

FORMAT - A
 (Circular No. 28/2021)

To,
 Maha RERA
 BKC Housefin Bhavan
 Plot No. C-21, Near RBI, E block,
 Bandra Kurla Complex, Bandra (E),
 Mumbai - 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of the property bearing Survey No. 131 Hissa No. 1/2 admeasuring 01 H 22.20 Ares and Survey No. 131 Hissa No. 1/1A/1/3 land admeasuring 00 H 74.80 Ares of village Wadmukhwadi, Taluka Havell, Dist. Pune

1/- We have investigated the Title of Said Property on the request of M/s. Akshay Skyscrapers LLP, A Limited Liability Partnership Firm having its registered office address at - 3rd Floor, Lunkad Business Center, Survey No. 168/2 Kokane Chawk, Pimple Saudagar, Pune-411027. through its Partner Mr. Rajendra Ramanlal Lunkad and following documents :-

I. DESCRIPTION OF PROPERTY:

ALL THAT PIECE AND PARCEL of property Survey No. 131 Hissa No. 1/2 admeasuring 01 H 22.20 Ares out of Total Land admeasuring 02 H 00 Ares and Survey No. 131 Hissa No. 1/1A/1/3 land admeasuring 00 H 74.80 Ares out of Land admeasuring 00 H 80 Ares total aggregate land admeasuring 01 H 97 Ares i.e. 19700 sq.mtrs. situated at village Wadmukhwadi Tal. Haveli, Dist. Pune within the limits of Sub Registration



District Pune Taluka Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation and said entire property is bounded as under:

On or towards

East : Property out of S.No. 131/1/2 and S.No. 131/1/1A/1/3 acquired for road widening of Pune-Alandi Road

South : Property of Shri Nitin Karia and Shri Anand Karia as well as of M/s Royal Space out of S.No. 131/1/2 and property of Shri Narayan Namdev Jadhav out of S.No. 131

West : Property of Shri Tapkir out of S.No. 130

North : S.No. 131/1/1B

Hereinafter for the sake of convenience individually referred to as the "**Said Property**"

II. LIST OF DOCUMENTS:-

- 1] Copies of 7/12 extracts
- 2] Copies of mutation entries.
- 3] Copy of Sale Deed dt. 09/04/1984 registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 2701/1984 on 09/04/1984.
- 4] Copy of Sale Deed dt. 26/07/1984 registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 5915/1984 on 26/07/1984.



- 5] Copy of Sale Deed dt. 05/08/1988 registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 11424/1984 on 05/09/1990.
- 6] Copy of Sale Deed along with Index-II dt. 02/02/1993 registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 360/1993 on 02/02/1993.
- 7] Copy of Lease Deed dt. 20/05/1994 registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 1953/1194 on 26/05/1994.
- 8] Copy of Sale Deed along with Index-2 dt. 20/12/1993 registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 1568/1994 on 21/04/1994.
- 9] Copy of Sale Deed along with Index-2 dt. 21/04/1994 registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 1569/1994 on 21/04/1994.
- 10] Copy of Correction Deed dt. 29/09/1994 registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 3499/1994 on 26/05/1994.
- 11] Copy of Deed of Transfer dt. 03/12/1998 registered in the office of Sub Registrar Assurance under Sr. No. BBM/4757/1999.
- 12] Copy of Deed of Transfer dt. 03/12/1998 registered in the office of Sub Registrar Assurance under Sr. No. BBM/4758/1999.



13] Copy of Sale Deed along with Index-II dt. 24/10/2007 registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 8404/2007 on 24/10/2007.

14] Copy of Sale Deed along with Index-II dt. 26/10/2007 registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 8503/2007 on 26/10/2007.

15] Copy of Deed of Grant of Easement along with Index-II dt. 19/11/2008 registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 9542/2008 on 19/11/2008.

16] Copy of Sale Deed along with Index-II dt. 20/10/2010 registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 9037/2010 on 20/10/2010.

17] copy of possession deed dt. 30/07/2011 registered in the office of Sub Regisrtar Haveli No. 5 at Serial No. 7464/2011 on 06/08/2011.

18] copy of possession deed dt. 22/09/2014 registered in the office of Sub Regisrtar Haveli No. 14 at Serial No. 6374/2014 on 29/09/2014.

19] Copy of Order Dated 06/05/2003 Passed by Hon'ble High Court of Gujrat, Ahmedabad.

20] Copy of Order Passed By Additional Tehasildar of Pimpri Chinchwad in Hano/155/SR/358/2020 Dated 14/08/2020.



21] Copy of Sale Deed along with Index-II dt. 09/11/2020 registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 11865/2020 on 12/11/2020.

22] Copy of Power of Attorney dt. 09/11/2020 registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 11867/2020 on 09/11/2020.

23] Copy of Sale Deed along with Index-II dt. 15/12/2020 registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 13998/2020 on 15/12/2020.

24] Copy of Power of Attorney dt. 15/12/2020 registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 14000/2020 on 15/12/2020.

