

**Rameshkumar B. Nage**  
ADVOCATE

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

### SEARCH REPORT

Sub: SEARCH AND TITLE REPORT of property described herein under is owned by M/S. EMPRESA ESTATES PRIVATE LIMITED through its authorized Person MR. SANJAY BHAWARLAL MEHTA, is authorized to develop the said land.

### DESCRIPTION OF THE PROPERTY

#### SCHEDULE

All that pieces and parcels of land or ground of New survey No. 14/1A/1 to 5 PLOT No B + Ohal+ Open Space+ Transformer having an area adm about 9043.14 sq.mtrs from the sanctioned layout of old survey no.14/1/1, 14/1/2, 14/1/3, 14/1/4 and 14/1/5 having total area adm 14471.70 sq.mtrs of village Baner, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and bounded as follows:

On or towards the East : By proposed Amenity space & 18 mt DP Road  
On or towards the West : By S. No. 15  
On or towards the South : By Part of S. No. 14  
On or towards the North : By Plot No. A & Open Space of Plot no. C and D  
and Part of Plot no. D in the sanction Layout.

Hereinafter referred to as the said "Land/property".

### THE SEARCH

The search and title report of the said captioned property taken at your instance is as follows. Due to decentralization from 1<sup>st</sup> November, 2005 any document can be registered in any of the Sub Registrar offices of Pune. I have caused the search of the Index II registers for

  
**RAMESHKUMAR B. NAGE**  
B.A. (Hons.), LL.B.  
ADVOCATE & NOTARY  
Manjari Farm, Haveli,  
Dist. Pune Mob. 9604974370

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1/5/2012

**Rameshkumar B. Nage**  
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the last 30 years (1993 to 2022) in the office of the sub-registrar, Pune of the said captioned property.

Before taking the said search the requisite fee was paid vide e-challan bearing GRN MH00160060420223E dated 09/05/2022.

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

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

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

**1. THE TITLE**

Perused following documents for tracing the title of the captioned property:-

1. Photocopies of 7/12 Extracts from 1950 till 2021.
2. Photocopies of Mutation Entries of the said 7/12 extracts.
3. Deed of Declaration dated 7/1/2000 and registered with the office of the Sub Registrar Haveli No. 4 at serial no. 146/2000
4. Sale Deed dated 11/7/1996 was not traceable, by a Deed of Declaration dated 2/6/2001 and registered with the office of the Sub Registrar Haveli No. 4 at serial no. 6137/2001.
5. Development Agreement dated 28/3/2006 and registered office of the Sub Registrar Haveli No. 15, Pune at serial no. 2457/2006.

**RAMESHKUMAR B. NAGE**

ADVOCATE

Manjri Form, 16/11/2021  
Dist. Pune Mob. 9604974370

1/5/2022

21/05/2022

**Rameshkumar B. Nage**

ADVOCATE

Add:- S.No.36/1D,Pune-Solapur

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6. Power of Attorney dated 28/3/2006 and registered with the office of the Sub Registrar Haveli No. 15, Pune at serial no. 2458/2006.
7. Development Agreement dated 28/5/2004 and registered office of the Sub Registrar Haveli No. 15, Pune at serial no. 2079/2004.
8. Sale Deed dated 25/3/1996 and registered with the office of the Sub Registrar Haveli No. 4, Pune at serial no. 2134/1996.
9. Sale Deed dated 26/5/1995 and registered with the office of the Sub Registrar Haveli No. 4, Pune at serial no. 4718/1995 (new no. 7950/1998).
10. Development Agreement dated 21/3/2006 and registered office of the Sub Registrar Haveli No. 15, Pune at serial no. 2172/2006.
11. Power of Attorney dated 21/3/2006 and registered with the office of the Sub Registrar Haveli No. 15, Pune at serial no. 2173/2006.
12. Development Agreement dated 14/8/ 007 and registered office of the Sub Registrar Haveli No. 15, Pune at serial no. 6017/2007.
13. Power of Attorney dated 14/8/2007 and registered with the office of the Sub Registrar Haveli No. 15, Pune at serial no. 6018/2007.
14. Deed of Declaration dated 7/1/2000 and registered with the office of the Sub Registrar Haveli No. 4 at serial no. 148/2000.
15. Development Agreement dated 7/2/2007 and registered office of the Sub Registrar Haveli No. 15, Pune at serial no. 937/2007.
16. Power of Attorney dated 7/2/2007 and registered with the office of the Sub Registrar Haveli No. 15, Pune at serial no. 938/2007.
17. Power of Attorney dated 14/5/2007 and registered with the office of the Sub Registrar Haveli No. 15, Pune at serial no. 3549/2007.
18. Sale Deed dated 30/11/1988 and registered with the office of the Sub Registrar Haveli No. 2, Pune at serial no. 16467/1988.

