

CHALLAN
MTR Form Number-6



GRN	MH004321013201819E	BARCODE			Date	25/07/2018 11:03:43	Form ID			
Department Inspector General Of Registration			Payer Details							
Search Fee			TAX ID (If Any)							
Type of Payment Other Items			PAN No.(If Applicable)							
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR		Full Name		Adv Rameshkumar Nage					
Location	PUNE		Flat/Block No.		S No 117 part and S No 118 part					
Year	2018-2019 One Time		Premises/Building							
Account Head Details		Amount In Rs.	Road/Street		situated at Village Dhayari					
002 0072201 SEARCH FEE		750.00	Area/Locality		District Pune					
			Town/City/District							
			PIN		4	1	1	0	4	1
			Remarks (If Any)		Search Fees for period of 30 years from 1988 to 2018					
			Amount In		Seven Hundred Fifty Rupees Only					
Total		750.00	Words							
Payment Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN	Ref. No	02300042018072518505	001292582				
Cheque/DD No			Bank Date	RBI Date	25/07/2018-11:04:58	Not Verified with RBI				
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सरकारी दस्तावेज अंकित निवेदन करावारातील ताग आणि दस्तावेज काटणारातील किंवा लोटणी न करावाराच्या दस्तावेजातील ताग नाही.

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21/9/2018

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ADVOCATE

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Road, Manjriform, Pune
Reg. No. MAH/657/1986
Mob. No. 9604974370

Date- 21/09/2018

SEARCH AND TITLE OPINION

My client's Majestique Heritage Living Spaces LLP a Partnership firm through its designated partner Majestique Landmarks Pvt. Ltd. through its authorized Director Mr. Manish DwarkadasMaheshwarihaving office 3, 4, 5 Swayambhu, Sujay Garden, Mukund Nagar, Pune-411037 and Mr. Raghunathrao Arjunrao Chavan R/at:- A/P- Dhayari, Tal. Haveli, Dist. Pune -411041 have instructed me to give the Search & title opinion in respect of the property bearing S. No. 117/1M and S. no. 118/2 collectively admeasuring area 02 H 19 R i.e. 21900 sq. mtr.lying and situate at Dhayari Tal. Haveli, Dist. Pune and within the new limits of Pune Municipal Corpoartion, (Hereinafter reffered as the said property/land), Search is taken in the Sub-Registrar Offices Haveli no. 1 to 28 in general for search of 30 year. I am giving this Search and Title opinion in respect of the said property/land. In the present search I have commented on the papers, documents, relevant Government orders, irrespective of having any responsibility about the authenticity of the same.

DESCRIPTION OF THE PROPERTY

SCHEDULE I

All that piece and parcel of land bearing S. No. 117/1M admeasuring area 00 H 55 Ri.e. 5500 sq. mtr.having assessment of Rs. 04 paise 31 lying and situated at Village Dhayari Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corpoartionand bounded as under:-

On or towards East : Odha

On or towards West: Remaining part of S. no. 117/1M.

On or towards South : S. no. 118/2 Property of Janardhan Raghunath Pokale and
remaining property of S. no. 117/3 & 117/1Yof Village Dhayari

On or towards North :Attached S. no. 117/1Eof Village Dhayari.

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DESCRIPTION OF THE PROPERTY

SCHEDULE II

All that piece and parcel of land bearing S. No. 118/2 total area admeasuring 01 H 64 R.i.e. 16,400 Sq. Mtrs. having assessment Rs. 24 and 75 paiselying and situated at Village Dhayari Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corpoartion and bounded as under:-

On or towards East : S. no. 184 of Village Dhayari

On or towards West : S. no. 118/1C of village Dhayari.

On or towards South : S. no. 119 and Odha of Village Dhayari.

On or towards North : S. no. 117 of Village Dhayari

All that piece and parcel of land mentioned above as Schedule I and Schedule II collectively admeasuring area 02 H 19 R.i.e. 21900 sq. mtr.lying and situated at Village Dhayari Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corpoartion.(Hereinafter referred as 'the said Land/property')

SEARCH

The search and title report of the said captioned property/land taken at your instance is as follows.

Due to decentralization from 1st November, 2005 any document can be registered in any of the Sub Registrar offices of Pune. I have caused the search of the Index II registers for the last 30 years (1988 to 2018) in the office of the sub-registrar, Pune of the said captioned property/land.