25] Copy of sanctioned plan with commencement certificate No. BP/Vadmukhwadi/29/2022 dt. 31/03/2022 issued by Pimpri Chinchwad Municipal Corporation.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that M/s. Akshay Skyscrapers through its partner Shri. Rajendra Ramanlal Lunkad is entitled to own, hold and possess and title of clean, clear and marketable and the Said Property which is particularly described in the Schedule herein above, by causing the construction thereupon of building/s comprising of flats, shops etc. as contemplated under The Real Estate (Regulation and Development) Act, 2016 and to sell the flats, shops etc. situated therein on ownership basis or otherwise.



Owners of the Land

M/s. Akshay Skyscrapers LLP through its partner Shri. Rajendra Ramanlal Lunkad is the owner of the property bearing Survey No. 131 Hissa No. 1/2 admeasuring 01 H 22.20 Ares and Survey No. 131 Hissa No. 1/1A/1/3 land admeasuring 00 H 74.80 of village Wadmukhwadi, Taluka Haveli, Dist. Pune

(4) Qualifying comments / remarks if any - NIL

3/- The report reflecting the flow of the title of the M/s. Akshay Skyscrapers LLP through its partner Shri. Rajendra Ramanlal Lunkad on the said Property is enclosed herewith as annexure.

Encl : Annexure

Date - 20/05/2022

For PANKAJ BHANDARI ASSOCIATES


PANKAJ BHANDARI
Advocate





CHALLAN
MTR Form Number-6



GRN	MH001498497202223E	BARCODE			Date: 05/05/2022-18:33:38	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 HVL1_HAVELI NO1:SUS REGISTRAR			Full Name		ADV SAURABH KATARIYA						
Location PUNE			Flat/Block No.		301 GOPALKRUPA						
Year 2022-2023 One Time			Premises/Building								
Account Head Details			Amount in Rs.	Road/Street		REVENUE COLONY					
0030072201 SEARCH FEE			750.00	Area/Locality		SHIVAJINAGAR					
				Town/City/District							
				PIN		4	1	1	0	0	5
				Remarks (If Any)							
				Search fees for 10 years of Survey No. 131/W/2 and 131/MA/131 OF Majjo Wadi Mukhwas HAVELI PUNE							
				Amount In:		Seven Hundred Fifty Rupees Only					
Total			750.00	Words							
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CN	Ref. No	00040572022050591292		IKOBRAYHWS				
Cheque/DD No.			Bank Date	RBI Date	05/05/2022-18:24:35		Not Verified with RBI				
Name of Bank			Bank-Branch		STATE BANK OF INDIA						
Name of Branch			Scrib No. Date		Not Verified with Scrib						

Department ID:

Mobile No:

8605288361

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
एवं हाल 'दस वर्ष पैसा' वाले एक ब्रेंडडेटर चेक वा. एक ब्रॉडक्रेट चेक नाही. एक अल्पांतर चेक नाही.

ANNEXTURE

Date: 20/05/2022

FLOW OF THE TITLE OF THE SAID PROPERTY

To,

M/s. Akshay Skyscrapers LLP
A Limited Liability Partnership Firm having
its registered office address at - 3rd Floor,
Lunkad Business Center, Survey No. 168/2
Kokane Chawk, Pimple Saudagar, Pune-411027
Through its Partner
Mr. Rajendra Ramanlal Lunkad

Dear Sir,

At your instance I have carried out Search and Title
Investigation Report in respect of the Property described below
and my detailed opinion and observations in this regard are as
follows:

I. DESCRIPTION OF PROPERTY:

ALL THAT PIECE AND PARCEL of property Survey No. 131
Hissa No. 1/2 admeasuring 01 H 22.20 Ares out of Total Land
admeasuring 02 H 00 Ares and Survey No. 131 Hissa No.
1/1A/1/3 land admeasuring 00 H 74.80 Ares out of Land
admeasuring 00 H 80 Ares total aggregate land admeasuring 01
H 97 Ares i.e. 19700 sq.mtrs. situated at village Wadmukhwadi



Tal. Havelli, Dist. Pune within the limits of Sub Registration District Pune Taluka Havelli and within the local limits of Pimpri Chinchwad Municipal Corporation and said entire property is bounded as under:

On or towards

East	:	Property out of S.No. 131/1/2 and S.No. 131/1/1A/1/3 acquired for road widening of Pune-Alandi Road
South	:	Property of Shri Nitin Karia and Shri Anand Karia as well as of M/s Royal Space out of S.No. 131/1/2 and property of Shri Narayan Namdev Jadhav out of S.No. 131
West	:	Property of Shri Tapkir out of S.No. 130
North	:	S.No. 131/1/1B

Hereinafter for the sake of convenience individually referred to as the "Said Property"

II. LIST OF DOCUMENTS:-

- 1] Copies of 7/12 extracts
- 2] Copies of mutation entries.
- 3] Copy of Sale Deed dt. 09/04/1984 executed by Shri Ghanshyam Kashinath Gokhale and others in favour of Mrs. Prabhawati Babulal Soni registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 2701/1984 on 09/04/1984.
- 4] Copy of Sale Deed dt. 26/07/1984 executed by Shri Ghanshyam Kashinath Gokhale and others in favour of



Smt Farida Abdul Samadshah and Shri Vipan Prannath Abrol registered in the office of Sub Registrar haveli No. 1 at Sr. No. 5915/1984.

