

M/S. RAJIV PATEL & ASSOCIATES

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg. (East Street), Pune - 411001.

Ref No. :

Date :

CERTIFICATE OF TITLE

RE: The contiguous block of land admeasuring Hectares 02=48 Ares formed of portions admeasuring Hectares 01=60 Ares and Hectares 00=88 Ares out of the land admeasuring Hectares 04=46 Ares and Hectares 01=94 Ares bearing Survey No.59 and Survey No.60 Hissa No.3 respectively situate, lying and being at Village Tathawade within the Registration Sub-District of Taluka Mulshi, District Pune under the limits of Municipal Corporation of Pimpri Chinchwad and which contiguous block admeasuring Hectares 02=48 Ares is bounded as follows, that is to say:

- On or towards the East : By land out of Survey No.60/1, Tathawade, Pune.
- On or towards the South : By remaining land out of Survey No.59, Tathawade, Pune.
- On or towards the West : By road and partly by land bearing Survey No.59 and partly by land bearing Survey No.60/3, Tathawade, Pune.
- On or towards the North : Partly by land bearing Survey No.60/1, Tathawade, Pune.

We have been instructed by (1) ECOSTAR GOEL PROPERTIES LLP, a limited liability partnership firm duly Registered under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at San-Mahu Commercial Complex, 5, Bund Garden Road, Pune 411001 to investigate its title to a portion admeasuring Hectares 00=88 Ares out of the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, Pune and (2) M/S. SHRI SIDDHIVINAYAK DEVELOPERS, a Partnership firm duly Registered under the provisions of the Partnership Act, 1932 having its Registered Office at San-Mahu Commercial Complex, 5, Bund Garden Road, Pune 411001 to investigate their title to a portion admeasuring Hectares 01=00 Ares out of the said land bearing Survey No.59, Tathawade, Taluka Mulshi, Pune and the said SHRI SIDDHIVINAYAK DEVELOPERS have instructed us to investigate the title of SMT.YAMUNABAI RAMAN PAWAR to a portion admeasuring Hectares 00=60 Ares out of the said land bearing Survey No.59, Tathawade, Taluka Mulshi, Pune and



the beneficial title of the said Shri Siddhivinayak Developers to the same. We have carried out such investigation and our observations in respect thereof are as under:-

1) **Portion admeasuring Hectares 01=60 Ares out of land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune**

- a) Gulabchand Maganram Lunkad (Marvadi), Raghunath Puranchand Lunkad (Marvadi), Surajmal Punamchand Lunkad (Marvadi) and Indrabhan Ganeshmal Lunkad (Marvadi) were the owners of all that piece and parcel of land or ground then admeasuring 11 Acres 01 Gunthas bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune.
- b) The name of one Nama aka Namdeo Godhu Pawar was entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune as the "Protected Tenant" thereof vide Mutation Entry No.464 dated 15.12.1950.
- c) The said Surajmal Punamchand Lunkad (Marvadi) died intestate on 21.10.1947, leaving behind his as his only heirs and next-of-kin, his two sons namely, Chandrakant and Popatmal Surajmal Lunkad. The names of the said heirs of the said Late Surajmal Punamchand Lunkad were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune as the holders of the share earlier held by the said Late Surajmal Lunkad therein vide Mutation Entry No.658 dated 14.06.1956.
- d) The said Raghunath Punamchand Lunkad (Marvadi) died intestate on 01.04.1955, leaving behind his as his only heirs and next-of-kin, his daughter namely, Rambhabai Puranmal Gadia. The name of the said Rambhabai Puranmal Gadia was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune as the holder of the share earlier held by the said Late Raghunath Lunkad therein vide Mutation Entry No.657 dated 14.06.1956.
- e) The Charge of the Dapodi Vikas Co-operative Society was entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune vide Mutation Entry No.671 dated 21.12.1956 as security for due

repayment of a loan advanced by the said Society to the said Indrabhan Gameshmal Lunkad (Marvadi). Subsequently, the said loan was re-paid to the said Society and the name of the said Society was deleted from the "Other Rights" column of VII/XII Extract pertaining to the said land bearing Survey No. 59, Tathawade, Taluka Mulshi, District Pune as the holder of the said charge thereon vide Mutation Entry No.5659 dated 24.02.2012.

