

*Prasanna S Darade*

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Advocate

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PSD/18/ 30419

19<sup>th</sup> September, 2018.

TITLE CERTIFICATE

Re: All those pieces and parcels of land total admeasuring 99.04 Ares i.e. 9904 square metres i.e. 1,06,564 square feet being (i) portion admeasuring 36.67 Ares carved out of Survey No. 84 Hissa No. 3A total admeasuring 44 Ares assessed at Rs. 1=85paise, (ii) Survey No. 85 Hissa No. 2A total admeasuring 16 Ares assessed at Rs.00=88paise, (iii) Survey No. 85 Hissa No. 2B total admeasuring 16 Ares assessed at Rs.00=88paise, (iv) Survey No. 85 Hissa No. 1/1 total admeasuring 5 Ares assessed at Rs. 00=31paise, (v) Survey No. 85 Hissa No. 1/2 total admeasuring 6 Ares assessed at Rs. 00=31paise, (vi) Survey No. 85 Hissa No. 3/1 total admeasuring 5 Ares assessed at Rs. 00=28paise, (vii) Survey No. 85 Hissa No. 3/2 total admeasuring 5 Ares assessed at Rs. 00=31paise, and (viii) portion admeasuring 9.37 Ares carved out of Survey No. 86 Hissa No. 2B total admeasuring 14 Ares assessed at Rs.00=72paise situate at Village Wakad, Taluka Mulshi, District Pune and within the limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune. (Hereinafter collectively referred to as "the said property").

THIS IS TO CERTIFY THAT I have investigated the title of the above captioned property and have perused the title deeds and other relevant available documents and have issued my Search and Title Report dated 17/9/2018. In pursuance to the said Search and Title Report dated 17/9/2018 and subject to whatever is stated therein, I certify that in my opinion **M/s. Sukhwani Developers**, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: 32, Sukhwani Chambers, Pimpri, Pune 411018, through the hands of one of its partner Shri. Ghanshyam Jangaldas Sukhwani are well and sufficiently entitled to the captioned property as the owners thereof and have a

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PSD/18/000418

19<sup>th</sup> September, 2018.

**TO WHOMSOEVER IT MAY CONCERN**

Re: All those pieces and parcels of land total admeasuring 99.04 Ares i.e. 9904 square metres i.e. 1,06,564 square feet being (i) portion admeasuring 36.67 Ares carved out of Survey No. 84 Hissa No. 3A total admeasuring 44 Ares assessed at Rs. 1=85paise, (ii) Survey No. 85 Hissa No. 2A total admeasuring 16 Ares assessed at Rs.00=88paise, (iii) Survey No. 85 Hissa No. 2B total admeasuring 16 Ares assessed at Rs.00=88paise, (iv) Survey No. 85 Hissa No. 1/1 total admeasuring 5 Ares assessed at Rs. 00=31paise, (v) Survey No. 85 Hissa No. 1/2 total admeasuring 6 Ares assessed at Rs. 00=31paise, (vi) Survey No. 85 Hissa No. 3/1 total admeasuring 5 Ares assessed at Rs. 00=28paise, (vii) Survey No. 85 Hissa No. 3/2 total admeasuring 5 Ares assessed at Rs. 00=31paise, and (viii) portion admeasuring 9.37 Ares carved out of Survey No. 86 Hissa No. 2B total admeasuring 14 Ares assessed at Rs.00=72paise situate at Village Wakad, Taluka Mulshi, District Pune and within the limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune. (Hereinafter collectively referred to as "the said property").

THIS IS TO CERTIFY THAT under the instructions of my clients M/s. Sukhwani Developers, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: 32, Sukhwani Chambers, Pimpri, Pune 411018, through the hands of one of its partner Shri. Ghanshyam Jangaldas Sukhwani, I have caused searches to be carried out in respect of the property at the office of the Sub Registrar Haveli Nos. 1 to 27, Pune through my associate Mr. Arif Nadaf, Advocate for the period commencing from the year 1989 till date. I have perused the photocopies of the Deeds and Documents given to me for my perusal pertaining to the right, title and interest of my clients to the said property more particularly described in para 5 hereunder written and have also relied upon certain information given to me by my clients and have to observe as follows:-

1. Flow of title of the said property

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widow. Pursuant thereto the name of Mr. Babu Raghu Bhumkar was mutated in the revenue records as karta and manager of the HUF. The same is reflected vide mutation entry no. 1888.

