

CHALLAN  
MTB Form Number-6



GRN	MH001523653202021E	BARCODE			Date	23/06/2020-16:02:38	Form ID
Department Inspector General Of Registration			Payer Details				
Search Fee			TAX ID / TAN (If Any)				
Type of Payment Other Items			PAN No.(If Applicable)				
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR			Full Name		Advocate Chandrakant Nanekar		
Location	PUNE		Flat/Block No.				
Year	2020-2021 One Time		Premises/Building				
Account Head Details		Amount In Rs.	Road/Street		Barer		
0030072201 SEARCH FEE		750.00	Area/Locality		Pune		
			Town/City/District				
			PIN		4 1 1 0 4 5		
			Remarks (If Any)				
			Survey No. 39, Kivale Pung, Search Fee of 30 Year i.e. 1990 to 2020				
 <b>₹750.00</b> 			Amount In Seven Hundred Fifty Rupees Only				
		750.00	Words				
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572020082358804	CKN1036100	
Cheque/DD No.			Bank Date	RBI Date	23/06/2020-04:04:29	Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No.	Date	178, 24/06/2020		

Mobile No. : 9823011123  
Department ID :  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.  
નોટ : ચાલાન રજૂ કરેલું હતું તો નમિં કારણાનુસારે તાજુ હતું. હજુ કારણાનુસારે કિંદિ નાણેંટું ન કારણાનુસારે હજુ નથી.

### Challan Detained Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	IS-HVL15-	0000658598202021	23/06/2020-17:44:00	IGR022	750.00
Total Defacement Amount					750.00

**SANJAY T. AGARWAL  
ADVOCATE**

Office No. 401, 'Gopalkrupa  
Apartment', Revenue Colony,  
Behind Hotel Surabhi, Near  
Jangli Maharaj Temple, JM  
Road, Shivaji Nagar,  
Pune- 411005  
Ph. No. 9764582231

### SEARCH AND TITLE REPORT

At the instance of Mr. Sumit Subhash Tayal, Partner of M/s. Unique AMS Spaces LLP, having office at : B-38, Ashwini Society, Pune-Mumbai Road, Shivajinagar, Pune 411 005, I have carried out search in the office of Sub Registrar, Haveli (Pune) for the period of last 30 years in respect of the following land by obtaining Challan from Sub Registrar, Haveli No. 15 (Pune). On the basis of record made available for my inspection, I have not found adverse entry which affects the title of the following land. However, it is to be noted that most of the record is misplaced and most of it also found in torn condition, therefore this Report is based on the revenue record and documents made available for my inspection.

#### 1) DESCRIPTION OF THE LAND:-

All that piece and parcel of subject land admeasuring 03 Hectare 38.87 Ares out of land admeasuring 04 Hectare 13.87 Ares (subject matter of Development Agreement dated 17/08/2020) out of the land bearing Survey No. 39, totally admeasuring 06 Hectare 12 Ares, assessed at Rs. 24.62, lying, being and situate at revenue Village - Kiwle, Taluka - Haveli, District - Pune, within the local limits of

Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which land / area is bounded as under:

On or towards the East : Nala,  
On or towards the South : By Road,  
On or towards the West : By Survey No. 38,  
On or towards the North : By lands under Reservation Nos. 4/124, 4/125 and 4/126 from and out of Survey No. 39 totally admeasuring 75 Are,

Hereinafter for sake of brevity and convenience referred to as 'said land'.

**2) DOCUMENTS SCRUTINIZED:-**

- i) Copies of 7/12 extracts and relevant mutation entries thereon.
- ii) Copy of Deed of Release dated 24/03/2000, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 2464/2000.
- iii) Copy of Special Civil Suit No. 887 of 2010 and Order dated 12/03/2012 on Exh. 1 therein,
- iv) Copy of Deed of Sale dated 17/08/2010, which is registered in the office of Sub Registrar, Haveli No. 2 (Pune) on 24/08/2010, at Sr. No. 7094/2010.
- v) Copy of Deed of Settlement dated 12/03/2012, which is registered in the office of Sub Registrar, Haveli No. 2 (Pune), at Sr. No. 2099/2012.