- f) The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1956 were made applicable to Village Tathawade vide Mutation Entry No. 1081 and the area of the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune was shown to be Hectares 04=46 Ares instead of 11 Acres 01 Gunthas as shown earlier.
- g) The said Nama aka Namdeo Godhu Pawar who was a Protected Tenant of the said land bearing Survey No.59, Tathawade, made Application to the Tehsildar and Agricultural Lands Tribunal, Mulshi, Paud for determination of the purchase price of the said land bearing Survey No. 59, Tathawade, Taluka Mulshi, District Pune under the provisions of Section 32-G of the Bombay Tenancy & Agricultural Lands Act, 1948. The Tehsildar and Agricultural Lands Tribunal Mulshi, Paud determined the purchase price of the said land bearing Survey No. 59, Tathawade, Taluka Mulshi, District Pune and held that the said Nama aka Namdeo Pawar was entitled to purchase the said land under the provisions of Section 32-G of the Bombay Tenancy & Agricultural Lands Act, 1948. Accordingly, the name of the said Nama aka Namdeo Godhu Pawar was entered in the "Possessory" column of the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune as the holder thereof on "Class II" Occupancy basis vide Mutation Entry No.855, 856 and 860 all dated 10.08.1962 while the names of the said Gulabchand Manganram Lunkad (Marvadi) and Others were entered in the "Other Rights" column thereof.
- h) On the said Nama aka Namdeo Godhu Pawar and his brother namely, Rama aka Ramchandra Godhu Pawar making payment of the determined purchase price of the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune in the Government Treasury, three separate Certificates (In respect of the respective undivided shares of Indrabhan Ganeshmal Lunkad (Marvadi) and Four Others) under the provisions of Section 32-M of the Bombay Tenancy & Agricultural Lands Act, 1948 was issued in favour of the said Nama aka



Namdeo Godhu Pawar and Rama Godhu Pawar on 30.12.1986. The names of the said Gulabchand Maganram Lunkad (Marvadi) and Others were deleted from the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune vide Mutation Entry Nos.1655, 1656 and 1657 all dated 22.01.1987.

- i) The said Nama aka Namdeo Godhu Pawar died intestate on 05.06.1969, leaving behind him as his only heirs and next-of-kin his two widows namely, Sakhubai and Sonabai Nama aka Namdeo Pawar, his two sons namely, Dynanoba and Laxman Nama aka Namdeo Pawar and his one married daughter namely, Champabai Namdeo Shitole. The names of the said two sons of the said Late Nama aka Namdeo Godhu Pawar were entered in the "Possessory" column of the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune while the names of the said widows and daughter of the said Late Nama aka Namdeo Godhu Pawar were entered in the "Other Rights" column thereof vide Mutation Entry No.1067 dated 02.12.1969.
- j) The said Dynanoba Namdeo Pawar availed of a loan from the Wakad Vikas Society and, a charge in favour of the said Society was created on the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune as security for due repayment of the said loan. Such charge in favour of the said Wakad Vikas Society was entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune vide Mutation Entry No.1920. However, on re-payment of the said loan amounts and all dues of the said Wakad Vikas Society, the name of the said Society was deleted from the "Other Rights" column thereof vide Mutation Entry No.5650 dated 24.02.2012.
- k) A partition of certain lands (including of the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune) was effected between the said Rama Godhu Pawar and the said Dynanoba and Laxman Namdeo Pawar, under the provisions of Section 85 of the Maharashtra Land Revenue Code, 1966 and, on such partition, the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune came to the share of the said Rama Godhu Pawar. The name of the said Rama Godhu Pawar was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune as the holder thereof vide Mutation Entry No.2134 dated