- 5] Copy of Sale Deed dt. 05/08/1988 executed by Mrs. Prabhawati Babulal Soni in favour of Raziya Banu Mohammad Asaraf and other registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 11424/1984 on 05/09/1990.
- 6] Copy of Sale Deed along with Index-II dt. 02/02/1993 executed by Raziya Banu Mohammad Asaraf and other in favour of Shri. Suresh Mohanlal Sharma and other registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 360/1993 on 02/02/1993.
- 7] Copy of Lease Deed dt. 20/05/1994 executed by Shri. Suresh Mohanlal Sharma and other in favour of M/s. Balaji Petroleum through its partner Shri Rajshekhar S. Birajdar registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 1953/1194 on 26/05/1994.
- 8] Copy of Sale Deed along with Index-2 dt. 20/12/1993 executed by Smt Farida Abdul Samad Shah and other in favour of Shri. Suresh Mohanlal Sharma and other registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 1568/1994 on 21/04/1994.
- 9] Copy of Sale Deed along with Index-2 dt. 21/04/1994 executed by Shri. Suresh Mohanlal Sharma and other in favour of Shri. Vipan Prananath Abrol registered in the



office of Sub Registrar Haveli No. 8 at Sr. No. 1569/1994 on 21/04/1994.

- 10] Copy of Correction Deed dt. 29/09/1994 executed by Shri. Suresh Mohanlal Sharma and other in favour of M/s. Balaji Petroleum through its partner Shri Rajshekhar S. Birajdar registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 3499/1994 on 26/05/1994.
- 11] Copy of Deed of Transfer dt. 03/12/1998 executed by Shri. Suresh Mohanlal Sharma and others in favour of SHV Energy North West India Pvt Ltd registered in the office of Sub Registrar Assurance under Sr. No. BBM/4757/1999.
- 12] Copy of Deed of Transfer dt. 03/12/1998 executed by Shri. Suresh Mohanlal Sharma and others in favour of SHV Energy North West India Pvt Ltd registered in the office of Sub Registrar Assurance under Sr. No. BBM/4758/1999.
- 13] Copy of Sale Deed along with Index-II dt. 24/10/2007 executed by Shri. Vipan Prananath Abrol in favour of Shri. Suresh Mohanlal Sharma and other registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 8404/2007 on 24/10/2007.
- 14] Copy of Sale Deed along with Index-II dt. 26/10/2007 executed by Shri. Suresh Mohanlal Sharma and other in favour of Shri Nitin Ratilal Karia and Shri Anand Nitin Karia registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 8503/2007 on 26/10/2007.



- 15] Copy of Deed of Grant of Easement along with Index-II dt. 19/11/2008 executed by Shri. Suresh Mohanlal Sharma and other registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 9542/2008 on 19/11/2008.
- 16] Copy of Sale Deed along with Index-II dt. 20/10/2010 executed by Shri. Suresh Mohanlal Sharma and other in favour of M/s. Royal Space a registered Partnership Firm through its partner Shri. Mahesh Amrasi Sapariya and Shri Navin Amrasi Sapariya registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 9037/2010 on 20/10/2010.
- 17] copy of possession deed dt. 30/07/2011 that, Shri Nitin Ratilal Karia and Shri Anand Nitin Karia have executed in favour of Pimpri Chinchwad Municipal Corporation which is registered in the office of Sub Regisrtar Haveli No. 5 at Serial No. 7464/2011 on 06/08/2011.
- 18] copy of possession deed dt. 22/09/2014 that, M/s Royal Space a registered partnership firm through its partner Shri. Mahesh Amrasi Sapariya, Shri. Hasanali Mohammad Shaikh and Shri. Navin Amrasi Sapariya have executed a possession deed in favour of Pimpri Chinchwad Municipal Corporation which is registered in the office of Sub Regisrtar Haveli No. 14 at Serial No. 6374/2014 on 29/09/2014.
- 19] Copy of Order Dated 06/05/2003 Passed by Hon'ble High Court of Gujrat, Ahmedabad.



20] Copy of Order Passed By Additional Tehasildar of Pimpri Chinchwad in Hano/155/SR/358/2020 Dated 14/08/2020.

21] Copy of Sale Deed along with Index-II dt. 09/11/2020 executed by M/s. SHV Energy North West India Ltd. through its Senior Manager Mr. Gurudutt Joshi in favour of M/s. Akshay Skyscrapers LLP through its partner Mr. Rajendra Ramanlal Lunkad registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 11865/2020 on 12/11/2020.

22] Copy of Power of Attorney dt. 09/11/2020 executed by M/s. SHV Energy North West India Ltd. through its Senior Manager Mr. Gurudutt Joshi in favour of M/s. Akshay Skyscrapers LLP through its partner Mr. Rajendra Ramanlal Lunkad registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 11867/2020 on 09/11/2020.

23] Copy of Sale Deed along with Index-II dt. 15/12/2020 executed by Shri Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta in favour of M/s. Akshay Skyscrapers LLP through its partner Mr. Rajendra Ramanlal Lunkad registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 13998/2020 on 15/12/2020.

24] Copy of Power of Attorney dt. 15/12/2020 executed by Shri Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta in favour of M/s. Akshay Skyscrapers LLP through its partner Mr. Rajendra Ramanlal Lunkad registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 14000/2020 on 15/12/2020.