Before taking the said search the requisite fee was paid vide e-challan bearing GRN MH004321013201819F dated 25/07/2018.

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During the said search, many of the Index II registers were found to be in bad condition and pages of many registers were in loose and torn condition. No entry with respect to the said captioned property except mentioned herein after was found in the available record for the above said period. Except for the following transactions, no other transactions were noticed during the search and on perusal of records.

In the nutshell from the available record of the Index II registers, no disclosure of any adverse entry with respect to the captioned property was found.

From the available records in the office of the aforesaid Sub Registrar and concern documents and records made available for my inspection and search, the investigation has revealed as under : -

1. THE TITLE

I perused following documents for tracing the title of the property/land of Survey no. 117/1M.

1. Photocopy of 7/12 Extracts of Survey no. 117/1M from 1988 to 2018.
2. Photocopy of Mutation Entries bearing no.1113,1590, 1638, 3880, 1941, 2149, 3880,7068, 11372.
3. Photocopy of Development Agreement executed between Majestique Heritage Living Spaces LLP and Mr.Pravin Baban Pokale & others vide RegnS.No. 6725/2017 of Haveli no. 20 on dated 07.07.2017.
4. Photocopy of Power of attorney executed between Majestique Heritage Living Spaces LLP and Mr.Pravin Baban Pokale & others vide RegnS.No. 6726/2017 of Haveli no. 20 on dated 07.07.2017.
5. Photocopy of Development Agreement executed between Ishan Developers and Mr.Pravin Baban Pokale & others vide Regn S.No. 4433/2015 of Haveli no. 16 on dated 29.05.2015.

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6. Photocopy of Power of attorney executed between Ishan Developers and Mr. Pravin Baban Pokale & others vide Registration S.No. 4434/2015 of Haveli no. 16 on dated 29.05.2015.
7. Photocopy of Road Agreement executed between Mr. Raghunath Arjunrao Chavan & others and Mr. Pravin Baban Pokale & others vide Registration S.No. 1803/2017 of Haveli no. 12 on dated 01.04.2017.
8. Photocopy of Cancellation Deed executed between Ishan Developers and Mr. Pravin Baban Pokale & others vide RegnS.No. 6724/2017 of Haveli no. 20 on dated 07.07.2017.
9. Photocopy of Zone Certificate issued by PMRDA bearing outward no. 15085 of dated 07.06.2017
10. Photocopy of Demarcation Plan bearing Mo.Ra.No. 22468/2017 dated 29.09.2017.

TRACE OF TITLE /HISTORY OF PASSING OF TITLE

On perusal of 7/12 Extracts alongwith Mutation Entries and other documents, I am giving title report as under –

S. NO. 117/1M OF VILLAGE DHAYARI

1. On perusal of 7/12 extracts, it appears that the land bearing S. no. 117/1M of village Dhayari, Tal-Haveli, Dist-Pune was owned and possessed by Mr. Narayan Mohan Paranjape. The said Mr. Narayan Mohan Paranjape sold S. no. 117/1 and 118/1 to Mr. Raghu Bhau Pokale. The said entry reflected in Mutation Entry No. 1113 dated 21.02.1927.

Thereafter the Mr. Raghu Bhau Pokale sold the S. no. 117/1 and 118/1 to Mr. Tukaram Bhau Pokale. The said entry reflected in Mutation Entry No. 1590 dated 04.07.1934.