(f) It appears that the said Smt. Smt. Sarubai Dhondiba Bhumkar expired intestate on 23/8/1969 leaving behind her legal heirs namely (i) Mr. Babu Raghu Bhumkar – nephew, (ii) Mr. Tukaram Raghu Bhumkar – nephew, (iii) Mr. Shankar Raghu Bhumkar – nephew, (iv) Mr. Vitthal Raghu Bhumkar – nephew. Pursuant thereto the name of Mr. Babu Raghu Bhumkar was mutated in the revenue records as karta and manager of the HUF. The same is reflected vide mutation entry no. 1889.

(g) It appears that the mutation entry no. 2011 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Wakad.

(h) It appears that Mr. Baburao Raghu Bhumkar had obtained a loan to the tune of Rs. 2500/- from Wakad Vivid Karyakari Sahakari Seva Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 2061. It appears that the said loan was duly repaid and pursuant to the certificate issued by the said society, the charge of the said society was deleted from the revenue records. The same is reflected vide mutation entry no. 10535.

(i) It appears that the said Mr. Baburao Raghu Bhumkar had obtained a loan from Maharashtra State Cooperative Land Development Bank Paud Branch Pune and pursuant thereto the charge of the said bank was mutated in the revenue records. The same is reflected vide mutation entry no. 3050. It appears that the said loan was duly repaid by the said Mr. Baburao Raghu Bhumkar as evidenced vide Letter dated 12/9/2000 and pursuant thereto the charge of the said bank was deleted from the revenue records. The same is reflected vide mutation entry no. 2990 and 8345.

(j) It appears that the said Bhumkar family have partitioned the said Survey No. 84/3 and other lands held by them under section 85 of The Maharashtra Land Revenue Code, 1960. Pursuant to the Order dated 7/10/1987 passed by the Tahasildar, Mulshi under section 85, the said Survey No. 84/3 was subdivided and Survey No. 84/3A admeasuring 44 Ares came to the exclusive share of Mr. Babu Raghu Bhumkar. Pursuant thereto the effect of the partition was mutated in the revenue records. The same is reflected vide mutation entry no. 3460.

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(o) It appears that by a Sale Deed dated 5/5/2012 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3952/2012 read with the Deed of Confirmation dated 3/8/2018 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 10270/2018, the said Mr. Dilip Baburao Bhumkar, Mrs. Sharada Dilip Bhumkar, Mrs. Vaishali Deepak Bagade, Mrs. Sheetal Ganesh Domale, Mr. Ganesh Dilip Bhumkar, Ms. Priyanka Dilip Bhumkar, Mrs. Laxmibai Raghunath Bhujbal, Mrs. Manda Laxman Kedari, Mrs. Surekha Babasaheb Pimple and Mrs. Sadhana Dattatraya Londhe have absolutely sold and conveyed a portion admeasuring 36.67 Ares out of Survey No. 84/3A unto and in favour of Mr. Pramod Mishrilal Dadhiwal for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 14631.

(p) It appears that by a Gift Deed dated 6/6/2015 registered with the office of the Sub Registrar Haveli No. 26 at serial no. 4584/2015, the said Mrs. Kamal Prakash Kudale has by way of gift conveyed and transferred a portion admeasuring 7.33 Ares out of Survey No. 84/3A unto and in favour of Mr. Ganesh Dilip Bhumkar on certain terms and conditions. Pursuant thereto the name of the said Mr. Ganesh Dilip Bhumkar was mutated in the revenue records. The same is reflected vide mutation entry no. 15065. It is clarified that the said portion admeasuring 7.33 Ares is not a part of the said property.

(c) Survey No. 85 Hissa No. 1/1 total admeasuring 5 Ares assessed at Rs. 00=31paise,  
Survey No. 85 Hissa No. 1/2 total admeasuring 6 Ares assessed at Rs. 00=31paise,  
Survey No. 85 Hissa No. 3/1 total admeasuring 5 Ares assessed at Rs. 00=28paise  
and Survey No. 85 Hissa No. 3/2 total admeasuring 5 Ares assessed at Rs. 00=31paise

(a) It appears that the said Survey No. 85/1 and 85/3 was originally owned by one Mrs. Venubai Ramchandra Kukade prior the year 1940. It appears that the said Mrs. Venubai Ramchandra Kukade expired intestate leaving behind her only daughter and legal heir namely Ms. Vimal Ramchandra Kukade and her name was mutated in the revenue records. The said fact is ascertained from the notings in the 7/12 extracts and recital in the Sale Deed dated 21/4/1945.