25) Copy of Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation vide No. BP/Vadmukhwadi/29/2022 dt. 31/03/2022 along with the copy of sanctioned plan.

III. TRACING (HISTORY) OF THE TITLE:

A) History of Survey No. 131 Hissa No. 1/2 (Old Survey No. 739/1/2)

1) It appears from 7/12 extracts from the year 1968-69 that, the land bearing Survey No. 739 Hissa No. 1 admeasuring 09 Hector 01 Ares (including Potkharaba) of village Charoli Budruk was originally owned by Shri. Kashinath Vitthal Gokhale.

2) It appears from the mutation entry No. 8618 that, Shri. Kashinath Vitthal Gokhale died on 22/08/1974 leaving behind him his legal heirs namely Shri Jagannath Viththal Gokhale, Shri. Ghanshyam Kashinath Gokhale, Shri. Shriram Kashinath Gokhale, Smt. Manikabai Kashinath Gokhale and Mrs. Sandhya Shamrao Padalkar and accordingly as per the said mutation entry their names have been mutated in the 7/12 extract of the Said Property.

3) It appears from the mutation entry No. 8713 that, Smt. Manikabai Kashinath Gokhale and Mrs. Sandhya Shamrao Padalkar have released their share in the Said Property in favour of Shri. Ghanshyam Kashinath Gokhale, Shri. Shriram Kashinath Gokhale and accordingly as per the said mutation entry their names have been Deleted in the 7/12 extract of the Said Property.



4] It appears from the mutation entry No. 8714 that, Shri Jagannath Vitthal Gokhale, Shri Vishwanath Jagannath Gokhale and Shri Mukund Jagannath Gokhale have partitioned their share in the said property bearing Survey No. 739 and accordingly, 4 anna share given to the share of Shri Vishwanath Jagannath Gokhale and 4 anna share given to the share of Shri Mukund Jagannath Gokhale and accordingly as per the said mutation entry their names have been Mutated in the 7/12 extract of the Said Property. It further appears that, Shri. Ghanshyam Kashinath Gokhale, Shri Shriram Kashinath Gokhale have 4 anna share each in the said property bearing Survey No. 739.

5] It appears from the copy of Sale Deed dt. 09/04/1984 that, Shri. Ghanshyam Kashinath Gokhale, Shri Shriram Kashinath Gokhale, Shri Vishwanath Jagannath Gokhale and Shri Mukund Jagannath Gokhale have executed Sale Deed of land admeasuring 02 H 00 Ares (i.e. 5 Acre) out of Survey No. 131/1/2 of village Charoli Budruk in favour of Mrs. Prabhavati Babulal Soni. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 1 at Serial No. 2701/1984 on 09/04/1984. Accordingly, name of Mrs. Prabhavati Babulal Soni has been mutated in the 7/12 extract of the said Property. It appears that, as per the mutation entry No. 9428 the said Survey No. 739 Hissa No. 1 is divided into two parts i.e. Survey No. 739 Hissa No. 1/1 which is owned by Shri. Ghanshyam Kashinath Gokhale and others admeasuring 07 H 01 Ares and name of Mrs. Prabhavati Babulal Soni has been mutated in



respect of property bearing Survey No. 739 Hissa No. 1/2 admeasuring 02 H 00 Ares.

6] It appears from the copy of Sale Deed dt. 05/08/1988 that, Mrs. Prabhavati Babulal Soni executed sale deed of land admeasuring 02 H 00 Ares of Village Charoli Budruk in favour of Raziya Banu Mohammad Asarf and Mohammad Asarf Abdul Safur. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 1 at Serial No. 11424/1990 on 05/09/1990. Accordingly, names of Raziya Banu Mohammad Asarf and Mohammad Asarf Abdul Safur have been mutated in the 7/12 extract of the Said Property vide mutation entry No. 10498.

7] It appears from mutation entry No. 10566 that, as per order Passed by Hon'ble Tchasildar Haveli bearing No. Sthayi/Kavi/19/1990 dated 31/12/1990 the remark of Section 84 C of B.T.A.L. Act has been deleted from other right column of 7/12 extract of said Property.

8] It appears from mutation entry No. 1 that, as per the order passed by Hon'ble Collector, Pune bearing No. Prashasan/Vashi/2346/4ADM/SR/17/75 Wadi Vibhajan is effected in the said village Charholi Budruk and some survey number have been transferred to village Wadmukhwadi and accordingly, Survey No. 739 of village Charoli Budruk is given new Survey No. 131 of village Wadmukhwadi.

9] It appears from the copy of Sale Deed dt. 02/02/1993 that, Raziya Banu Mohammad Asarf and Mohammad Asarf



Abdul Safur have executed sale deed of land admeasuring 02 H 00 Ares in favour of Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 8 at Serial No. 360/1993 on 02/02/1993. Accordingly, name of Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have been mutated in the 7/12 extract of the Said Property vide mutation entry No. 428.

10] It appears from the copy of Sale Deed dt. 13/12/1993 that, Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have executed sale deed of land admeasuring 00 H 20 Ares Out of land admeasuring 02 H 00 Ares in favour of Shri. Vipan Prannath Abrol. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 8 at Serial No. 1569/1994 [old No. 3613/1993] on 21/04/1994. Accordingly, name of Shri. Vipan Prannath Abrol has been mutated in the 7/12 extract of the Said Property vide mutation entry No. 2237.