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2. On perusal of Mutation Entry no. 1638 dated 26.05.1934, the name of Mr.TukaramBhauPokale has recorded on 7/12 extract of the land S. no. 117/1M as an owner as per Falni 12 was made.
3. On perusal of Mutation Entry no. 1941 dated 20.02.1941 the name of Mr. Raghu Bhau Pokale taken reconvey an cefrom Mr.Tukaram Bhau Pokale and accordingly the name of Mr. Raghu Bhau Pokale has recorded on 7/12 extract of the land S. no. 117/1M as an owner.
4. On perusal of Mutation Entry no. 2149 dated 26.02.1946 Mr. Raghu Bhau Pokale died intestate leaving behind his legal heirs namely Mr.Baban Raghu Pokale and his widow wife Smt. Sonubai Raghu Pokale and accordingly the name of Mr. Raghu Bhau Pokale has recorded on 7/12 extract of the land S. no. 117/1M as an owner.
5. On perusal of Mutation Entry no. 3880, it appears that Mr.Baban Raghu Pokale had taken loan from United Commercial Bank Pune dated 08.10.1975 of Rs. 3,000/- on S. no. 117/1M.
6. On perusal of Mutation Entry no. 7068 dated 05.02.1996, it appears that Mr.Baban Raghu Pokale had paid the said loan of United Commercial Bank Pune on S. no. 117/1M.
7. On perusal of Mutation Entry no. 11372 dated 16.07.2005, it appears that Mr.Baban Raghu Pokale died intestate leaving behind his legal heirs namely Mr.Pravin Baban Pokale, Mr. Rahul Baban Pokale, Mrs. Surekha Dattatray Fale, Mrs.Sunita Anil Jadhav, Mrs. Anita Dattatray Rokade, Mrs. Vaishali Arjun Bhanage, Mrs.Asha Vinayak Jadhav and widow wife Smt. BebiBaban Pokale and accordingly their name has recorded on 7/12 extract of the land S. no. 117/1M as an owner.
8. On perusal of Photocopy of Development Agreement executed between Ishan Developers and Mr. Pravin Baban Pokale & others vide RegnSr.No. 4433/2015 of Haveli no. 16 on dated 29.05.2015 alongwith Index-II & Registration receipt, it

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appears that Mr. Pravin Baban Pokale & others had granted the development rights in respect of the Land bearing S. No. 117/1M area admeasuring 00 H 55 R along with other Survey numbers in favour of Ishan Developers through its partners Mr. Vijay Ghevarchand Oswal, Mr. Milind Kundalik Pokale, Mr. Rohit Ramaniklal Kawediya.

9. On perusal of Photocopy of Power of attorney executed between Ishan Developers and Mr. Pravin Baban Pokale & others vide Registration Sr. No. 4434/2015 of Haveli no. 16 on dated 29.05.2015 along with its receipt, it appears that in pursuance of the aforesaid Agreement, Mr. Pravin Baban Pokale & others had executed Power Attorney, nominating Ishan Developers, as their attorney to do various acts, deeds, matters, things etc. in relation to the development in respect of the Land bearing S. No. 117/1M area admeasuring 00 H 55 R along with other Survey numbers in favour of Ishan Developers.
10. On perusal of Photocopy of Road Agreement for approximately road area admeasuring 654 Sq. Mtrs. executed between Mr. Raghunath Arjunrao Chavan & others and Mr. Pravin Baban Pokale & others vide Registration S. No. 1803/2017 of Haveli no. 12 on dated 01.04.2017, it appears that Mr. Raghunath Arjunrao Chavan & others and Mr. Pravin Baban Pokale & others entered into Agreement dated 16/08/2010 which is notary agreement and thereafter the said agreement registered by both parties vide Registration S. No. 1803/2017 of Haveli no. 12 on dated 01.04.2017.
11. On perusal of Photocopy of Cancellation Deed executed between Ishan Developers and Mr. Pravin Baban Pokale & others vide Regn Sr. No. 6724/2017 of Haveli no. 20 on dated 07.07.2017, along with Index II and receipt, it appears that Ishan Developers and Mr. Pravin Baban Pokale & others have mutually decided to cancel the said Development agreement at Sr. No. 4433/2015 of Haveli no. 16 on dated 29.05.2015 and Power of attorney at Sr. No. 4434/2015 of Haveli no. 16 on dated 29.05.2015 and therefore they were entered into the Cancellation deed at Sr. No. 6724/2017 of

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Haveli no. 20 on dated 07.07.2017. Accordingly Ishan Developers have no right, title and interest on the Land bearing S. No. 117/1M area admeasuring 00 H 55 R.