**RAMESHKUMAR. B. NAGE**

BA (Hons), LL.B

ADVOCATE & NOTARY

Manjri Road, Tal. Haveli,

Dist. Pune Mob. 9604974370

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**Rameshkumar B. Nage**  
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19. Sale Deed dated 14/03/1985 duly registered the Office of Sub Registrar Haveli No.1, Pune at serial no. 2668/1985.
20. Development Agreement dated 21/07/2004 duly registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3474/2004.
21. Supplemental Agreement dated 04/07/2006 duly registered with the office of Sub Registrar Haveli No. 4 at serial no. 4310/2006.
22. M/s. Ashwin Enterprises. By a Confirmation Agreement dated 8/7/2007 and registered at the office of the Sub Registrar Haveli No. 1 at serial no. 5181/2007.
23. Development Agreement dated 19/08/2004 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3487/2004.
24. Development Agreement dated 05/04/2005 and duly registered with the office of the Sub Registrar Haveli No. 15 at serial no. 2749/2005.
25. Development Agreement dated 20/10/2003 duly registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3718/2003.
26. Power of Attorney dated 20/10/2003 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3719/2003.
27. Development Agreement dated 07/12/2005 duly registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7633/2005.
28. Development Agreement dated 16/6/2007 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 4484/2007.
29. Power of Attorney dated 16/6/2007 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 4485/2007.
30. Supplementary/Confirmation Development Agreement dated 2/11/2007 and registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9087/2007.
31. Development Agreement dated 10/06/2004 duly registered with the office of the Sub Registrar Haveli No. 15 at serial no. 2575/2004.

  
**RAMESHKUMAR B. NAGE**  
Advocate, LL.B.  
ADVOCATE  
Manjirform, Solapur  
Dist. Pune Mob. 9604974370

4/1/2022

1/12/2022

**Rameshkumar B. Nage**  
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32. Development Agreement dated 29/04/2005 duly registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3262/2005.
  33. Power of Attorney dated 29/4/2005 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3263/2005.
  34. Development Agreement dated 09/05/2005 duly registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3452/2005.
  35. Power of Attorney dated 9/5/2005 registered with the office of the S. R Haveli No. 15, Pune at serial no. 3453/2005.
  36. Development Agreement dated 07/12/2004 duly registered with the office of the Sub Registrar Haveli No. 15 at serial no. 5288/2004.
  37. Power of Attorney dated 7/12/2004 registered with the office of the Sub Registrar Haveli No. 5289/2004.
  38. Supplemental Agreement dated 22/11/2005 duly registered with the office of Sub Registrar Haveli No. 15 at serial no. 7241/2005.
  39. Agreement of Assignment of Development Rights dated 30/4/2008 duly registered with the office of Sub Registrar Haveli No.15, Pune at serial no. 3101/2008.
  40. Power of Attorney dated 30/4/2008 and registered with office of the Sub Registrar Haveli No. 15 at serial no. 3102/2008.
  41. Consent Terms in the said suit on 3/5/2010 in the Special Civil Suit bearing No. 670/2008.
  42. Sale Deed dated 4/2/2011 duly registered with the office of Sub Registrar Haveli No. 11, Pune at serial no. 1161/2011
  43. Sale Deed dated 7/3/2011 duly registered with the office of Sub Registrar Haveli No.11, Pune at serial no. 2135/2011.
  44. Confirmation / Supplementary Development Agreement dated 22/7/2011 and duly registered with the office of the Sub Registrar Haveli No. 11 at serial no. 6590/2010.

  
**RAMESHKUMAR. B. NAGE**

BA. (Hons), LL.B

ADVOCATE & NOTARY

Manjriroad, Pune Haveli.