11] It appears from the copy of Lease Deed dt. 20/05/1994 that, Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have executed Lease Deed for a period 10 Years in respect of land admeasuring 01 H 20 Ares out of Survey No. 131 Hissa No. 1/2 and Survey No. 131 Hissa No. 1/1A/1/1/2 in favour of M/s Balaji Petroleum, a registered partnership firm through its partners Shri. Rajshekhar S. Birajdar. The said Lease Deed is registered in the office of Sub-Registrar Haveli No. 8 at Serial No. 1953/1994 on 20/05/1994.

12] It appears from the copy of Correction Deed dt. 29/09/1994 that, Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have executed Correction Deed in

respect of said Lease Deed and thereby changed certain terms and conditions of the said lease deed dt. 20/05/1994 in favour of M/s Balaji Petroleum a partnership Firm through its partner Shri. Rajshekhar S Birajdar. The said Correction Deed is registered in the office of Sub-Registrar Haveli No. 8 at Serial No. 3499/1994 on 29/09/1994.

13] It appears from the copy of Sale Deed dt. 29/07/1999 that, Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta executed sale deed of land admeasuring 00 H 70.36 Ares i.e 7036 sq.mtrs out of land admeasuring 02 H 00 Ares in favour of SHV Energy North West India Ltd. a Company through its Directors Mr. H.L.M. Van De Ven and Mr. Soumo Bose. The said Sale Deed is registered in the office of Sub-Registrar Mumbai at Serial No. BBM/4757/1999 on 15/09/2003. Accordingly, name of SHV Energy North West India Ltd. has been mutated in the 7/12 extract of the Said Property vide mutation entry No. 4455 to the extent of 00 H 70.36 Ares.

14] It appears from the copy of Sale Deed dt. 24/10/2007 that, of Shri. Vipan Prannath Abrol has executed sale deed of land admeasuring 00 H 20 Ares out of total land admeasuring 02 H 00 Ares in favour of Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 1 at Serial No. 8404/2007 on 24/10/2007. It appears that, said Shri Vipan Prannath Abrol has also executed a Power of Attorney in favour of Shri Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta which is registered in the office of Sub-Registrar Haveli No. 1 at Serial No. 8405/2007 on 24/10/2007. Accordingly, names of Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have



been mutated in the 7/12 extract of the Said Property vide mutation entry No. 2573.

15] It appears from the copy of Sale Deed dt. 26/10/2007 that, Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have executed sale deed of land admeasuring 00 H 46.45 Ares i.e. 50,000 sq.ft. out of land bearing Survey No. 131/1/2 in favour of Shri. Nitin Ratilal Karia and Shri. Anand Nitin Karia. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 1 at Serial No. 8503/2007 on 26/10/2007. Accordingly, names of Shri. Nitin Ratilal Karia and Shri. Anand Nitin Karia have been mutated in the 7/12 extract of the Said Property vide mutation entry No. 2540.

16] It appears from the copy of Sale Deed dt. 20/10/2010 that, Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have executed sale deed of land admeasuring 00 H 28.75 Ares i.e. 2875.05 Sq.mtrs. i.e. 30950 Sq.ft. out of total land admeasuring 02 H 00 Ares in favour of M/s Royal Space, a registered partnership firm through its partners Shri. Mahesh Amarsi Sapariya, Shri. Hasanali Mohammad Shaikh and Shri. Navin Amarsi Sapariya. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 14 at Serial No. 9037/2010 on 21/10/2010. Accordingly, name of M/s Royal Space a registered partnership firm through its partner Shri. Mahesh Amarsi Sapariya, Shri. Hasanali Mohammad Shaikh and Shri. Navin Amarsi Sapariya has been mutated in the 7/12 extract of the Said Property vide mutation entry No. 3512.

17] It appears from the copy of possession deed dt. 30/07/2011 that, Shri Nitin Ratilal Karia and Shri Anand Nitin Karia have executed a possession deed in favour of Pimpri



Chinchwad Municipal Corporation which is registered in the office of Sub Registrar Haveli No. 5 at Serial No. 7464/2011 on 06/08/2011 and by virtue of this possession deed the area admeasuring 814 sq.mtrs. out of their land 4645 sq.mtrs. has been surrendered for road widening of Pune Alandi Road. Accordingly, name of Pimpri Chinchwad Municipal Corporation has been mutated in the 7/12 extract vide mutation entry No. 3960. However it appears that, this area of 814 sq.mtrs. has not been deducted from the area of Shri Nitin Karia and Shri Anand Karia.

18] It appears from the copy of possession deed dt. 22/09/2014 that, M/s Royal Space a registered partnership firm through its partner Shri. Mahesh Amarsi Sapariya, Shri. Hasanali Mohammad Shaikh and Shri. Navin Amarsi Sapariya have executed a possession deed in favour of Pimpri Chinchwad Municipal Corporation which is registered in the office of Sub Registrar Haveli No. 14 at Serial No. 6374/2014 on 29/09/2014 and by virtue of this possession deed the area admeasuring 120.49 sq.mtrs. out of their land 2875.05 sq.mtrs. has been surrendered. Accordingly, name of Pimpri Chinchwad Municipal Corporation has been mutated in the 7/12 extract vide mutation entry No. 4673. However it appears that, this area of 120.49 sq.mtrs. has not been deducted from the area of M/s Royal Space a registered partnership firm through its partner Shri. Mahesh Amarsi Sapariya, Shri. Hasanali Mohammad Shaikh and Shri. Navin Amarsi Sapariya.