12. On perusal of Photocopy of Development Agreement executed between Majestique Heritage Living Spaces LLP through its designated partner Majestique Landmark Pvt. Ltd. through its authorized director Mr. Manish Dwarkadas Maheshwari and Mr. Pravin Baban Pokale & others vide RegnS.No. 6725/2017 of Haveli no. 20 on dated 07.07.2017, alongwith Index-1 & Registration receipt, it appears that Mr. Pravin Baban Pokale & others had granted the development rights in respect of the Land bearing S. No. 117/1M area admeasuring 00 H 55 R along with other Survey numbers in favour of Majestique Heritage Living Spaces LLP.
13. On perusal of Photocopy of Power of attorney executed between Majestique Heritage Living Spaces LLP through its designated partner Majestique Landmark Pvt Ltd. through its authorized director Mr. Manish Dwarkadas Maheshwari and Mr. Pravin Baban Pokale & others vide RegnS.No. 6726/2017 of Haveli no. 20 on dated 07.07.2017, alongwith Registration receipt, it appears that in pursuance of the aforesaid Agreement, Mr. Pravin Baban Pokale & others had executed Power Attorney, nominating M/s. Majestique Heritage Living Spaces LLP, as their attorney to do various acts, deeds, matters, things etc. in relation to the development in respect of the Land bearing S. No. 117/1M area admeasuring 00 H 55 R along with other Survey numbers in favour of Majestique Heritage Living Spaces LLP.
14. Photocopy of Zone Certificate issued by PMRDA bearing outward no. 15085 of dated 07.06.2017, it appears that the said Survey No. 117 of village Dhayari Comes under the Agricultural and Non Development Zone category.
15. On perusal of the Photocopy of Demarcation Plan bearing Mo.Ra.No. 22468/2017 dated 29.09.2017 issued by the Land Measurement Department, it appears that the said land is properly measured and it doesn't have any adverse remark of the said Authority.

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S. NO. 118/2 OF VILLAGE DHAYARI

I perused following documents for tracing the title of the property/land of Survey no. 117/1M.

1. Photocopy of 7/12 Extracts of Survey no. 118/2 from 1988 to 2018.
2. Photocopy of Mutation Entries bearing no. 1720, 2835, 2472, 3003, 3345, 3076, 3520, 3534, 3536, 4122, 4347, 4694, 12673.
3. 32 M Certificate obtained from the Tahsildar Haveli vide serial no./ALT/2/Dhayari/232/3B dated 28.02.1980.
4. The order of Sub-division officer Haveli bearing the serial no. 43/SR/77/2008 dated 07.10.2008.
5. Registered Will which is registered at Sr. no. 2792/1982 Haveli no. 1 dated 07.06.1982.
6. Photocopy of Road Agreement executed between Mr.Raghunath Arjunrao Chavan & others and Majestique Heritage Living Spaces LLP vide Registration S.No. 6877/2017 of Haveli no. 8 on dated 13.07.2017.
7. Photocopy of Development Agreement executed between Majestique Heritage Living Spaces LLP and Mr. Raghunath Arjunrao Chavan vide Regn S.No. 6878/2017 of Haveli no. 8 on dated 13.07.2017.
8. Photocopy of Power of attorney executed between Majestique Heritage Living Spaces LLP and Mr. Pravin Baban Pokale & others vide Regn S.No. 6879/2017 of Haveli no. 8 on dated 13.07.2017.
9. Photocopy of Zone Certificate issued by PMRDA bearing outward no. 15085 of dated 07.06.2017.
10. Photocopy of Demarcation Plan bearing Mo.Ra.No. 22409/2017 dated 12.10.2017.

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1. On perusal of 7/12 extracts, it appears that the land bearing S. no. 118/2 of village Dhayari, Tal-Haveli, Dist-Pune was owned and possessed by Mr. Shridhar Vitthal Natu.

Mr. Shridhar Vitthal Natu has expired leaving behind his legal heirs namely Mr. Narayanrao Shridhar Natu and Mr. Chintamanrao Shridhar Natu and Master Devdat Shridhar Natu through guardian Collector court of ward and their names have been recorded on 7/12 Extract of the land bearing S. no. 118/2 of village Dhayari Tal-Haveli, Dist-Pune by virtue of the Haveli Tahsildar Order/Hukumnama no./MW/RD/48 dated 19.08.1935 and the Collector Pune and his order/Hukumnama no. WRD/481 dated 26.06.1935. The said entry reflected in Mutation Entry No. 1720 dated 16.10.1935.