10.10.1991. As the said Rama aka Ramchandra Godhu Pawar died intestate on 31.07.1990, leaving behind him as his only heirs and next-of-kin his widow namely, Sitabai Rama aka Ramchandra Godhu Pawar, his two sons namely, Phakkad and Raman Rama aka Ramchandra Pawar and his five married daughters namely, Parvatibai Narayan Kalbhor, Jijabai Dharma Gavare, Muktabai Dattu Shivale, Mandabai Damu Phalke and Pushpabai Namdeo Shelar. The names of the said heirs of the said Late Rama aka Ramchandra Godhu Pawar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune as the holders thereof vide Mutation Entry No.2266 dated 14.10.1993.

- l) The Charge of the Sant Tukaram Maharaj Vikas Co-operative Seva Society was entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune vide Mutation Entry Nos.3510, 3810, 3812, 3858, 3860, 4068, 4570 and 4907 dated 05.07.2002, 01.09.2004, 01.09.2004, 24.01.2005, 27.01.2005, 16.05.2006, 07.08.2008 and 04.09.2009 respectively. On all the dues of the said Society being duly paid, the said Charge of the said Society was deleted from the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade Taluka Mulshi, District Pune vide Mutation Entry Nos.5649, 5650 and 5651 all dated 24.02.2012.
- m) The said Parvatibai Narayan Kalbhor died intestate on 31.07.1990, leaving behind her as her only heirs and next-of-kin her two sons namely, Sunil and Santosh Narayan Kalbhor. The names of the said Sunil and Santosh Narayan Kalbhor were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade Taluka Mulshi, District Pune as the holder of the share earlier held by the said Late Parvatibai Narayan Kalbhor vide Mutation Entry No.3872 dated 21.02.2005.
- n) A partition of certain lands (including of the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune) was effected between the said heirs of the said Late Rama Godhu Pawar under the provisions of Section 85 of the Maharashtra Land Revenue Code, 1966 and, on such partition, portions admeasuring Hectares 02=22.50 Ares and Hectares 02=22.50 Ares out of the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune came to the shares of the said Phakkad Rama aka Ramchandra Pawar and Raman Rama aka Ramchandra Pawar respectively. Save and except the names of the



said Phakkad Rama aka Ramchandra Pawar and Raman Rama aka Ramchandra Pawar, all other heirs of the said Late Rama aka Ramchandra Godhu Pawar and the said heirs of the said Late Parvatibai Kalbhor were deleted from the VII/XII extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune as the holders thereof vide Mutation Entry No.3975 dated 31.10.2005.

- o) The said Raman Rama aka Ramchandra Pawar died intestate on 09.03.2012, leaving behind him as his only heirs and next-of-kin his widow namely, Yamunabai Raman Pawar, his three sons namely, Sandeep, Nitin and Rahul Raman Pawar and his one married daughter namely, Sunita Sandeep Nevale. The names of the said heirs of the said Late Raman Rama aka Ramchandra Pawar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade Taluka Mulshi, District Pune as the holders of the said share earlier held by the said Late Raman Pawar therein vide Mutation Entry No.5703 dated 19.05.2012.
- p) Vide a Deed of Release dated 06.08.2012 (duly registered under Serial No.8001 of 2012 with the Sub-Registrar, Haveli XVII, Pune), the said Sandeep Raman Pawar, Nitin Raman Pawar, Rahul Raman Pawar and Sunita Sandeep Nevale released all and whatsoever their right, title and interest in the said land bearing Survey No.59, Tathawade Taluka Mulshi, District Pune to/in favour of the their mother, the said Yamunabai Raman Pawar. The names of the said Sandeep Raman Pawar, Nitin Raman Pawar, Rahul Raman Pawar and Sunita Sandeep Nevale were deleted from the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade Taluka Mulshi, District Pune as the holders of shares therein vide Mutation Entry No.5778 dated 16.08.2012.
- q) Vide Order dated 20.03.2006 made by the Sub-Divisional Officer, Maval Sub-Divisional the remark "subject to the provisions of Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948" was deleted from the "Other Rights" column of the VII/XII Extract in respect of, inter-alia, the said land bearing Survey No.59, Tathawade. Further, pursuant to the Order dated 30.07.2013 made by the Tehsildar, Taluka Mulshi, the condition that before conversion of the user of the holding of the said heirs of the late Raman Pawar out of the said land to non-agricultural, prior permission of the Collector, District Pune, should be taken was entered in the said "Other Rights"

Column. The above was done vide Mutation Entry No.5965 dated 07.08.2013.