Dist. Pune Mob. 9604974370

11/12/2012

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45. Power of Attorney dated 22/7/2011 registered with the office of the Sub Registrar Haveli No. 11 at serial no. 6591/2010.
46. Supplemental Agreement dated 13/8/2012 and registered with the office of the Sub Registrar Haveli No. 11 at serial no. 11024/2012.
47. Power of Attorney dated 2/11//2007 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 9088/2007.
48. Sale Deed dated 19/12/2008 and registered office of the Sub Registrar Haveli No. 7, Pune at serial no. 2925/2009
49. Will and Testament dated 4/4/2005 registered at the office of the Sub Registrar Haveli No. 15 at serial no. 2748/2005
50. Hastantaran Dast dated 01/05/2022 duly registered with the office of the Sub Registrar registered at Haveli 10 at serial No. 11750/2022.
51. Development Agreement date 31/03/2022 registered with the office of the sub Registered at Haveli 10 at serial No. 9412/2022.
52. Order dated 3/10/2006 passed in U.L.C. Case No. 1383-PA by the Deputy Collector and Competent Authority, Pune Urban Agglomeration, Pune
53. Order dated 13/2/2004 passed in U.L.C. Case No. 1258-E by the Deputy Collector and Competent Authority, Pune Urban Agglomeration, Pune.
54. Order dated 5/5/1998 passed in U.L.C. Case No. 1610-SE by the Deputy Collector and Competent Authority, Pune Urban Agglomeration, Pune.
55. Order dated 4/5/1998 passed in U.L.C. Case No. 1615-SE by the Deputy Collector and Competent Authority, Pune Urban Agglomeration, Pune.

  
**RAMESHKUMAR B. NAGE**  
SA. (Hons.), LL.B  
ADVOCATE & NOTARY 61  
Manjri form, Tal. Haveli,  
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11/5/2022

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• **Trace of Title / History of Passing of title**

On perusal of 7/12 Extracts, Mutation Entries and other documents and based upon the Seach and Titled issued by Adv. Prasanna S. Darade on dated 29/11/2013, I am giving this search report in continuation of the title of the said land is as under -

1. By an under various registered deeds and documents duly registered with the office of Sub Registrar Haveli, the persons / previous owners as detailed hereunder were well sufficiently entitled to land admeasuring 02 Hectare 73 Ares comprised in all those pieces and parcels of land bearing New Survey No. 14/1A/1 to 5 (18 Mtrs DP road), 14/1A/1 to 5 (Plot Amenity Space) and 14/1A/1 to 5 (Plot No. B) (Old Survey No. 14/1/1, 14/1/2, 14/1/3, 14/1/4 and 14/1/5) situated at village Baner, Taluka : Haveli, District : Pune is being owned as under -

S.No	Particulars	Area (Ares)
1	M/s. Pashankar Pawar Associates from S No 14/1/1	31.17
2	M/s. Pashankar Pawar Associates from S No 14/1/2	24.00
3	M/s. Pashankar Pawar Associates from S No 14/1/3	5.00
4	M/s. Pashankar Pawar Associates, Vaibhavi and madhavi Patil from S No 14/1/3	17.50
5	M/s. Pashankar Pawar Associates and Ram Mate from S No.14/1/2	3.00
6	M/s. Pashankar Pawar Associates, Vaibhavi and madhavi Patil from S No 14/1/5	54.00
7	Other co-owners land area	138.33
	<b>Total land area</b>	<b>273.00</b>

(hereinafter referred to as the **Said Entire lands**)

**RAMESHKUMAR. B. NAGE**

Advocate, (Pune), LLB

Manjori Form, Pune

Dist. Pune Mob. 9604974370

7/12/2022

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2. With a view to utilized maximum building potential of the said lands, previous owners amalgamated the entire land and sub divided the said entire land as detailed hereunder:

Plot No.	Area
A	6705.96 Sq. mtrs.
B	19613.04 Sq. mtrs.
C	511 Sq. mtrs.
D	470 Sq. mtrs.