- vi) Copy of Special Civil Suit No. 994 of 2012 and Order dated 22/08/2019 on Exh. 1 therein,
- vii) Copy of Notice of Lis-Pendens dated 17/04/2013, which is registered in the office of Sub Registrar, Haveli No. 11 (Pune), at Sr. No. 2984/2013.
- viii) Copy of Possession Receipt dated 02/01/2015, which is registered in the office of Sub Registrar, Haveli No. 5 (Pune) on 06/01/2015, at Sr. No. 94/2015.
- ix) Copy of Order dated 27/10/2015 passed by Additional Tahasildar, Pimpri Chinchwad, Haveli, Pune.
- x) Copy of Deed of Confirmation dated 20/04/2019, which is registered in the office of Sub Registrar, Haveli No. 2 (Pune) on 25/04/2019, at Sr. No. 2874/2019.
- xi) Copy of Deed of Confirmation dated 20/04/2019, which is registered in the office of Sub Registrar, Haveli No. 2 (Pune), at Sr. No. 2876/2019.
- xii) Copy of Deed of Confirmation dated 28/05/2019, which is registered in the office of Sub Registrar, Haveli No. 2 (Pune) on 25/06/2019, at Sr. No. 4770/2019.
- xiii) Copy of Deed of Confirmation dated 17/07/2019, which is registered in the office of Sub Registrar, Haveli No. 2 (Pune), at Sr. No. 6577/2019.
- xiv) Copy of Deed of Sale dated 23/09/2019, which is registered in the office of Sub Registrar, Haveli No. 2 (Pune), at Sr. No. 8683/2019.
- xv) Copy of Paper Notice published by Adv. Prasad Satish Tikare in daily Prabhat Newspaper,

- xvi) Copy of Objection dated 04/01/2020 raised by Mr. Sandeep Rasiklal Shah through his Adv. Pramod V. Joshi along with Memorandum of Understanding,
- xvii) Copy of Certificate dated 13/08/2020 issued by Adv. Prasad S. Tikare,
- xviii) Copy of Development Agreement dated 17/08/2020, which is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 3652/2020.
- xix) Copy of Power of Attorney dated 17/08/2020, which is registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 3653/2020.
- xx) Copy of Deed of Release dated 30/09/2020, which is registered in the office of Sub Registrar, Haveli No. 11 (Pune), at Sr. No. 10526/2020.
- xxi) Copy of Deed of Confirmation dated 30/09/2020, which is registered in the office of Sub Registrar, Haveli No. 11 (Pune), at Sr. No. 10527/2020.
- xxii) Copy of Sale Deed dated 31/12/2020 registered in the office of Joint Sub-Registrar Haveli No. 11, Pune on 05/01/2021 at Sr. No. 235/2021 for 75 Are area under reservation
- xxiii) Copy of Power of Attorney dated 04/01/2021 registered in the office of Joint Sub-Registrar Haveli No. 11, Pune on 05/01/2021 at Sr. No. 4/237/2021 for the said 75 Are area under reservation

3) DEVOLUTION OF TITLE IN RESPECT OF THE SAID LAND:-

- i) The land bearing Survey No. 39, totally admeasuring 6 Hectare 13 Are (hereinafter referred to as the 'entire land') was previously owned by Mr. Rameshchandra Vitthaldas, Mr. Dhanran alias Virendra Haridas and Mr. Janmanjay alias Jayantilal Haridas and their names have been recorded to the record of rights of the entire land as absolute owners thereof.
- ii) In accordance with the Maharashtra State Weights and Measurement (Enforcement) Act, 1958 and Indian Coinage Act, 1955 the lands coming under village Kiwle have been converted into metric system. Effect of the same has been given to the 7/12 extract of the entire land vide Mutation Entry No. 1496.
- iii) Mr. Vijay Shankar Sahasrabuddhe was declared as tenant of the entire land and therefore as per the Order bearing No. A.L.T.-8A-63 passed by the Agriculture Land Tribunal, Haveli, Pune on 06/04/1963, the purchase price of the entire land has been fixed and the said tenant was directed to pay the said amount to the land owners in 8 installments from 01/01/1964 to 01/01/1971. Effect of the same has been given to the 7/12 extract of the entire land vide Mutation Entry No. 1172.
- iv) The said tenant Mr. Vijay Shankar Sahasrabuddhe paid entire purchase price of the entire land and therefore the Purchase Certificate under Section 32M of Bombay Tenancy and Agricultural Lands Act,

1948 has been issued in favor of the deemed purchaser Mr. Vijay Shankar Sahasrabuddhe by Additional Tahasildar, Haveli, Pune. Accordingly the names of land owners Mr. Rameshchandra Vitthal das, Mr. Dhanran alias Virendra Haridas and Mr. Janmanjay alias Jayantilal Haridas have been removed from the 7/12 extract of the entire land and the name of Purchaser Mr. Vijay Shankar Sahasrabuddhe has been recorded to the record of rights of the entire land. Further the remark of compliance of Section 43 of Bombay Tenancy and Agricultural Lands Act, 1948 has been recorded to the column of other rights of the entire land. Effect of the same has been given to the 7/12 extract of the entire land vide Mutation Entry No. 1529.