- r) The Charge of the Sant Tukaram Maharaj Vikas Co-operative Seva Society entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune vide Mutation Entry No.5880 as security for due repayment of loans advanced by the said Society to the said Yamunabai Raman Pawar. Subsequently, the said loan was re-paid to the said Society and the name of the said Society was deleted from the "Other Rights" column of VII/XII Extract pertaining to the said land bearing Survey No. 59, Tathawade, Taluka Mulshi, District Pune as the holder of the said charge thereon vide Mutation Entry No.6073 dated 10.07.2014.
- s) The Charge of the Sant Tukaram Maharaj Vikas Co-operative Seva Society was entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune vide Mutation Entry No.6237 as security for due repayment of loans advanced by the said Society to the said Yamunabai Raman Pawar.
- t) Vide an Agreement for Development dated 21.06.2013 (duly Registered under Serial No.5090 of 2013 with the Sub-Registrar Haveli XVIII, Pune) read with a Deed of Correction thereto dated 30.06.2016 (duly Registered under Serial No.10292 of 2016 with the Sub-Registrar Haveli X, Pune) made by and between the said Yamunabai Raman Pawar of the One Part and the said M/s. Shri Siddhivinayak Developers of the Other Part, the said Yamunabai Raman Pawar granted rights of development of a portion admeasuring Hectares 01=60 Ares out of her said holding out of the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune to/in favour of the said M/s. Shri Siddhivinayak Developers at or for the consideration and on the terms and conditions therein contained.
- u) The Office of the Collector, District Pune granted permission for conversion of user of the said portion admeasuring Hectares 01=60 Ares out of the said holding of the said Yamunabai Raman Pawar in the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune to "Non-Agricultural" user under the provisions of Section 44 read with Section 42A(1) of the Maharashtra Land Revenue Code,



1966 vide its Order dated 10.06.2015 bearing No.PCMC/NOC/SR/15/2015.

- v) Vide a Deed of Sale dated 10.02.2017 (duly registered under Serial No.3049 of 2017 with the Sub-Registrar, Haveli VI, Pune), the said Yamunabai Raman Pawar assigned, transferred, assured and conveyed a portion admeasuring Hectares 01=00 Ares out of her said holding in the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune to/in favour of the said M/s. Shri Siddhivanayak Developers.
- w) In the circumstances, the said M/s. Shri Siddhivanayak Developers is the owner of the said portion admeasuring Hectares 01=00 Ares out of the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune and the holder of rights of development of a portion admeasuring Hectares 00=60 Ares out the said holding of the said Yamunabai Raman Pawar in the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune.

2) **Portion admeasuring Hectares 00=88 Ares out of land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune**

- a) One Anjana Laxman Pawar was the owner of all that piece and parcel of land or ground then admeasuring 04 Acres 32 Gunthas bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune.
- b) The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1956 were made applicable to Village Tathawade vide Mutation Entry No. 1081 and the area of the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune was shown to be Hectares 01=94 Ares instead of 04 Acres 32 Gunthas as shown earlier.
- c) The Charge of the Sant Tukaram Maharaj Vikas Society was entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune vide Mutation Entry No.2278 dated 24.01.1994 as security for due repayment of a loan advanced by the said Society to the said Anjana Laxman Pawar. Subsequently, the said loan was repaid to the said Society and the name of the said Society was deleted from the "Other Rights" column of VII/XII Extract pertaining to the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi,

District Pune as the holder of the said charge thereon vide Mutation Entry No.2611 dated 12.09.1997.