3. Commencement Certificate:-

On perusal of Commencement Certificate bearing no. DPO/CC/3572 /2012 dated 20/2/2013, it appears that all persons entitled to develop the said land/s had agreed to revise the said layout referred to above and submitted the same to Pune Municipal Corporation and which revised layout has been sanctioned by Pune Municipal Corporation and the necessary Commencement Certificate bearing no. DPO/CC/3572/2012 dated 20/2/2013 thereto has been issued and the said entire land has now been subdivided into several plots as detailed herein below:-

Plot No. A (including open space)	6705.96 square meters
Plot No. B (including area for transformer and excluding open space of Plot No. C and D 406.27 square meters)	19613.4 square meters
Plot No. C (including area under ohol)	532 square meters
Plot No. D	3605.11 square meters
Open Space of Plot No. C and D	406.27 square meters

  
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ADVOCATE & NOTARY  
Manjari Farm, Tal. Haveli,  
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1/5/2022



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**4. Deed of Confirmation :-**

On perusal of Deed of Confirmation dated 21/5/2014 and duly registered with the office of the Sub Registrar Haveli No. 18, Pune at serial no. 3474/2014, it appears that the previous owners and consenting parties in the said document including one Mr. Ramchandra S. Mate and Mrs. Ratnaprabha R. Mate, the persons / previous owners thereto have confirmed their respective undivided shares in the said land on and after the sanction of the said layout and also the rights of the Developers to develop the same so as to commercially exploit their rights without reference to each other and to bring the said facts on record to enable them to accordingly mutated the Revenue Records and matters incidental thereto. In terms of the said Deed of Confirmation dated 21/5/2014, the parties thereto confirmed their respective undivided share in the ownership rights in the said land and which are as follows:-

Plot Nos.	Area in square metres	Name of the Developer / Owner	Area of share held
Plot No. A including area of Open Space and Ohal	4989.67	Mrs. Sonali Rajesh Patil (nee Ms. Sonali Ramchandra Mate) and Mrs. Vaibhavi Sunil Patil (nee Ms. Vaibhavi Ramchandra Mate)	4989.67
Plot No. B including area of Open Space for Plot No B and	9043.14	Mrs. Anupama Siddharth Patil, Mr. Ramchandra Shankarrao Mate and Mrs. Ratnaprabha Ramchandra Mate.	5133.00

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ADVOCATE

Manjari  
Dist. Pune. Mob. No. 9604974370

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Transformer,		M/s. Pashankar Pawar and Associates,	3326.81
		Mrs. Anupama Siddharth Patil and Mrs. Madhavi Ranjeet Patil	583.33
Plot No. C including area under Ohal	532	Mr. Suhas G. Sarolkar and Mr. Sudhir G. Sarolkar	532.00
Plot No. D including area under Ohal and Open Space for Plot No. C and D	4011.38	M/s. Pashankar Pawar and Associates	2017.38
		M/s. Ram Mate Pashankar and Pawar Associates	1994.00
Plot No. E Amenity Space	3251.52	Mrs. Vaibhavi Sunil Patil (alias Ms. Vaibhavi Ramchandra Mate)	1494.04
		M/s. Pashankar Pawar and Associates	90.81
		M/s. Pashankar Pawar and Associates and Mrs. Vaibhavi Sunil Patil	1166.67
		M/s. Pashankar Pawar Associates	500.00
Plot No. F Area under 24	3295.25	Mrs. Sonali Rajesh Patil (nee Ms. Sonali Ramchandra Mate)	1716.29

  
**RAMESHKUMAR B. NAGE**  
97-1111111111  
ADVOCATE & NOTARY  
Manjari Farm, Tal. Haveli,  
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10/1/2012

11/5/2012


**Rameshkumar B. Nage**  
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metre wide road		M/s. Ram Mate Pashankar and Pawar Associates	1578.96
Plot No. G	2177.04	M/s. Pashankar Pawar and Associates	582.00
Area under 18 metre wide road		M/s. Ram Mate Pashankar and Pawar Associates	1595.04