- v) The Additional Tahasildar, Pimpri Chinchwad, Haveli, Pune vide Order bearing No. T.H.K./KAVI/322/2015 dated 27/10/2015 removed the remark of compliance of Section 43 of Bombay Tenancy and Agricultural Lands Act, 1948 to the extent of area admeasuring 04 Hectare, 33.87 Ares out of the larger land, which area remained with the ownership of Mr. Dilip Vijay Sahasrabudhe and others. Effect of the same has been given to the column of other rights of the larger land vide Mutation Entry No. 12808.
- vi) The said owner Mr. Vijay Shankar Sahasrabudhe obtained loan of Rs. 3,81,500/- from Bank of Baroda, Shivajinagar, Pune by creating charge upon the entire land. Accordingly the name of said Bank has been recorded in the column of other rights of the entire land vide Mutation Entry No. 1969.

- vii) The said Mr. Vijay Shankar Sahasrabudhe repaid the entire amount of loan to Bank of Baroda, Shivajinagar, Pune and therefore the encumbrance of said Bank has been removed from the column of other rights of the larger land. Effects of the same have been given to the column of other rights of the larger land vide Mutation Entry Nos. 7773 and 8571.
- viii) The said Mr. Vijay Shankar Sahasrabudhe died on 05/11/1999 leaving behind him a son namely Mr. Dilip Vijay Sahasrabudhe, a widow namely Smt. Shubhada Vijay Sahasrabudhe and a daughter namely Mrs. Anjali Parag Gadgil as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the larger land vide Mutation Entry No. 7771.
- ix) Vide Order bearing No. S.L.A./II/KA VI/S.R/30/97 passed by Special Land Acquisition Officer No. 1 (Mumbai-Pune Express Highway), Pune, an area admeasuring 01 Ares has been acquired for Highway and therefore an area admeasuring 06 Hectare, 12 Ares (hereinafter referred to as the 'larger land') has been remained with the said owner. Effect of the same has been given to the 7/12 extract of entire land vide Mutation Entry No. 6001.
- x) By virtue of Possession Receipt dated 02/01/2015, the said Mr. Dilip Vijay Sahasrabudhe and Smt. Shubhada Vijay Sahasrabudhe handed over an area admeasuring 9813 sq.mtrs., out of the larger land to Pimpri Chinchwad Municipal Corporation. The said Possession Receipt has been registered in the office of Sub Registrar, Haveli No. 5 (Pune), on 06/01/2015, at Sr.No. 94/2015. Accordingly the name of

said Pimpri Chinchwad Municipal Corporation has been recorded to the record of rights of the larger land vide Mutation Entry No. 12549.

- xi) By virtue of Deed of Sale dated 17/08/2010, the said Mr. Dilip Vijay Sahasrabudhe and Smt. Shubhada Vijay Sahasrabudhe sold out an area admeasuring 00 Hectare, 80 Ares out of the larger land unto and in favor of Mr. Bansilal Nanikram Chugh, Mr. Gulab Rangaldas Chawala, Mr. Rangarao Vitthalrao Saware, Mr. Anil Kashinathrao Jinde, Mr. Shrimant Mahaling Tandulkar, Mr. Shivram Bhikaji Thorve and Mr. Mahesh Assandas Daryanani. The said Deed of Sale has been registered in the office of Sub Registrar, Haveli No. 2 (Pune) on 24/08/2010, at Sr.No. 7094/2010. Accordingly the names of said Purchasers have been recorded to the record of rights of the larger land vide Mutation Entry No. 11783.
- xii) By virtue of Deed of Sale dated 23/09/2019, the said Mr. Dilip Vijay Sahasrabudhe, Smt. Shubhada Vijay Sahasrabudhe and Mrs. Anjali Parag Gadgil sold out an area admeasuring 00 Hectare, 20 Ares out of the larger land unto and in favor of Mr. Bansi Nanikram Chugh, Mr. Gulab Rangaldas Chawala, Mr. Shankerlal Arjandas Chichiria, Mr. Rangarao Vitthalrao Saware, Mr. Anil Kashinathrao Jinde, Mr. Shrimant Mahaling Tandulkar, Mr. Shivram Bhikaji Thorve and Mr. Mahesh Assandas Daryanani. The said Deed of Sale has been registered in the office of Sub Registrar, Haveli No. 2 (Pune), at Sr.No. 8683/2019. Accordingly the names of said Purchasers have been recorded to the record of rights of the larger land vide Mutation Entry No. 13926.