- d) A partition of certain lands (including of the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune) was effected between the said Anjana Laxman Pawar and the members of her family under the provisions of Section 85 of the Maharashtra Land Revenue Code, 1966 and, on such partition, portions admeasuring Hectares 00=29.50 Ares, Hectares 00=66.50 Ares, Hectares 00=30.50 Ares and Hectares 00=67.50 Ares out of the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune came to the shares of Namdeo Laxman Pawar, Sopan Laxman Pawar, Dynaneshwar Laxman Pawar and Baburao Laxman Pawar respectively. The names of the said Namdeo Laxman Pawar, Sopan Laxman Pawar, Dynaneshwar Laxman Pawar and Baburao Laxman Pawar were duly entered on the VII/XII extract pertaining to the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune as the holders of their said respective portions thereof vide Mutation Entry No.2685 dated 28.11.1997.
- e) The Charge of the Sant Tukaram Maharaj Vikas Co-operative Seva Society was entered on the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune vide Mutation Entry Nos.2714, and 4301 dated 04.03.1998 and 09.07.2007 respectively. On all the dues of the said Society being duly paid, the said Charge of the said Society was deleted form the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.60 Hissa No.3, Tathawade Taluka Mulshi, District Pune vide Mutation Entry Nos.4372 dated 14.09.2007.
- f) The said Namdeo Laxman Pawar died intestate on 10.02.2006, leaving behind him as his only heirs and next-of-kin his widow namely, Parvatibai Namdeo Pawar, his two sons namely, Sanjay and Anil Namdeo Pawar and his two married daughters namely, Lata Hiranman Bhave and Rekha Bharat Wavle. The names of the said heirs of said Late Namdeo Laxman Pawar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.60 Hissa No.3, Tathawade Taluka Mulshi, District Pune as the holders of the said share admeasuring Hectares 00=29.50 Ares (earlier held by the said Late Namdeo Laxman Pawar therein) thereof vide Mutation Entry No.4049 dated 12.04.2006.



- g) Vide an Deed of Sale dated 07.05.2010 (duly registered under Serial No.5574 of 2010 with the Sub-Registrar, Haveli XVII, Pune), Sandeep Raman Pawar, Nitin Raman Pawar and Rahul Raman Pawar purchased the following portions out of the holdings of the owners mentioned hereinbelow out of the said land bearing Survey No.60 Hissa No.3, Tathawade Taluka Mulshi, District Pune:-

Name of the Owner/s	Holding of the Owner/s in the said land bearing Survey No.60 Hissa No.3, tathawade, Pune (in Hectares = Ares)	Area purchased by the said Sandeep Raman Pawar and Two Others (in Hectares = Ares)
Sopan Laxman Pawar and the members of his Family	00 = 66.50	00 = 15
Baburao Laxman Pawar and the members of his Family	00 = 67.50	00 = 38
Parvatibai Namdeo Pawar, Sanjay Namdeo Pawar, Anil Namdeo Pawar, Lata Hiranman Bhase and Rekha Bharat Vavle	00 = 29.50	00 = 14.75
Dynaneshwar Laxman Pawar and the members of his Family	00 = 30.50	00 = 05.50
TOTAL		00 = 73.25

The names of the said Sandeep Raman Pawar and Two Others were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune as the holders of the said portion admeasuring Hectares 00=73.25 Ares thereof vide Mutation Entry No.5266 dated 17.09.2010.

- h) Vide an Deed of Sale dated 23.08.2011 (duly registered under Serial No.9217 of 2011 with the Sub-Registrar, Haveli XVII, Pune), the said Parvatibai Namdeo Pawar, Anil Namdeo Pawar, Priya Anil Pawar, Sarthak Anil Pawar and Rekha Bharat Vavle assigned, transferred, assured and conveyed their remaining holding admeasuring Hectares

00=14.75 Ares out of the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune to/in favour of the said Ecostar Goel Properties LLP. The name of the said Ecostar Goel Properties LLP was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune as the holder of the said portion admeasuring Hectares 00=14.75 Ares thereof vide Mutation Entry No.5520 dated 14.09.2011.