(b) It appears that by a Sale Deed 21/4/1945 registered with the office of the Sub Registrar Maval at serial no. 399/1945, the said Ms. Vimal Ramchandra Kukade has absolutely

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(g) It appears that the said Bhumkar family have partitioned the said Survey No. 85/1, 85/3 and other lands held by them under section 85 of The Maharashtra Land Revenue Code, 1960. Pursuant to the Order dated 8/2/1988 passed by the Tahasildar, Mulshi under section 85, the said Survey No. 85/1 and 85/3 came to the exclusive share of Mr. Narayan Rambhau Bhumkar. Pursuant thereto the effect of the partition was mutated in the revenue records. The same is reflected vide mutation entry no. 3521.

(h) It appears that the said Mr. Narayan Rambhau Bhumkar expired intestate on 17/8/1989 leaving behind his legal heirs namely (i) Mr. Kanhiyalal Narayan Bhumkar – son, (ii) Mrs. Vatsalya Eknath Bhujbal – daughter, (iii) Mrs. Pushpa Pandurang Jamdade – daughter, (iv) Mrs. Vimal Dhondiba Darwade – daughter, (v) Mrs. Suman Vitthal Darwade – daughter, (vi) Mrs. Sindhu Mahadeo Raut – daughter, (vii) Mrs. Shakuntala Sudam Doke – daughter and (viii) Smt. Tanhubai Narayan Bhumkar – widow. It further appears that the said daughters of Mr. Narayan Rambhau Bhumkar have release and relinquished their rights in the said Survey No. 85/1 and 85/3 by giving necessary statements thereto. Pursuant thereto the names of Mr. Kanhiyalal Narayan Bhumkar and Smt. Tanhubai Narayan Bhumkar were mutated in the revenue records. The same is reflected vide mutation entry no. 3945.

(i) It appears that the said Bhumkar family have partitioned the said Survey No. 85/1 and other lands held by them under section 85 of The Maharashtra Land Revenue Code, 1960. Pursuant to the Order passed in the year 1993 passed by the Tahasildar, Mulshi under section 85, the said Survey No. 85/1 and 85/3 were subdivided and Survey No. 85/1/1 admeasuring 5 Ares came to the exclusive share of Mrs. Surekha Kanhiyalal Bhumkar, Survey No. 85/1/2 admeasuring 6 Ares came to the exclusive share of Mr. Pradip Kanhiyalal Bhumkar, Survey No. 85/3/1 admeasuring 5 Ares came to the exclusive share of Mr. Dilip Kanhiyalal Bhumkar and Survey No. 85/3/2 admeasuring 5 Ares came to the exclusive share of Mr. Navnath Kanhiyalal Bhumkar. Pursuant thereto the effect of the partition was mutated in the revenue records. The same is reflected vide mutation entry no. 5171.

(j) It appears that Mr. Navnath Kanhiyalal Bhumkar had obtained a loan to the tune of Rs. 75000/- from Wakad Vivid Karyakari Sahakari Seva Society. Pursuant thereto the charge of the said society was mutated in the revenue records of Survey No. 85/3/2. The same is reflected vide mutation entry no. 9541.

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(a) It appears that one Mr. Bhimaji Tukaram Mali alias Bhumkar and Mr. Bhagu Tukaram Mali alias Bhumkar were each entitled to 8 anna share in Survey No. 85/2 prior to the year 1950. The said fact has only been ascertained from the notings in the 7/12 extract.

(b) It appears that the said Survey No. 85/2 was declared as a "fragment" and the remark thereto was mutated in the revenue records. The same is reflected vide mutation entry no. 1265.

(c) It appears that Mr. Bhima Tukaram Bhumkar had obtained a loan to the tune of Rs. 1500/- from Wakad Vivid Karyakari Sahakari Seva Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 1736. It appears that the said loan was duly repaid and pursuant to the certificate issued by the said society, the charge of the said society was deleted from the revenue records. The same is reflected vide mutation entry no. 5133.