xiii) By virtue of Deed of Release dated 24/03/2000, one of the owners Mrs. Anjali Parag Gadgil relinquished all her rights, title and/or interest in the larger land unto and in favor of Smt. Shubhada Vijay Sahasrabudhe and Mr. Dilip Vijay Sahasrabudhe. The said Deed of Release has been registered in the office of Sub Registrar, Haveli No. 5 (Pune), at Sr.No. 2464/2000. Effect of the same has been given to the record of rights of the larger land vide Mutation Entry No. 7772.

xiv) To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Haveli, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Haveli, Pune accordingly corrected the mistakes and updated 7/12 extract of the larger land. The Circle Officer, Chinchwad, Pune has certified the Mutation Entries bearing Nos. 13194 and 13431 to the effects.

xv) Considering the areas handed over to Competent Authority for Mumbai-Pune Express Highway and to Pimpri Chinchwad Municipal Corporation and the area sold to Mr. Bansilal Nanikram Chugh and others, an area admeasuring 04 Hectare, 13.87 Ares has been remained with the said owners Smt. Shubhada Vijay Sahasrabudhe and Mr. Dilip Vijay Sahasrabudhe. Out of which an area admeasuring 7500 sq.mtrs., under Reservation Nos. 4/124, 4/125 and 4/126 is not the subject matter of this Report.

xvi) The Owners with the consent of the Promoter sold, transferred, conveyed and assigned the land admeasuring 75 Ares out of the

project land being the area under reservation as mentioned above to M/s. Four Pillars Developers , a Partnership Firm through its Partners Shri. Sandeep Rasiklal Shah and Shri Harshad Champalal Ostwal vide Sale Deed dated 31/12/2020 registered in the office of Joint Sub-Registrar Haveli No. 11, Pune on 05/01/2021 at Sr. No. 235/2021. The Owners at the request of said purchasers also executed Power of Attorney dated 04/01/2021 registered in the office of Joint Sub-Registrar Haveli No. 11, Pune on 05/01/2021 at Sr. No. 4/237/2021 for the said 75 Are area for the purposes mentioned therein.

4) PROCEEDINGS:

a) One Special Civil Suit bearing No. 887 of 2010 has been filed by Mr. Mukund Madhav Sahastrabuddhe and others against Smt. Shubhada Vijay Sahastrabuddhe and others before Hon'ble Civil Judge, Senior Division, Pune at Pune for Partition and Permanent Injunction. In which Smt. Shubhada Vijay Sahastrabuddhe, Mr. Dilip Vijay Sahastrabuddhe and Mrs. Anjali Parag Gadgil were the Defendant Nos. 1 to 3. An amicable settlement has been occurred by and between the Plaintiffs and Defendant No. 1 to 3 in the aforesaid suit and the Plaintiffs thereby waived, abandoned and gave up all the grievances and claims relating to the aforesaid suit. Accordingly one Deed of Settlement dated 12/03/2012 has been executed by and between the Plaintiff and Defendant No. 1 to 3 along with Mr. Bansilal Nanikram Chugh, Mr. Gulab Rangaldas Chawala, Mr. Rangarao Vitthalrao Saware, Mr. Anil Kashinathrao Jinde, Mr. Shrimant Mahaling Tandulkar, Mr. Shivram Bhikaji Thorve and Mr. Mahesh Assandas Daryanani relating to larger land. The said Deed of