2. On perusal of Mutation entry no. 2230 dated 09.08.1947, it appears that Yesu Gangaram Laygude purchased the 1/4 right on fruits tree from Mr. Vishnu Ramchandra Paranjape, Mr. Vishwanath Gopal Paranjape through his guardian mother Tarabai Gopal Paranjape land bearing S. no. 118/2 along with other Survey numbers of village Dhayari, Tal-Haveli, Dist-Pune.

3. On perusal of Mutation entry no. 2835 dated 24.05.1958, it appears that by virtue of the order of the Haveli Tahsildar bearing serial no./ward/vashi/4/638 dated 10.05.1958 the possession of the said land bearing Survey no. 118/2 of village Dhayari Tal-Haveli Dist-Pune has been delivered in the presence of the Panch to Mr. Devdat Shridhar Natu, hence the name of his legal guardian Collector court of ward has been deleted on said land.

4. On perusal of Mutation entry no. 2472 dated 18.04.1973, it appears that demand raised before the respected Manager Court of Ward Pune for Patti and written given to him that Mr. Narayanrao Shridhar Natu and Mr. Chintamanrao Shridhar Natu and Mr. Devdat Shridhar Natu names were recorded on 7/12 extract of the said land, but the name of Narayanrao and Chintamanrao deleted and Mr. Devdat Shridhar Natu

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name has recorded as owner on 7/12 extract of land bearing S. no. 118/2 of village Dhayari Tal-Haveli, Dist-Pune.

5. On perusal of Mutation entry no. 3003 dated 19.03.1964, it appears that, by virtue of the order 3rd additional Tahsildar Saheb Haveli and 4th Land Tenancy Judicial Magistrate Haveli bearing the order Serial no /AIT/Dhayari/232/359 dated 01.01.1964 the Market/Govt. value of the land bearing Survey no. 118/2 of village Dhayari Tal-Haveli, Dist-Pune is Rs. 17,115/- which should be paid from the date of 31.03.1964 and the last instalment of 31.03.1975. Hence the name of by Mr. Arjun Khandu Chavan has been recorded as the owner and holder of the above said Land and the name of the original owner has been recorded upon the 7/12 Extract in the column of other rights in said land.
6. On perusal of Mutation entry no. 3345 dated 25.03.1969, it appears that area and Assessment of the said property had changed/converted.
7. On perusal of Mutation entry no. 3076 dated 09.11.1965, it appears that by virtue of the order bearing the serial no. /ALT/Dhayari/232/359 dated 31/12/1963 the market Govt. price has been recorded in regard with the said land. The said Govt. price should be deposited by the said Tenant Mr. Arjun Khandu Chavan every year in the Treasury office, Haveli. Hence the names of the original owners has been recorded upon 7/12 extracts in the column of the other rights and the name of the tenant Mr. Arjun Khandu Chavan has been recorded in the column of the owner and holder of the said land.
8. On perusal of Mutation entry no. 3536 dated 15.10.1971, it appears that Mr. Arjun Khandu Chavan has availed the loan amount of Rs. 50,000/- from the Pune Dist Co-operative Bhuvikas Bank Ltd. Pune for the lift Irrigation Scheme on 18.12.1969. Hence he has executed the mortgage for the period of 10 years upon the said land bearing Survey no. 118/2 of the Village Dhayari Tal-Haveli Dist-Pune.