19] It appears that, as per the order passed by the Hon'ble High Court of Gujrat in Company Petition No. 190/2002 the SHV Energy North West India Pvt. Ltd. has been amalgamated with the SHV Energy South East Pvt. Ltd.. It further appears



that, as per the certificate of incorporation issued by Registrar of Companies, Andhra Pradesh name of SHV Energy South East Pvt. Ltd. has been changed to SHV Energy Pvt. Ltd. Accordingly, this change of name has been effected in the 7/12 extract vide mutation entry No. 6435.

20] It appears that, as per the order passed by Hon'ble Additional Tehsildar, Pimpri Chinchwad Pune bearing No. HNO/155/SR/358/2020 dated 14/08/2020 that the area of all the owners i.e. holders of the Survey No. 131/1/2 has been corrected and accordingly, the area of Pimpri Chinchwad Municipal Corporation has been corrected as 00 H 09.34.49 Ares instead of 00 H 09.34 Ares, the area of Shri Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta has been corrected as 00 H 54.43.57 Ares instead of 00 H 44.20 Ares, the area of Shri Nitin Ratilal Karia and Shri Anand Nitin Karia has been corrected as 00 H 38.31.11 Ares instead of 00 H 46.45 Ares, the area of M/s Royal Space through its partners Shri Mahesh Amarsi Sapariya, Shri Navin Amarsi Sapariya and Shri Vasant Baburao Kachi has been corrected as 00 H 27.54.83 Ares instead of 00 H 29.65 Ares and the area of SHV Energy North West India Ltd. has been kept as it is i.e. 00 H 70.36 Ares. Accordingly, the area of each holders have been changed vide the said mutation entry.

21] It appears from the copy of Sale Deed dt. 09/11/2020 that, SHV Energy Pvt. Ltd. (formerly known as SHV Energy North West India Ltd.) through its Senior Manager/Authorized Signatory Shri. Gurudutt Joshi has executed sale deed of land admeasuring 00 H 70.36 Ares out of total land admeasuring 02 H 00 Ares out of Survey No. 131/1/2 of village Wadmukhwadi



in favour of M/s Akshay Skyscrapers LLP, a Limited Liability Partnership Firm Through its Partner Mr. Rajendra Ramanlal Lunkad. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 26 at Serial No. 11865/2020 on 12/11/2020. It further appears that, SHV Energy Pvt Ltd. (formerly known as SHV Energy North West India Ltd.) through its Senior Manager/Authorized Signatory Shri, Gurudutt Joshi has also executed Power of Attorney in favour of M/s Akshay Skyscrapers LLP, a Limited Liability Partnership Firm Through its Partner Mr. Rajendra Ramanlal Lunkad which is registered in the office of Sub Registrar Haveli No. 26 Serial No. 11867/2020 on 09/11/2020. Accordingly, name of M/s Akshay Skyscrapers LLP through its Partner Mr. Rajendra Ramanlal Lunkad has been mutated in the 7/12 extract of the Said Property vide mutation entry No. 6436.

22] It appears from the copy of Sale Deed dt. 15/12/2020 that, Shri Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have executed sale deed of land admeasuring 00 H 51.84 Ares out of land admeasuring 00 H 54.44 Ares which is owned by them out of 02 H 00 Ares out of Survey No. 131/1/2 of village Wadmukhwadi in favour of M/S Akshay Skyscrapers LLP a Limited Liability Partnership Firm having through its Partner Mr. Rajendra Ramanlal Lunkad. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 26 at Serial No. 13998/2020 on 15/12/2020. It further appears that, Shri Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have also executed Power of Attorney in favour of M/S Akshay Skyscrapers LLP a Limited Liability Partnership Firm having through its Partner Mr. Rajendra Ramanlal Lunkad which is registered in the office of Sub Registrar Haveli No. 26 Serial No.



14000/2020 on 15/12/2020. Accordingly, name of M/s Akshay Skyscrapers LLP A Limited Liability Partnership Firm Through its Partner Mr. Rajendra Ramanlal Lunkad has been mutated in the 7/12 extract of the Said Property vide mutation entry No. 6500.

B) History of Survey No. 131 Hissa No. 1/1A/1/3 (Old Survey No. 739/1/1A/1/3)

23] It appears from 7/12 extracts from the year 1968-69 that, the land bearing Survey No. 739 Hissa No. 1 admeasuring 09 Hector 01 Ares (including Potkharaba) of village Charoli Budruk was originally owned by Shri. Kashinath Vitthal Gokhale.

24] It appears from the mutation entry No. 8618 that, Shri. Kashinath Vitthal Gokhale died on 22/08/1974 leaving behind him his legal heirs namely Shri Jagannath Vitthal Gokhale, Shri. Ghanshyam Kashinath Gokhale, Shri. Shriram Kashinath Gokhale, Smt. Manikabai Kashinath Gokhale and Mrs. Sandhya Shamrao Padalkar and accordingly as per the said mutation entry their names have been mutated in the 7/12 extract of the Said Property.