- i) Vide a Deed of Right of Way dated 03.10.2011 (duly registered under Serial No.10789 of 2011 with the Sub-Registrar, Haveli XVII, Pune), the said Sopan Laxman Pawar, Baburao Laxman Pawar and Dynaneshwar Laxman Pawar granted right of way in perpetuity to the said Sandeep Raman Pawar and Two Others over a 20 ft wide Road leading from the northern side of the land bearing Survey No.60 Hissa No.3, Tathawade, Pune upto the 24 meter wide Development Plan Road.
- j) Vide an Deed of Sale dated 06.01.2012 (duly registered under Serial No.256 of 2012 with the Sub-Registrar, Haveli X, Pune), the said Sandeep Raman Pawar and Two Others assigned, transferred, assured and conveyed the said portion admeasuring Hectares 00=73.25 Ares out of the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune together with the said right of way over the said 20 ft wide Road leading from the northern side of the land bearing Survey No.60 Hissa No.3, Tathawade, Pune upto the said 24 meter wide Development Plan Road as mentioned hereinabove to/in favour of the said Ecostar Goel Properties LLP. The name of the said Ecostar Goel Properties LLP was duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune as the holder of the said portion admeasuring Hectares 00=73.25 Ares thereof vide Mutation Entry No.5614 dated 07.01.2012.
- k) The Office of the Collector, District Pune granted permission for conversion of user of the said portion admeasuring in the aggregate Hectares 00=88 Ares (held by the said Ecostar Goel Properties LLP) out of the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune to "Non-Agricultural" user under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966 vide its Order dated 18.10.2013 bearing No.PMA/NA/SR/482/2013.



- l) The said Ecostar Goel Properties LLP created a mortgage without possession of the said portion admeasuring in the aggregate Hectares 00=88 Ares out of the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune and the buildings to be constructed thereon in favour of State Bank of India vide an Indenture of Mortgage dated 30.12.2013 (duly registered under Serial No.14531 of 2013 with the Sub-Registrar, Haveli X, Pune), as security for repayment of a Term Loan granted by the said State Bank of India to the said Ecostar Goel Properties LLP together with interest thereon.
- m) The said Mortgage earlier created on the said portion Hectares 00=88 Ares out of the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune and the buildings to be constructed thereon to/in favour of the said State Bank of India was released by the said Bank vide a Deed of Release dated 25.02.2016 and which Deed of Release was duly registered under Serial No.2853 of 2016 with the Sub-Registrar, Haveli X, Pune.
3. The said portion admeasuring Hectares 01=60 Ares out of the said land bearing Survey No.59,Tathawade, Taluka Mulshi, District Pune (held by the said Yamunabai Raman Pawar and development rights whereof is held by the said M/s.Shri Siddhivinayak Developers) and the portion Hectares 00=88 Ares out of the said land bearing Survey No.60 Hissa No.3,Tathawade, Taluka Mulshi, District Pune (held by the said Ecostar Goel Properties LLP) form a contiguous block of land admeasuring 24,800 sq.mtrs i.e the above captioned contiguous block of land.
4. The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the above captioned contiguous block of land.
5. For the sake of mutual convenience and more efficient planning it has been agreed between the said Ecostar Goel Properties LLP and the said M/s.Shri Siddhivinayak Developers as under:-
- (a) That the said portion admeasuring Hectares 01=60 Ares out of the said land bearing Survey No.59,Tathawade, Taluka Mulshi, District Pune (held by the said M/s.Shri Siddhivinayak Developers and Yamunabai Raman Pawar as aforesaid) and the said portion Hectares 00=88 Ares out of the said land bearing Survey No.60 Hissa No.3,Tathawade, Taluka Mulshi, District Pune (held by the

said Ecostar Goel Properties LLP) be amalgamated and that the Building Layout presently sanctioned in respect thereof should be extended/ revised.