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9. On perusal of Mutation entry no. 4122 dated 8.02.1980, it appears that Mr. Arjun Khandu Chavan has paid the entire amount of the 32G of the said land, by virtue of the order serial no./ALT/Dhayari/232/35B dated 29.10.1979. Mr. Arjun Khandu Chavan has obtained the 32 M certificate from the Tahsildar Haveli bearing serial no./ALT/2/Dhayari/232/3B dated 28.02.1980. Therefore the names of the original owners Mr. Yesu Gangaram Laygude and Mr. Devdatta Shridhar Natu has been deleted from the 7/12 extract of the said land.
10. On perusal of Mutation entry no. 4347 dated 11.06.1982, it appears that the Maharashtra Rahya Co-operative Bhuvikas Bank Ltd. Haveli letter serial no./1415/82 dated 30.04.1982, the lien of the said Bank from the said land of Mr. Arjun Khandu Chavan bearing Survey no. 118/2 of Village Dhayari Tal Haveli, Dist-Pune has been deleted from the 7/12 Extract of the said land. Hence the name of owner Mr. Arjun Khandu Chavan has been recorded as true legal owner and holder of the said land.
11. On perusal of Mutation entry no. 4694 dated 08.09.1984, it appears that Mr. Arjun Khanduji Chavan died on 11.10.1983 leaving behind his legal heirs namely Raghunath (Son), Bala (Son), Goadawari (wife) Damodar Ramchandra Chavan, Laxmibai Dyaneshwar Balgude (married daughter), Anjana Yashwantrao Balgude (married daughter). Before the death of the said Mr Arjun Khanduji Chavan made and executed Will which is registered at Sr. no. 2792/1982 Haveli no. 1. However the said married daughters of Late Arjun Khandu Chavan has not entitled and given any rights, title and interest in the said land. Mr. Raghunath Arjun Chavan has allotted the said land bearing Survey no. 118/2 area admeasuring 1 H 62 R. of village Dhayari, Tal-Haveli, Dist-Pune along with other Survey number. As per the said Mutation entry it appears that Mr. Raghunath Arjun Chavan and Mr. Balasaheb Arjun Chavan will jointly use the water from the well situated in the Survey no. 118/2 of the Village Dhayari Tal-Haveli, Dist-Pune.

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12. On perusal of Mutation entry no. 12673 dated 23.10.2008, it appears that the Subdivisional officer Haveli and Subdivision Pune office has issued the order no. 43/SR/77/08 dated 07.10.2008, Mr.Raghunath Arjun Chavan and others has obtained the permission to develop and sell the said land bearing Survey no. 118/2 of the Village Dhayari Tal-Haveli, Dist-Pune. Besides the remark of the Land Tenancy/C43 has been deleted from the 7/12 Extract of the other right of the village Dhayari Tal-Haveli Dist-Pune as the order of the Sub divisional officer Haveli dated 07.10.2008.

13. On perusal of Photocopy of Road Agreement executed between Mr. Raghunathrao Arjunrao Chavan & others and Majestique Heritage Living Spaces LLP vide Registration S.No. 6877/2017 of Haveli no. 8 on dated 13.07.2017, it appears that the Mr. Raghunathrao Arjunrao Chavan & others have agreed to grant to the Majestique Heritage Living Spaces LLP a right of way over a part of their said land and future land being a passage of 40 ft wide running across the said land.

That in pursuant to the said agreement Mr. Raghunathrao Arjunrao Chavan & others as beneficial co-owners of the said land written doth thereby grant forever unto the Majestique Heritage Living Spaces LLP their heirs, executors, administrators and assigns and the person or persons owning, occupying and possessing the said land or any part thereof and any future development nearby the said land for the time to time by night and day to pass and repass over and across the said passage 40 ft wide road.

14. On perusal of Photocopy of Development Agreement executed between Majestique Heritage Living Spaces LLP and Mr.Raghunath Arjunrao Chavan vide RegnS.No. 6878/2017 of Haveli no. 8 on dated 13.07.2017 alongwith Index-II & Registration receipt, it appears that Mr. Raghunath Arjunrao Chavan had granted the development rights in respect of the Land bearing S. No. 118/2 area admeasuring 01 H 20 R out of the total land area admeasuring 01 H 64 R in favour of Majestique Heritage Living Spaces LLP through its authorized partner Majestique Landmarks Pvt. Ltd. through its authorized Director Mr. Manish Dwarkadas Maheshwari.

R. B. Nage
Rameshkumar B. Nage
ADVOCATE B.A(Hons), LL.B.
Manjri Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370
21/9/2018

Rameshkumar B. Nage
ADVOCATE

Add:- S.No.36/1D,Pune-Solapur
Road, Manjriform, Pune
Reg. No. MAH/657/1986
Mob. No. 9604974370

As per the said Development agreement that Majestique Heritage Living Spaces LLP being Power of Attorney holder of the property of S. No.118/2 admeasuring area 12,000 Sq. Mtr. and S. No. 117/1M admeasuring area 5,500 Sq. Mtr. of village Dhayari, Taluka Haveli District Pune to be developed by Majestique Heritage Living Spaces L.L.P and being owner remaining area 4,400 Sq. Mtr. of village Dhayari, Taluka Haveli District Pune to be developed by Mr. Raghunathrao Arjunrao Chavan himself.