25] It appears from the mutation entry No. 8713 that, Smt. Manikabai Kashinath Gokhale and Mrs. Sandhya Shamrao Padalkar have released their share in the Said Property in favour of Shri. Ghanshyam Kashinath Gokhale, Shri. Shriram Kashinath Gokhale and accordingly as per the said mutation entry their names have been Deleted in the 7/12 extract of the Said Property.



26] It appears from the mutation entry No. 8714 that, Shri Jagannath Vitthal Gokhale, Shri Vishwanath Jagannath Gokhale and Shri Mukund Jagannath Gokhale have partitioned their share in the said property bearing Survey No. 739 and accordingly, 4 anna share given to the share of Shri Vishwanath Jagannath Gokhale and 4 anna share given to the share of Shri Mukund Jagannath Gokhale and accordingly as per the said mutation entry their names have been Mutated in the 7/12 extract of the Said Property. It further appears that, Shri. Ghanshyam Kashinath Gokhale, Shri Shriram Kashinath Gokhale have 4 anna share each in the said property bearing Survey No. 739.

27] It appears from the copy of Sale Deed dt. 26/07/1984 that, Shri. Ghanshyam Kashinath Gokhale, Shri Shriram Kashinath Gokhale, Shri Vishwanath Jagannath Gokhale and Shri Mukund Jagannath Gokhale have executed Sale Deed of land admeasuring 00 H 80 Ares out of Survey No. 739 Hissa No. 1/1A of village Charoli Budruk in favour of Mrs. Farida Abdul Samadshah & Mr. Vipin Pranath Abrol. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 5915/1984. It appears that, accordingly names of Mrs. Farida Abdul Samadshah & Mr. Vipin Pranath Abrol have been mutated in the 7/12 extract of property bearing Survey No. 739 Hissa No. 1/1A/1/1/2 vide mutation entry No. 9605 to the land admeasuring 00 H 80 Ares.

28] It appears from mutation entry No. 1 that, as per the order passed by Hon'ble Collector, Pune bearing No. Prashasan/Vashi/2346/4ADM/SR/17/75 Wadi Vibhajan is



effected in the said village Charholi Budruk and some survey number have been transferred to village Wadmukhwadi and accordingly, Survey No. 739 of village Charoli Budruk is given new Survey No. 131 of village Wadmukhwadi.

29] It appears from mutation entry No. 463 that, as per order Passed by Hon'ble Tehsildar Haveli bearing No. 1890/93 dated 18/12/1993 the remark of Section 84 C of B.T.A.L. Act has been deleted from other right column of 7/12 extract of said Property.

30] It appears from copy of Sale Deed dt. 13/12/1993 that, Smt. Farida Abdul Samadshah & Mr. Vipin Pranath Abrol have executed Sale Deed of land admeasuring 00 H 80 Ares in favour of Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 8 at Serial No. 1568/1994 [old no. 3612/1993] on 21/04/1994. Accordingly, names of Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have been mutated in the 7/12 extract of the Said Property vide mutation entry No. 484.

31] It appears from the mutation entry No. 2230 that, Shri Suresh Mohanlal Sharma has taken loan of Rs. 50,00,000/- from Pune People's Co-operative Bank, Pune and accordingly name of Pune People's Co-operative Bank has been mutated in the other rights column of the 7/12 extract of the said property vide the said mutation entry.

32] It appears from the mutation entry No. 2281 that, order passed by Tehsildar Haveli bearing No. HNO/KA VI/668/2004



dated 24/01/2005 Survey No. 131 Hissa No. 1/1A/1/1/2 is changed as new Survey No. 131 Hissa No. 1/1A/1/3.

33] It appears from copy of Sale Deed dt. 29/07/1999 that, Shri. Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have executed Sale Deed of land admeasuring 00 H 28.92 Ares i.e 2892 sq.mtrs out of land admeasuring 00 H 80 Ares in favour of SHV Energy North West India Ltd. a Company through its Directors Mr. H.L.M. Van De Ven and Mr. Soumo Bose. The said Sale Deed is registered in the office of Sub-Registrar Mumbai at Serial No. BBM/4757/1999 on 15/09/2003. Accordingly, name of SHV Energy North West India Ltd has been mutated in the 7/12 extract of the Said Property vide mutation entry No. 4455.

34] It appears that, a deed of consent confirming the grant of easement rights is executed between the parties namely Shri Suresh Mohanlal Sharma, Shri Prakash Babulal Mehta, Shri Nitin Ratilal Karia, Shri Anand Nitin Karia and SHV Energy Pvt. Ltd. and accordingly the rights of 6 mtr. road are given to each other to use by holders of the Said Property. This Deed is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 9542/2008 on 19/11/2008.

35] It appears from mutation entry No. 6494 that, Shri Suresh Mohanlal Sharma has repaid the loan of Rs. 50,00,000/- to Pune People's Co-operative Bank, Pune and accordingly, said bank has issued a its No Dues Letter dt. 5/10/2020 and application to Talathi, Wadmukhwadi to delete its name and upon said intimation letter name of Pune People's Co-operative Bank has been deleted from the other rights column of the 7/12 extract of the said property.