(d) It appears that the mutation entry No. 2011 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Wakad.

(e) It appears that the said Mr. Bhima Tukaram Bhumkar had obtained a loan from Maharashtra State Cooperative Land Development Bank Paud Branch Pune and pursuant thereto the charge of the said bank was mutated in the revenue records. The same is reflected vide mutation entry no. 2150.

(f) It appears that the said Bhumkar family have partitioned the said Survey No. 85/2 and other lands held by them under section 85 of The Maharashtra Land Revenue Code, 1960. Pursuant to the Order dated 6/4/1987 passed by the Tahasildar, Mulshi under section 85, the said Survey No. 85/2 was subdivided and Survey No. 85/2A admeasuring 16 Ares came to the exclusive share of Mr. Bhagu Tukaram Bhumkar and Survey No. 85/2B admeasuring 16 Ares came to the exclusive share of Mr. Waman Bhimaji Bhumkar. Pursuant thereto the effect of the partition was mutated in the revenue records. The same is reflected vide mutation entry no. 3278.

(g) It appears that the said Mr. Bhagu Tukaram Bhumkar expired intestate on or about the year 1996 leaving behind his legal heirs namely (i) Mr. Sambhaji Bhaguji Bhumkar – son,

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(b) It appears that the said Survey No. 85/2 was declared as a "fragment" and the remark thereto was mutated in the revenue records. The same is reflected vide mutation entry no. 1265.

(c) It appears that Mr. Bhima Tukaram Bhumkar had obtained a loan to the tune of Rs. 1500/- from Wakad Vivid Karyakari Sahakari Seva Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 1736. It appears that the said loan was duly repaid and pursuant to the certificate issued by the said society, the charge of the said society was deleted from the revenue records. The same is reflected vide mutation entry no. 5133.

(d) It appears that the mutation entry No. 2011 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Wakad.

(e) It appears that the said Mr. Bhima Tukaram Bhumkar had obtained a loan from Maharashtra State Cooperative Land Development Bank Paud Branch Pune and pursuant thereto the charge of the said bank was mutated in the revenue records. The same is reflected vide mutation entry no. 2150.

(f) It appears that the said Bhumkar family have partitioned the said Survey No. 85/2 and other lands held by them under section 85 of The Maharashtra Land Revenue Code, 1960. Pursuant to the Order dated 6/4/1987 passed by the Tahasildar, Mulshi under section 85, the said Survey No. 85/2 was subdivided and Survey No. 85/2A admeasuring 16 Ares came to the exclusive share of Mr. Bhagu Tukaram Bhumkar and Survey No. 85/2B admeasuring 16 Ares came to the exclusive share of Mr. Waman Bhimaji Bhumkar. Pursuant thereto the effect of the partition was mutated in the revenue records. The same is reflected vide mutation entry no. 3278.

(g) It appears that Mr. Waman Bhima Bhumkar had obtained a loan to the tune of Rs. 7200/- from Wakad Vivid Karyakari Sahakari Seva Society. Pursuant thereto the charge of the said society was mutated in the revenue records. The same is reflected vide mutation entry no. 4205.

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(F) Portion admeasuring 9.37 Ares carved out of Survey No. 86 Hissa No. 2B total admeasuring 14 Ares assessed at Rs.00=72paise

(a) It appears that pursuant to the Phalini in the year 1934, the said Survey No. 86/2 came to the exclusive share of Mr. Nama Kashiba Mali alias Bhumkar (8 anna) and pursuant thereto his name was mutated in the revenue records. The same is reflected vide mutation entry no. 553.

(b) It appears that by a Sale Deed 16/3/1963 the said Mr. Nama Kashiba Bhumkar has sold and conveyed the said Survey No. 86/2 unto and in favour of Mr. Babu Raghu Bhumkar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 1648. It is clarified that the said Sale Deed has not been produced for inspection at the time of issuance of this report and the said fact has been ascertained from the noting in mutation entry no. 1648.

(c) It appears that the mutation entry No. 2011 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire village Wakad.