- (b) That the said M/s. Shri Siddhivinayak Developers and said Ecostar Goel Properties LLP shall consume the same quantum of F.A.R (FSI) arising from their respective portions out of the above captioned contiguous block of land if each of them had respectively independently constructed Buildings containing Flats/Units thereon.
- (c) That as regards such Buildings constructed by the said Ecostar Goel Properties LLP, it shall be the "Promoter" vis-à-vis the prospective purchasers of Flats/Units therein under the provisions of the Maharashtra Ownership Flats Act, 1963.
- (d) That as regards such Buildings constructed by the said M/s. Shri Siddhivinayak Developers, it shall be the "Promoter" vis-à-vis the prospective purchasers of Flats /Units therein under the provisions of the Maharashtra Ownership Flats Act, 1963.
- (e) That the said M/s. Shri Siddhivinayak Developers and said Ecostar Goel Properties LLP shall each be entitled to receive and appropriate the sale proceeds of the Flats/Units in the said Buildings constructed by each of them.
- (f) That certain facilities and infrastructure such as Sewage Treatment Plant, Underground Water Tanks, MSEDCL Installations, Vermiculture Pits, Swimming Pool, Club-House and Club Facilities etc. shall be common to the Buildings constructed by the said the said M/s. Shri Siddhivinayak Developers and the said Ecostar Goel Properties LLP .
- (g) That the said M/s. Shri Siddhivinayak Developers and said Ecostar Goel Properties LLP shall jointly determine the quantum of the Common Area Maintenance Deposits and Charges, MSEDCL Deposits and Charges and other like deposits and charges to be recovered from the prospective purchasers of Flats/Units in the Buildings constructed by the said M/s. Shri Siddhivinayak Developers and in the said Buildings constructed by the said Ecostar Goel Properties LLP so as to ensure that there is no disparity in the quantum of such deposits and charges recovered by the said parties.



- (h) That on completion of development and construction on the above captioned contiguous block of land and after the said M/s. Shri Siddhivinayak Developers and said Ecostar Goel Properties LLP have sold the Flats/Units in the Buildings constructed by each of them, individual Tenant Co-Partnership Co-operative Housing Societies will be formed of the prospective purchasers of Flats /Units in each of the Buildings constructed on the above captioned contiguous block of land and each Building will be conveyed to each of such Co-operative Housing Societies and the above captioned contiguous block of land will be conveyed to an Apex Society of which the said individual Tenant Co-partnership Co-operative Housing Societies will be Members.

The above agreement/understanding arrived at by and between the said M/s. Shri Siddhivinayak Developers and said Ecostar Goel Properties LLP is hereinafter referred to for the sake of brevity and convenience as "the Said Scheme"

6. Accordingly, to what is stated above, the said M/s. Shri Siddhivinayak Developers and the said Ecostar Goel Properties LLP applied for and obtained sanction for the revised buildings plans and specifications (earlier sanctioned by the Pimpri-Chinchwad Municipal Corporation) vide its Commencement Certificate bearing No. BP/TATHAWADE/04/2016 dated 04/02/2016.
7. As per such revised buildings plans and specifications, the said M/s. Shri Siddhivinayak Developers is to construct Five Buildings "A", "B" "C", "D and "E" to be known as "**GANGA AMBER**" as part of the said Scheme and the said Ecostar Goel Properties LLP is to construct Three Buildings "A", "B" and "C" to be known as "**GANGA AURUM PARK**" as part of the said Scheme.
8. The said M/s. Shri Siddhivinayak Developers has created a mortgage without possession of the said portion admeasuring Hectares 01=60 Ares out of the said land bearing Survey No.59, Tathawade, Taluka Mulshi, District Pune and of the buildings to be constructed thereon (excluding 45% of the total saleable area) in favour of the said Housing Development Finance Corporation Limited vide an Indenture of Mortgage dated 25.02.2016 (duly registered under Serial No.3024 of 2016 with the Sub-Registrar, Haveli X, Pune), as security for re-payment of a Term Loan granted by the said Housing Development Finance Corporation

Limited to the said M/s. Shri Siddhivinayak Developers together with interest thereon.