**5. Deed of Gift -**

On perusal of Deed of Gift dated 21/5/2014 duly registered with the office of the Sub Registrar, Haveli No. 18, Pune at serial no 3477/2014, it appears that Mr. Ramchandra Shankarrao Mate has with the consent and confirmation of other co-owners have absolutely conveyed and transferred unto and in favour of Mrs. Vaibhavi Sunil Patil by way of gift absolutely and forever all that piece and parcel of undivided land or ground admeasuring 2200 square metres out of Plot No. B total admeasuring 9043.14 square metres in the sanctioned layout of all those pieces and parcels of land or ground collectively admeasuring 2 Hectare 73 Ares i.e. 27300 square metres which is bearing (i) Survey No. 14/1/1 admeasuring 55 Ares (ii) Survey No. 14/1/2 admeasuring 54 Ares (iii) Survey No. 14/1/3 admeasuring 55 Ares (iv) Survey No. 14/1/4 admeasuring 55 Ares (v) Survey No. 14/1/5 admeasuring 54 Ares lying, being and situate at Village Baner, Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation, Pune being his undivided share in the entire land based on the Deed of Confirmation dated, 21/5/2014 and on certain terms and conditions as stated therein. Pursuant thereto the name of the said Mrs. Vaibhavi Sunil Patil was mutated in the revenue records vide mutation entry no. 20554,

  
**RAMESHKUMAR. B. NAGE**  
B.A. (Hons), LL.B.  
ADVOCATE & NOTARY  
Manjari Farm, Tal. Haveli,  
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1/5/2022




**Rameshkumar B. Nage**  
ADVOCATE

Add:- S.No.36/1D,Pune-Solapur  
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**6. Deed of Gift**

On perusal of Deed of Gift dated 21/5/2014 and duly registered with the office of the Sub Registrar Haveli No. 18, Pune at serial no. 3476/2014, it appears that Mrs. Ratnaprabha Ramchandra Mate has with the consent and confirmation of other co-owners have absolutely conveyed and transferred unto and in favour of Mrs. Vaibhavi Sunil Patil herein by way of gift absolutely and forever all that piece and parcel of undivided land or ground admeasuring 2750 square metres out of Plot No. B total admeasuring 9043.14 square metres in the sanctioned layout of all those pieces and parcels of land or ground collectively admeasuring 2 Hectare 73 Ares i.e. 27300 square metres which is bearing (i) Survey No. 14/1/1 admeasuring 55 Ares (ii) Survey No. 14/1/2 admeasuring 54 Ares (iii) Survey No. 14/1/3 admeasuring 55 Ares (iv) Survey No. 14/1/4 admeasuring 55 Ares and (v) Survey No. 14/1/5 admeasuring 54 Ares, lying and situate at Village Baner, Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation, Pune being his undivided share in the entire land based on the Deed of Confirmation dated 21/5/2014 and on certain terms and conditions as stated therein. Pursuant thereto the name of the said Mrs. Vaibhavi Sunil Patil was mutated in the revenue records vide mutation entry no. 20581.

7. The Previous Owners and the mentioned parties mentioned above have declared that the certain Owners and parties have defined their undivided share and interest in the said land for all commercial and legal purposes. Accordingly, they have made corrections to their original holdings in the said entire land vis-à-vis the said land derived their undivided share and interest in the land for the commercial transaction and which is hereunder and the details thereof are as under:-

  
**RAMESHKUMAR B. NAGE**  
ADVOCATE & S.O. 121  
Manjari Farm, Tal. Haveli,  
Dist. Pune Mob. 9604974370

11/3/2012

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Name	Undivided Holding in the said property
Mrs. Vaibhavi Sunil Patil	6444.04
Mr. Diwakar Kashinath Hiwarkar / Mrs. Vaibhavi Sunil Patil	291.67
Mr. Diwakar Kashinath Hiwarkar / Mrs. Anupama Siddharth Patil	291.67
Mr. Diwakar Kashinath Hiwarkar / Mrs. Madhavi Ranjeet Patil	291.66
Mrs. Anupama Siddharth Patil	183.00
M/s. Pashankar Pawar Associates	3117.00
M/s. Pashankar Pawar Associates	382.62
M/s. Pashankar Pawar Associates	500.00
M/s. Pashankar Pawar Associates	875.00
M/s. Pashankar Pawar Associates	500.00
M/s. Ram Mate Pashankar and Pawar Associates	1595.04
<b>TOTAL in sq.mtrs</b>	<b>14471.70</b>