(d) It appears that there was an inquiry under the provisions of section 32 of the Bombay Tenancy and Agricultural Lands Act, 1948 and it was held that there is no tenant in the said Survey No. 86/2 and the same is reflected vide mutation entry no. 2039.

(e) It appears that the said Mr. Baburao Raghu Bhumkar had obtained a loan to the tune of Rs. 15000/- from Maharashtra State Cooperative Land Development Bank Paud Branch Pune and pursuant thereto the charge of the said bank was mutated in the revenue records. The same is reflected vide mutation entry no. 3050.

(f) It appears that the said Bhumkar family have partitioned the said Survey No. 86/2 and other lands held by them under section 85 of The Maharashtra Land Revenue Code, 1960. Pursuant to the Order dated 7/10/1987 passed by the Tahasildar, Mulshi under section 85, the said Survey No. 86/2 was subdivided and Survey No. 86/2A admeasuring 14 Ares came to the exclusive share of Mr. Tukaram Raghu Bhumkar and Survey No. 86/2B admeasuring 14 Ares came to the exclusive share of Mr. Vitthal Raghu Bhumkar. Pursuant thereto the effect of the

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and relinquished their right, title and interest in the said Survey No. 86/2B unto and in favour of Mr. Maruti Vitthal Bhumkar and Mr. Ramdas Vitthal Bhumkar on certain terms and conditions. Pursuant thereto the name of the said Mrs. Usha Kisan Ladkat was deleted from the revenue records. The same is reflected vide mutation entry no. 9924.

(o) It appears that by a Development Agreement dated 19/10/2007 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 8676/2007, the said Mr. Maruti Vitthal Bhumkar, Mrs. Pushpa Maruti Bhumkar, Ms. Rajashree Maruti Bhumkar, Ms. Bhagyashri Maruti Bhumkar, Master. Ranjit Maruti Bhumkar, Mr. Ramdas Vitthal Bhumkar, Mrs. Nirmala Ramdas Bhumkar, Ms. Pradya Ramdas Bhumkar, Ms. Aishwarya Ramdas Bhumkar, Mr. Pratik Ramdas Bhumkar and Smt. Chandrabhaga Vitthal Bhumkar have granted the exclusive development rights and authority to develop the said Survey No. 86/2B unto and in favour of Mr. Pramod Mishrilal Dadhiwal for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the said Mr. Maruti Vitthal Bhumkar, Mrs. Pushpa Maruti Bhumkar, Ms. Rajashree Maruti Bhumkar, Ms. Bhagyashri Maruti Bhumkar, Master. Ranjit Maruti Bhumkar, Mr. Ramdas Vitthal Bhumkar, Mrs. Nirmala Ramdas Bhumkar, Ms. Pradya Ramdas Bhumkar, Ms. Aishwarya Ramdas Bhumkar, Mr. Pratik Ramdas Bhumkar and Smt. Chandrabhaga Vitthal Bhumkar have also executed a Power of Attorney dated 19/10/2007 registered with the office of the Sub Registrar Haveli No. 5 at serial no. 8677/2007 in favour of Mr. Pramod Mishrilal Dadhiwal inter alia vesting in him with several powers and authorities to develop the said Survey No. 86/2B.

(l) It appears that by a Sale Deed dated 22/3/2014 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 2055/2014, the said Mr. Maruti Vitthal Bhumkar, Mrs. Pushpa Maruti Bhumkar, Ms. Rajashree Maruti Bhumkar, Ms. Bhagyashri Maruti Bhumkar, Master. Ranjit Maruti Bhumkar, Mr. Ramdas Vitthal Bhumkar, Mrs. Nirmala Ramdas Bhumkar, Ms. Pradya Ramdas Bhumkar, Ms. Aishwarya Ramdas Bhumkar, Mr. Pratik Ramdas Bhumkar and Smt. Chandrabhaga Vitthal Bhumkar have absolutely sold and conveyed the said Survey No. 86/2B unto and in favour of Mr. Pramod Mishrilal Dadhiwal for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 14610.

(m) It appears that by a Sale Deed dated 1/9/2015 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 8166/2015, the said Mr. Pramod Mishrilal Dadhiwal has

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3. Name of the Owners

M/s. Sukhwani Developers, a duly registered partnership firm under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: 32, Sukhwani Chambers, Pimpri, Pune 411018, through the hands of one of its partner Shri. Ghanshyam Jangaldas Sukhwani.