15. On perusal of Photocopy of Power of attorney executed between Majestique Heritage Living Spaces LLP and Mr. Raghunath Arjunrao Chavan vide Regn S.No. 6879/2017 of Haveli no. 8 on dated 13.07.2017 alongwith Registration receipt, it appears that in pursuance of the aforesaid Agreement, Mr. Raghunath Arjunrao Chavan had executed Power Attorney, nominating M/s. Majestique Heritage Living Spaces LLP, as his attorney to do various acts, deeds, matters, things etc. in relation to the development in respect of the Land bearing S. No. 118/2 area admeasuring 01 H 20R in favour of Majestique Heritage Living Spaces LLP.

16. On perusal of Photocopy of Zone Certificate issued by PMRDA bearing outward no. 15085 of dated 07.06.2017, it appears that the said Survey No. 118 of village Dhayari Comes under the Agricultural and Non Development Zone category.

17. On perusal of the Photocopy of Demarcation Plan bearing Mo.Ra.No. 22409/2017 dated 12.10.2017 issued by the Land Measurement Department, It appears that the said land is properly measured and It doesn't have any adverse remark of the said Authority.

After verification of 7/12 Extracts, Development Agreement/s and other Registered Documents, I am of the opinion that M/s. Majestique Heritage Living Spaces LLP and Mr. Raghunathrao Arjunrao Chavan is having marketable title of the property bearing S. No. 117/1M and S. no. 118/2 collectively admeasuring area 02 H 19 R i.e. 21900 sq. mtr. lying and situate at Dhayari Tal. Haveli, Dist. Pune and within the limits of Pune

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Municipal Corporation and is free from all encumbrances, lien, lease, charges etc. in respect of captioned property/land.

Together with appurtenances thereon.

Date- 21/09/2018

Pune

Advocate

Rameshkumar B. Nage

R. Blage

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TITLE OPINION

This is to certify that, Majestique Heritage Living Spaces LLP a Partnership firm through its authorized partner Majestique Landmarks Pvt. Ltd. through its authorized Director Mr. Manish Dwarkadas Maheshwari and Mr. Raghunathrao Arjunrao Chavan and Mr. Pravin Baban Pokale & others have instructed me to give the Search & title opinion in respect of the property bearing S. No. 117/1M and S. no. 118/2 collectively admeasuring area 02 H 19 R i.e. 21900 sq. mtr. lying and situate at Dhayari Tal. Haveli, Dist. Pune and within the new limits of Pune Municipal Corpoartion, My client is having absolute authority to develop the said Property at village Dhayari Tal- Haveli Dist-, Pune and having marketable title in respect of said property.

DESCRIPTION OF THE PROPERTY SCHEDULE I

All that piece and parcel of land bearing S. No. 117/1M admeasuring area 00 H 55 Ri.e. 5500 sq. mtr. having assessment of Rs. 04 paise 31 lying and situated at Village Dhayari Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corpoartion and bounded as under:-

On or towards East : Odha

On or towards West : Remaining part of S. no. 117/1M.

On or towards South : S. no. 118/2 Property of Janardhan Raghunath Pokale and remaining property of S. no. 117/3 & 117/1Yof Village Dhayari

On or towards North :Attached S. no. 117/1Eof Village Dhayari.

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DESCRIPTION OF THE PROPERTY

SCHEDULE II

All that piece and parcel of land bearing S. No. 118/2 total area admeasuring 01 H 64 R.i.e. 16,400 Sq. Mtrs. having assessment Rs. 24 and 75 paiselying and situated at Village Dhayari Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corpoartion and bounded as under:-

On or towards East	: S. no. 184 of Village Dhayari
On or towards West	: S. no. 118/1C of village Dhayari.
On or towards South	: S. no. 119 and Odha of Village Dhayari.
On or towards North	: S. no. 117 of Village Dhayari

All that piece and parcel of land mentioned above as Schedule I and Schedule II collectively admeasuring area 02 H 19 R i.e. 21900 sq. mtr.lying and situated at Village Dhayari Tal. Haveli, Dist. Pune and within the limits of Pune Municipal Corpoartion.(Hereinafter referred as 'the said Land/property')

Together with appurtenances thereon.

Date- 21/09/2018

Pune

Advocate

Rameshkumar B. Nage

R. B. Nage
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21/9/2018