**8. Sale Deed -**

On perusal of Sale Deed which is duly registered with the office of sub registrar Haveli NO. 18 Pune at Serial no 3482/2014 of dated 29/5/2014, it appears that 1. Mrs. Anupama Siddharth Patil, Mr. Ramchandra Shankarrao Mate and Mrs. Ratnaprabha Ramchandra Mate 2.M/s. Pashankar Pawar and Associates 3. Mrs. Anupama Siddharth Patil and Mrs. Madhavi Ranjeet Patil 4. Mrs. Vaibhavi Sunil Patil (alias Ms. Vaibhavi Ramchandra Mate) 5. M/s. Pashankar Pawar and Associates 6. M/s. Pashankar Pawar and Associates and Mrs. Vaibhavi Sunil Patil 7. M/s. Pashankar Pawar Associates M/s. Pashankar Pawar and Associates 8. M/s. Ram Mate

  
**RAMESHKUMAR. B. NAGE**  
BA, (Hons), LL.B  
ADVOCATE & NOTARY

Manjari Farm, T.H. Haveli,  
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11/5/2022



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Pashankar and Pawar Associates have sold their land collectively admeasuring about 14,471.70 sq.mtrs being 1) S.No. 14/1/1+2+3+4+5 Plot B + Ohal + Open Space + Transformer collectively admeasuring 9043.14 sq.mtrs 2) S.No. 14/1/1+2+3+4+5 Plot G (18 meter D.P. Road) admeasuring 2177.04 sq.mtrs 3) S.No. 14/1/1+2+3+4+5 Plot E (Amenity Space) admeasuring 3251.52 sq.mtrs in the sanctioned layout of Survey No. 14/1/1, 14/1/2, 14/1/3, 14/1/4, 14/1/5 of village Baner, Taluka Haveli District Pune, to APEX ERECTORS LLP through its partner Mr. Bharat D. Agarwal vide registered Sale Deed of dated 29/5/2014 which is duly registered with the office of sub registrar Haveli NO. 18 Pune at Serial no 3482/2014 and accordingly the name of the APEX ERECTORS LLP same has been mutated on the 7/12 extract of the said land.

**9. Hasatataran Dast**

On perusal of the documents it come to notice that, the Apex Electors LLP execute and registered Hasatataran Dast on 04/05/2022 in favour of Pune Municipal Corporation for the Road and Amenity Handover for the area admeasuring 32.5152 Sq. mtrs of Survey No. 14/1/1+2+3+4+5 PLOT no. E (Amenity Space) adm about 3251.52 sq.mtrs from the sanctioned layout of survey no.14/1/1,14/1/2,14/1/3, 14/1/4 and 14/1/5 having total area adm 14471.70 sq.mtrs of village Baner, Taluka Haveli, District Pune said Hastataran Dast registered at Haveli 10 at serial No. 11750/2022.

Thereafter, vide a Development Agreement dated 31/03/2022 duly registered at the office of Sub-Registrar Haveli No.10 at Sr. No. 9412/2022 along with a Power of Attorney registered at Sr. No. 9413/2022 entrusted development rights of the area i.e 9043.14 sq.mtrs out of total area admeasuring survey no. 14/1/1,14/1/2,14/1/3,14/1/4 and 14/1/5 having total area adm 14471.70 sq.mtrs

  
**RAMESHKUMAR B. NAGE**  
ADVOCATE & NOTARY  
Manjari Farm, Tal. Haveli,  
Dist. Pune Mob. 9604974370

11/01/2022



**Rameshkumar B. Nage**  
ADVOCATE

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

of village Baner, Taluka Haveli, District Pune in favour of M/S. EMPRESA ESTATES PRIVATE LIMITED.

**10. Commencement certificate**

Thereafter said M/S. EMPRESA ESTATES PRIVATE LIMITED through its authorized Person MR. SANJAY BHAWARIAL MEHTA, MR. ANKIT DINESH CHHAJED aviled revised saction vide commencement certificate bearing no. CC/0705/22 dated 17/06/2022 for the development of the said land.

**VIEW OF THE DISCUSSION MADE IN PARAS ABOVE I CONCLUDE THAT:**

1. **Encumbrances:** Except the charge of Spl. Civil suit No. 948/2016, no entry showing any encumbrance such as sale, transfer, mortgage, charge or otherwise in respect of the said Land was found during the search.
2. **Remarks:** In the office of Sub-registrar Haveli 1, 2, 10, 11, 12, 23 of Pune, search is taken from the available for records for my inspection. However from the available records for my inspection, there was no adverse entry showing any transaction in respect of the said Land.

