforesaid relying upon the same, I have issued the present opinion. I restrict my investigation to verify the title on the available documents and information only.

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All the documents supplied to me for scrutiny are hereby returned.

Date: 04-07-16

Place: PUNE

Prerna K.

PRERNA KUKREJA

ADVOCATE



CHALLAN

MTR Form Number-6

GRN	MH002311423201617M	BARCODE	Date	30/06/2016-13:47:44	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee	TAX ID (If Any)	
	Other Items	PAN No. (If Applicable)	
Office Name	HVL18_HAVELI 18 JOINT SUB REGISTRAR	Full Name	PRERNA KUKREJA
Location	PUNE		
Year	2016-2017 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	02300042016070293725	352241234
Cheque/DD No		Date		02/07/2016-13:16:36	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

527/0

Monday,04 July 2016 1:01 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 6958 दिनांक: 04/07/2016

गावाचे नाव: बो-हाडवाडी

दस्तऐवजाचा अनुक्रमांक: हवल26-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. पेरणा कुकरेजा

वर्णन अर्ज क्र. 808 मौजे बो-हाराडवाडी गट नं. 129 यांसी क्षेत्र 3575 चौ. मी.

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Joint Sub Registrar-26

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002311423201617M दिनांक: 04/07/2016

बँकेचे नाव व पत्ता:

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.२६, पुणे