Settlement has been registered in the office of Sub Registrar, Haveli No. 2 (Pune), at Sr.No. 2099/2012. As agreed, the Plaintiffs in the aforesaid suit have filed Purshis before Hon'ble Court for withdrawal of said suit vide Special Civil Suit bearing No. 887 of 2010. The Hon'ble Court vide Order dated 12/03/2012 permitted the Plaintiffs to withdraw the said suit and accordingly disposed off the said suit.

b) Another Special Civil Suit bearing No. 994 of 2012 has been filed by Mrs. Vaijayanti Sanjeev Patel and others against Smt. Shubhada Vijay Sahastrabuddhe and others before Hon'ble Civil Judge, Senior Division, Pune at Pune for Partition and Permanent Injunction. In which Smt. Shubhada Vijay Sahastrabuddhe, Mr. Dilip Vijay Sahastrabuddhe and Mrs. Anjali Parag Gadgil were the Defendant Nos. 1 to 3. The Plaintiffs in aforesaid suit have also registered Notice of Lis Pendens dated 17/04/2013 before Sub Registrar, Haveli No. 11 (Pune), at Sr.No. 2984/2013. An amicable settlement has been occurred by and between the Plaintiffs and the following Defendants in the aforesaid suit and accordingly following deeds/writings have been executed by and between them:

- By virtue of Deed of Confirmation dated 20/04/2019, the Defendant No. 16a to 16c Mr. Anil Shankar Gadre, Mr. Shirish Shankar Gadre and Mrs. Neela Arun Apte (legal heirs of deceased Malti Shankar Gadre) confirmed the ownership and possession of the Defendant Nos. 1 to 3 in the larger land and further released and relinquished their alleged right, title or interest in the larger land unto and in favor of the Defendant Nos. 1 to 3. The said Deed

of Confirmation has been registered in the office Sub Registrar, Haveli No. 2 (Pune) on 25/04/2019, at Sr.No. 2874/2019.

- By virtue of Deed of Confirmation dated 20/04/2019, the Defendant No. 15 Mrs. Usha Neelkanth Deshpande along with one Mr. Mahesh Neelkanth Deshpande confirmed the ownership and possession of the Defendant Nos. 1 to 3 in the larger land and further released and relinquished their alleged right, title or interest in the larger land unto and in favor of the Defendant Nos. 1 to 3. The said Deed of Confirmation has been registered in the office Sub Registrar, Haveli No. 2 (Pune), at Sr.No. 2876/2019.
- By virtue of Deed of Confirmation dated 28/05/2019, Smt. Chitralekha Shashikant Sahastrabudhe, Mr. Ravishankar Shashikant Sahastrabudhe, Mrs. Amruta Ravishankar Sahastrabudhe, Mrs. Anagha Pramod Phaltane, Mrs. Meghana Nitin Paranjpe, Mrs. Archana Vinay Dharu and Mrs. Neeta Devendra Awati i.e. the Defendant Nos. 10 to 13 (legal heirs of deceased Shashikant Shankar Sahastrabudhe) confirmed the ownership and possession of the Defendant Nos. 1 to 3 in the larger land and further released and relinquished their alleged right, title or interest in the larger land unto and in favor of the Defendant Nos. 1 to 3. The said Deed of Confirmation has been registered in the office Sub Registrar, Haveli No. 2 (Pune) on 25/06/2019, at Sr.No. 4770/2019.
- By virtue of Deed of Confirmation dated 17/07/2019, the Defendant Nos. 17A and 17B Mr. Vikram Ashok Moghe and Mrs. Asmita Ashok Bhatre (legal heirs of deceased Prabha Ashok Moghe) confirmed the ownership and possession of the Defendant

Nos. 1 to 3 in the larger land and further released and relinquished their alleged right, title or interest in the larger land unto and in favor of the Defendant Nos. 1 to 3. The said Deed of Confirmation has been registered in the office Sub Registrar, Haveli No. 2 (Pune) on 25/06/2019, at Sr.No. 6577/2019.

- The Plaintiffs in the aforesaid suit have filed Purhis before Hon'ble Court for withdrawal of said suit. The Defendants No. 1 to 9c, 12, 17A, 17B, 19 to 25 have given their no objection to withdraw such suit.

The Hon'ble Court, vide Order dated 22/08/2019 permitted the Plaintiffs to withdraw the said suit and accordingly disposed off the said suit. Thus the claim of Plaintiff in said Special Civil Suit bearing No. 994/2012 stood withdrawn finally. Besides this there are no litigation or court proceedings pending in any court of law with respect to the said land.