Apart from manual search I have also taken e-search on official web site of Department of Registration & stamp, Government of Maharashtra.

3. On the basis of all the above facts, records, documents perused by me which are provided by client and relying on them, I have no hesitation to opine that APEX ERECTORS LLP is owned the said land and having marketable title over the said Land, and Further, I have no hesitation to opine that APEX ERECTORS LLP give a Development rights to M/S. EMPRESA ESTATES PRIVATE LIMITED through its

15 | P a g e  
**RAMESHKUMAR. B. NAGE**  
BA, (Hons) LL.B  
ADVOCATE  
Manjari Farm  
Dist. Pune Mob: 9604974370  
11/1/2022

**Rameshkumar B. Nage**  
ADVOCATE

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


authorized Person MR. SANJAY BHAWARLAL MEHTA, MR. ANKIT DINESH CHHAJED  
to develop the said land and they having good, marketable title to develop, construct  
upon the said land as per development agreement and power of attorney mentioned  
herein above.

**Note :-** This Search and Title Report is based upon the information and documents  
made available to me. All the copies of the documents given for my inspection are  
returned herewith.

Pune

Dated:- 30/06/2022

ADVOCATE

  
**RAMESHKUMAR. B. NAGE**  
B.A., (Hons.), LL.B  
ADVOCATE & NOTARY  
Manjari Farm, Tai, Haveli,  
DNL Pune Mob. 9604974370

11/2/2022

**Rameshkumar B. Nage**  
ADVOCATE

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

**TITLE OPINION**

This is to certify that, M/S. EMPRESA ESTATES PRIVATE LIMITED through its authorized Person MR. SANJAY BHAWARIAL MEHTA, MR. ANKIT DINESH CHHAJED, are instructed me to give the Search & title opinion in respect of the land collectively admeasuring about 14,471.70 sq.mtrs being 1) S.No. 14/1/1+2+3+4+5 Plot B + Ohal = Open Space + Transformer collectively admeasuring 9043.14 sq.mtrs 2) S.No. 14/1/1+2+3+4+5 Plot G (18 meter D.P. Road) admeasuring 2177.04 sq.mtrs 3) S.No. 14/1/1+2+3+4+5 Plot E (Amenity Space) admeasuring 3251.52 sq.mtrs in the sanctioned layout of Survey No. 14/1/1, 14/1/2, 14/1/3, 14/1/4, 14/1/5 of village Baner, Taluka Haveli District Pune is the subject matter of this search report. The search is taken in the Sub-Registrar Offices Haveli no. 1 to 28 in particular for last 30 years i.e from 1993 to 2022. The said land is owned by M/S. APEX ELECTROS LLP through its authorized Partner Mr.Sunil Jaisingh Patil and Mr. Anil Gulabrao Pawar are having good, marketable title to develop, construct upon the said land and vide Development Agreement M/S Emperesa Estates Private Limited has a Development right of the said land and said land is free from all encumbrances, lien, lease, charges etc. Except the charge of Spl. Civil suit No. 948/2016.

  
**RAMESHKUMAR B. NAGE**  
ADVOCATE  
Manjri Road, Pune  
Dist. Pune. Mob. No. 9604974370

17/11/2022



**Rameshkumar B. Nage**  
ADVOCATE

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

**SCHEDULE**


All that pieces and parcels of land or ground of New survey No. 14/1A/1 to 5 PLOT No. B + Ohal+ Open Space+ Transformer having an area adm about 9043.14 sq.mtrs from the sanctioned layout of old survey no.14/1/1, 14/1/2, 14/1/3, 14/1/4 and 14/1/5 having total area adm 14471.70 sq.mtrs of village Baner, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and bounded as follows:-

On or towards the East : By proposed Amenity space & 18 mt DP Road  
On or towards the West : By S. No. 15  
On or towards the South : By Part of S. No. 14  
On or towards the North : By Plot No. A & Open Space of Plot no. C and D  
and Part of Plot no. D in the sanction Layout.

Date- 30/06/2022

Place- Pune

Advocate

  
**RAMESHKUMAR B. NAGE**  
ADVOCATE  
Manjari  
Dist. Pune Mob. 9604974370

11/7/2022 18/7/2022