36] It appears from copy of Sale Deed dt. 09/11/2020 that, SHV Energy Pvt. Ltd. a registered Company through its Senior Manager/Authorized Signatory Shri. Gurudutt Joshi has executed sale deed of land admeasuring 00 H 28.92 Ares out of land admeasuring 00 H 80 Ares in favour of M/s. Akshay Skyscrapers LLP a registered Limited Liability Partnership Firm through its partner Mr. Rajendra Ramanlal Lunkad. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 26 at Serial No. 11765/2020 on 12/11/2020. It appears that SHV Energy Pvt. Ltd. through its Senior Manager/Authorized Signatory Shri. Gurudutt Joshi has also executed Power of Attorney in favour of M/s. Akshay Skyscrapers LLP through its partner Mr. Rajendra Ramanlal Lunkad which is registered in the office of Sub Registrar Haveli No. 26 Serial No. 11767/2020 on 09/11/2020. Accordingly, name of M/s. Akshay Skyscrapers LLP has been mutated in the 7/12 extract of the Said Property vide mutation entry No. 6436.

37] It appears from copy of Sale Deed dt. 15/12/2020 that, Shri Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have executed Sale Deed of land admeasuring 00 H 45.88 Ares out of 00 H 51.08 Ares out of land admeasuring 00 H 80 Ares in favour of M/s. Akshay Skyscrapers LLP a registered Limited Liability Partnership Firm through its partner Mr. Rajendra Ramanlal Lunkad. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 26 at Serial No. 13998/2020 on 15/12/2020. It appears that Shri Suresh Mohanlal Sharma and Shri Prakash Babulal Mehta have also executed Power of Attorney in favour of M/s. Akshay Skyscrapers LLP through its partner Mr. Rajendra Ramanlal Lunkad which is registered in the office of Sub Registrar Haveli No. 26 Serial No. 14000/2020 on 15/12/2020. Accordingly, name of M/s. Akshay Skyscrapers



LLP has been mutated in the 7/12 extract of the Said Property vide mutation entry No. 6500.

38] It appears that, on 31/03/2022 Pimpri Chinchwad Municipal Corporation has approved the plans for the buildings to be constructed over the said property and issued the commencement certificate vide No. BP/Vadmukhadi/29/2022 dt. 31/03/2022.

IV. SCRUTINY OF ENCUMBRANCES

Upon my instructions my colleague, Advocate Saurabh Katariya and Advocate Mayuri Talwar have taken search of Said Property described herein above in the Offices of Sub-Registrar for the last 30 years i.e. from 1992 to 2022 (both years inclusive) and also taken online search on the website: igrmahareshtra.gov.in after payment of government fees on 05/05/2022 vide receipt GRN No. MH001498497202223E. As such from the record made available for inspection no entry other than mentioned above was found than above stated documents, no encumbrances and / or defect in title was located to him and accordingly he submitted the report. However, this Title Investigation Report is restricted to the records made available to me for search and in the condition they were made available and documents made available to me for issuing title investigation report.

I have published the public notices in daily Prabhat dt. 01/10/2020 and 03/10/2020 thereby calling upon the objections from the public at large in respect of the said property described herein above and as per the ownership held



by erstwhile owners. No body has raised and sent any written objection to the said public notices.

I have also published a public notice in daily Prabhat dt. 30/03/2021 thereby calling upon the objections from Public at large including labors in respect of the Said Property and closure of plant by SHV Energy Pvt. Ltd. from the said Property. No body has raised any objection to the said public notice and hence I have already issued a certificate dt. 12/05/2021 in this regard.

V. CERTIFICATE OF TITLE -

From the verification of the above documents as referred in the present report and which are made available to me by Shri. Rajendra Ramanlal Lunkad partner of Akshay Skyscrapers LLP and also on the basis of search of Index II registers available and online search of Index II in respect of the Said Property as aforesaid, I am of the opinion that, M/s. Akshay Skyscrapers through its partner Shri. Rajendra Ramanlal Lunkad is entitled to own, hold and possess the land admeasuring 01 H 22.2 Ares out of total land admeasuring 02 H 00 Ares out of Survey No. 131/1/2 and land admeasuring 00 H 74.80 Ares out of total land admeasuring 00 H 80 Ares out of Survey No. 131/1/1A/1/3 situated at village Wadmukhwadi within the limits of Sub Registration District Pune, Taluka Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation and title of M/s. Akshay Skyscrapers through its partner Shri. Rajendra Ramanlal Lunkad to the property admeasuring 01 H 22.2 Ares out of Survey No. 131/1/2 and to

the property admeasuring 00 H 74.80 Ares out of Survey No. 131/1/1A/1/3 which are totally aggregate admeasuring 01 H 97 Ares i.e. 19700 sq.mtrs. is clean, clear and marketable and entitled to develop as per the sanctioned plans comprising of independent blocks, flats, shops and dispose off the same to the intending purchasers except the units agreed to be allotted to the previous land owners as per the Sale Deed.

This Search and Title Investigation Report is issued on this 20th May 2022.

FOR PANKAJ BHANDARI ASSOCIATES


PANKAJ BHANDARI
ADVOCATE