- 5) By virtue of Development Agreement and Power of Attorney both dated 17/08/2020, the said Smt. Shubhada Vijay Sahasrabudhe and Mr. Dilip Vijay Sahasrabudhe entrusted development rights in respect an area admeasuring 04 Hectare, 13.87 Ares from and out of the larger land unto and in favor of Unique AMS Spaces LLP, through its Partner, Mr. Sumit Subhash Tayal. The said Development Agreement and Power of Attorney have been registered in the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 3652/2020 and 3653/2020 respectively.

6) Due to the circumstances arose after first release, the said Mrs. Anjali Parag Gadgil (maiden name : Anjali Vijay Sahasrabudhe), by way of abundant precaution, once again released all her rights, title and/or interest in the larger land unto and in favor of Smt. Shubhada Vijay Sahasrabudhe and Mr. Dilip Vijay Sahasrabudhe by executing Deed of Release dated 30/09/2020. The said Deed of Release has been registered in the office of Sub Registrar, Haveli No. 11 (Pune), at Sr. No. 10526/2020.

7) By virtue of Deed of Confirmation dated 30/09/2020, the said the said Mrs. Anjali Parag Gadgil (maiden name : Anjali Vijay Sahasrabudhe), once again, confirmed / retified all the contents of aforesaid Deed of Release dated 24/03/2000 and Development Agreement and Power of Attorney both dated 17/08/2020. The said Deed of Confirmation has been registered in the office of Sub Registrar, Haveli No. 11 (Pune), at Sr. No. 10527/2020.

**8) PAPER NOTICE:**

Adv. Prasad Satish Tikare caused to publish Paper Notice in daily Prabhat Newspaper in respect of the land an area admeasuring 04 Hectare, 13.87 Ares to invite objection if any. Adv. Tikare vide Certificate dated 13/08/2020 stated that he has received one objection from Mr. Sandip Rasiklal Shaha and Mr. Harshad Champalal Ostwal through their Advocate Pramod V. Joshi in respect of the lands under Reservation bearing Nos. 4/124, 4/125 and 4/126, an area admeasuring 7500 sq.mtrs.

Shri. Sandeep Rasiklal Shah and Shri Harshad Champalal Ostwal lodged an objection to the said public notice claiming transaction in respect of 75 Are i.e. area under reservation with the said land owners. Therefore the owners with the consent of Promoter sold, transferred, conveyed and assigned the land admeasuring 75 Ares out of the project land being the area under reservation as mentioned above to M/s. Four Pillars Developers , a Partnership Firm through its Partners Shri. Sandeep Rasiklal Shah and Shri Harshad Champalal Ostwal vide Sale Deed dated 31/12/2020 registered in the office of Joint Sub-Registrar Haveli No. 11, Pune on 05/01/2021 at Sr. No. 235/2021. The Owners at the request of said purchasers also executed Power of Attorney dated 04/01/2021 registered in the office of Joint Sub-Registrar Haveli No. 11, Pune on 05/01/2021 at Sr. No. 4/237/2021 for the said 75 Are area for the purposes mentioned therein.

Except the objection of said Shri. Sandeep Rasiklal Shah and Shri Harshad Champalal Ostwal there was no objection/dispute raised by any person about the title of the land owners in respect of the said land i.e. an area admeasuring 03 Hectare, 38.87 Ares (which is the subject matter of this Report).

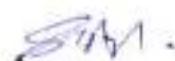
#### **9) OPINION:**

Upon perusal of documents and revenue records made available for my inspection, I am of the opinion that:

- a. Mr. Dilip Vijay Sahasrabudhe and Smt. Shubhada Vijay Sahasrabudhe are the owners of said land.

- b. M/s. Unique AMS Spaces LLP, through its Partner, Mr. Sumit Subhash Tayal has got valid right to develop the said land.
- c. It reveals from the above documents and record that, the said land is free from all encumbrances and the said owners hold marketable title to the said land.

Hence the Search and Title Report.



**SANJAY T. AGARWAL**

**ADVOCATE**

**SANJAY T. AGARWAL**

B.Com., LL.B. Advocate

OFFICE No. 401, 'GOPALKRUPA APARTMENT'  
REVENUE COLONY, BEHIND HOTEL SURBHI,  
NEAR JANGLI MAHARAJ TEMPLE, JM ROAD,  
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TEL NO. 9764582231