9. The said Ecostar Goel Properties LLP has created a mortgage without possession of the said portion admeasuring Hectares 00=88 Ares out of the said land bearing Survey No.60 Hissa No.3, Tathawade, Taluka Mulshi, District Pune and of the buildings to be constructed thereon in favour of the said Housing Development Finance Corporation Limited vide an Indenture of Mortgage dated 25.02.2016 (duly registered under Serial No.2863 of 2016 with the Sub-Registrar, Haveli X, Pune), as security for re-payment of a Term Loan granted by the said Housing Development Finance Corporation Limited to the said Ecostar Goel Properties LLP together with interest thereon.
10. As part of such investigation of the title of the said of Smt.Yamunabai Raman Pawar, Ecostar Goel Properties LLP, and the said M/s.Siddhivinayak Developers to their respective holdings in the above captioned contiguous block of land, we have inspected the relevant Revenue Record in respect of the lands forming part of the above captioned contiguous block of land from the year 1953-1954 onwards. Perusal of the said Revenue Record did not disclose any fact or circumstance prejudicial to the title of the said Smt.Yamunabai Raman Pawar, Ecostar Goel Properties LLP, and the said M/s.Siddhivinayak Developers to their respective holdings in the above captioned contiguous block of land.
12. As part of such investigation of the title of the said (1) M/S.SHRI SIDDHIVINAYAK DEVELOPERS, (2) SMT.YAMUNABAI RAMAN PAWAR and (3) ECOSTAR GOEL PROPERTIES LLP, to their respective holding in the above captioned contiguous block of land, we had notices in the usual form published in the daily newspapers, "Indian Express" and "Prabhat", and which notices appeared on 07.07.2017. We have received no objection or claim from any person or party in response to our said Notice.
13. As part of such investigation of the title of the said of Smt.Yamunabai Raman Pawar, Ecostar Goel Properties LLP and the said M/s.Shri Siddhivinayak Developers to their respective holdings in the above captioned contiguous block of land, we had carried out search of the relevant, available and unmutilated Index II Record in the Office of the concerned Sub-Registrars, Taluka Haveli, District Pune. Such search of the relevant, unmutilated and relevant Index II Record did not disclose any entry, fact or circumstance prejudicial to the title of the said



Smt.Yamunabai Raman Pawar and Others to their respective holdings in the above captioned contiguous block of land.

14. We have been informed by the said Ecostar Goel Properties LLP and the said M/s.Shri Siddhivinayak Developers that all originals documents of title pertaining to their respective holdings in the above captioned contiguous block of land have been deposited by the said Ecostar Goel Properties LLP and the said M/s.Shri Siddhivinayak Developers with the said Housing Development Finance Corporation Limited.

As a result of such investigation of title carried out by us, we are of the opinion that the title of the said M/s.Shri Siddhivinayak Developers, Smt.Yamaunabai Raman Pawar and Ecostar Goel Properties LLP to their respective holdings in the above captioned contiguous block of land is free, clear and marketable and that there are no outstanding encumbrances [subject to the said mortgage thereon held by the said Housing Development Finance Corporation Limited on the above captioned contiguous block of land and on the constructions to be carried out thereon and further subject to the statutory liability of the holders of flats/units in the said in the said Complexes known as "GANGA AMBER" and "GANGA AURUM PARK" under construction by the said M/s.Siddhivinayak Developers and by the said Ecostar Goel Properties LLP respectively on the above captioned contiguous block of land] on or in respect thereof as far as can be diligently ascertained.

Dated This 19th day of July, 2017.



M/S.RAJIV PATEL & ASSOCIATES

A handwritten signature in black ink, appearing to be "Rajiv Patel", written over the printed name.

PROPRIETOR ७