4. Searches, Public Notice and Misc.

(a) I have also caused searches to be carried out of the Index II registers available in the office of the Joint Sub Registrar of Assurances Haveli Nos. 1 to 27, Pune through my associate Mr. Arif Nadaf, Advocate for the period commencing from 1989 till date. I have been informed by Mr. Arif Nadaf, Advocate that during the course of searches no entry evidencing any encumbrances of whatsoever nature in and upon the said property has been found.

(b) It is clarified that my clients had prior to the purchase of the said land had caused to be published the usual Public Notice dated 3/4/2018 and published in Daily Prabhat on 4/4/2018 for the intended purchase of the said land. It is clarified save and except as stated herein below, I have not received any claims or objections to the said Public Notice published in Daily Prabhat on 4/4/2018.

It is clarified that I had received one Objection dated 17/4/2018 from Ms. Varsha Waghole, Advocate for her clients Mr. Dilip Baburao Bhumkar and others in respect of Survey No. 84/3A. It is clarified that the undersigned had replied to the said Objection vide Reply dated 8/5/2018. It is further clarified that by a Deed of Confirmation dated 3/8/2018 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 10270/2018 the said Mr. Dilip Baburao Bhumkar, Mrs. Sharada Dilip Bhumkar, Mrs. Vaishali Deepak Bagade, Mrs. Sheetal Ganesh Domale, Mr. Ganesh Dilip Bhumkar, Ms. Priyanka Dilip Bhumkar, Mrs. Laxmibai Raghunath Bhujbal, Mrs. Manda Laxman Kedari, Mrs. Surekha Babasaheb Pimple and Mrs. Sadhana Dattatraya Londhe have confirmed to the Sale Deed dated 5/5/2012 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3952/2012 in favour of Mr. Pramod Mishrilal Dadhiwal and have accepted monetary consideration from Mr. Pramod Mishrilal Dadhiwal instead of certain constructed area as set out in the Sale Deed dated 5/5/2012.

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Pramod Mishrilal Dadhiwal, M/s. Hallmark Avenue and M/s. Nisarga Shelters have cancelled and terminated the said Joint Development Agreement and Power of Attorney both dated 31/12/2014 registered with the office of the Sub Registrar Haveli No. 26 at serial nos. 3670/2015 and 3671/2015.

(g) It is clarified that this report is based on the searches carried out at the office of the Sub Registrar of Assurances and on the documents produced before me inter alia title deeds and revenue records for my inspection and certain information supplied to me by my clients.

(h) It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as original, certified or photocopies and have not examined the same, (ii) that all permissions, if necessary have been obtained, (iii) the accuracy and completeness of all the factual representations made in the documents, (iv) that there have been no changes, amendments or modifications to the documents examined by me, (B) I have relied upon the information relating to (i) Lineage and family tree on the basis of the revenue records made available and information provided to me by my clients, (ii) physical areas of the said property or portions thereof on the basis of the revenue records made available and information provided to me by my clients and (iii) boundaries of the said property on the basis of documents and information provided to me by my clients.

(i) It is further clarified that I am not certifying the boundaries of the said property nor am I qualified to express my opinion on physical identification of the said property.

### 5. Description of the said property

All those pieces and parcels of land total admeasuring 99.04 Ares i.e. 9904 square metres i.e. 1,06,564 square feet being (i) portion admeasuring 36.67 Ares carved out of Survey No. 84 Hissa No. 3A total admeasuring 44 Ares assessed at Rs. 1=85paise, (ii) Survey No. 85 Hissa No. 2A total admeasuring 16 Ares assessed at Rs.00=88paise, (iii) Survey No. 85 Hissa No. 2B total admeasuring 16 Ares assessed at Rs.00=88paise, (iv) Survey No. 85 Hissa No. 1/1 total admeasuring 5 Ares assessed at Rs. 00=31paise, (v) Survey No. 85 Hissa No. 1/2 total admeasuring 6 Ares assessed at Rs. 00=31paise, (vi) Survey No. 85 Hissa No. 3/1 total admeasuring 5 Ares assessed at Rs. 00=28paise, (vii) Survey No. 85 Hissa No. 3/2 total

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