



CHALLAN
MTR Form Number-6



GRN	MH001542426202324E	BARCODE			Date	03/05/2023-13:57:59	Form ID	
Department	Inspector General Of Registration			Payer Details				
Search Fee	Type of Payment			Other Items		TAX ID / TAN (if Any)		
				PAN No.(if Applicable)				
Office Name	HVL19_HAVELI 19 JOINT SUB REGISTRAR			Full Name		ADV SAMIR HIRALAL METHA		
Location	PUNE			Flat/Block No.				
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		750.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (if Any)		30 YEARS SURVEY NO 261 PART AND SURVEY NO 287 AND 288 AT VILLAGE SUS PARKLANE CONSTRUCTION LLP		
				Amount In		Seven Hundred Fifty Rupees Only		
Total				750.00		Words		
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN		Ref. No.		69103332023050314908		2806346044
Cheque/DD No.		Bank Date		RBI Date		03/05/2023-13:58:40		Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9850568044

सदर चालन 'दाख ऑफ फॉर्म' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तांसाठी लागू नाही.

Mr. Samir H. Metha

Advocate

Resi & Office : 498, Aditya Residency, Mitramandal Chowk, Parvati, Pune – 411 009.
Mobile : 9850568044, 9890212412

04th May 2023

**FORMAT – A
(Circular No.28/2021)**

To,

MahaRERA,
Pune

LEGAL TITLE REPORT

SUBJECT : Title clearance certificate with respect to land detailed as under:

- A.** All that piece and parcel of land situated at **Survey No. 261/5**, admeasuring about 00 H 04 R i.e. 4778.03 sq.ft/444.05 sq.mtrs, assessed at 00 Rs 04 Paise, (Private Plot No. 8 and 9), situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus along with rights to use road and recreation space from Survey No. 261 Hissa No. 1 and land is bounded as under :

On or towards East : By Survey No. 288
On or towards South : By property of Parklane Construction
On or towards West : By Private plot No. 10
On or towards North : By road

(Hereinafter referred to as the "**said Land A**" for the sake of brevity and convenience).

- B.** All that piece and parcel of land situated at **Survey No. 261/18**, (Private Plot No. 1) admeasuring about 00 H 02 R i.e. 220.81 sq.mtrs, and land situated at **Survey No. 261/14**, (Private Plot No. 4 and 5) admeasuring about 00 H 04 R i.e. 441.38 sq.mtrs, Total admeasuring about 00 H 06 R i.e. 662.19 sq. Mtrs situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus along with rights to use road and recreation space from Survey No. 261 Hissa No. 1 and land is bounded as under :

- On or towards East : By Survey No. 288
 On or towards South : By 12 meter wide existing approach road of the layout and then by Pashan - Sus Road
 On or towards West : By Remaining portion of Survey No. 261
 On or towards North : By Remaining portion of Survey No. 261

(Hereinafter referred to as the "**said Land B**" for the sake of brevity and convenience).

- C.** All that piece and parcel of land situated at **Survey No. 288/1**, admeasuring about 00 H 50 R i.e. 5000 sq.mtrs, assessed at 01 Rs. 94 Paise, situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus along with rights to use road and recreation space from Survey No. 261 Hissa No. 1 and land is bounded as under :

- On or towards East : By Property of Mr. Prabhakar Sutar and Others out of Survey / Gat No. 291
 On or towards South : By Property of Mr. Laxman Chandere and Others out of Survey / Gat No. 288
 On or towards West : By Property of Mr. Yashwant Kadam and Road
 On or towards North : By Property of Mr. Jaiprakash Nimhan and Others out of Survey / Gat No. 262 and 287

(Hereinafter referred to as the "**said Land C**" for the sake of brevity and convenience).

- D.** All that piece and parcel of land situated at **Survey No. 287**, total admeasuring about 00 H 67 R i.e. 6700 sq.mtrs (inclusive of 00 H 1.5 R Potkharaba), assessed at 05 Rs 00 Paise, situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Mulshi & Haveli, Dist. Pune and within the limits of Grampanchayat Sus and land is bounded as under :

- On or towards East : By Survey No. 292
 On or towards South : By S. No. 288/1 and S. No. 291
 On or towards West : By S. No. 262
 On or towards North : By S. No. 286

(Hereinafter referred to as the "**said Land D**" for the sake of brevity and convenience).

(All above said land A, B, C and D are hereinafter jointly referred to as the "**said Properties**" for the sake of brevity and convenience).

I have investigated the title of the said property on the request of Parklane Construction LLP, a registered partnership firm, Having office at: Second floor, 577/A/11B, Sadguru Krupa Building, Salisbury Park, Pune - 411037 and on the basis of documents detailed as below provided to me by my client.

> **LIST OF DOCUMENTS :**

- i. Copy of 7/12 extract of all Gat numbers
- ii. Copy of relevant Mutation entries
- iii. Copy of previous Search Report Dt. 19/07/2019 issued by Adv. Samir H. Metha in respect of Survey No. 261/5.
- iv. Copy of Sale Deed Dt. 26/05/2000 duly registered with Sub Registrar Mulshi at serial No. 2491/2000 on 26/05/2000 executed by Mohan Vishwanath Joshi in favour of Mr. Ravindra Vasant Tambade and Eknath Shivram Hinge.
- v. Copy of Development Agreement Dt. 16/12/2018 registered with Sub Registrar Haveli No. 21 at serial No. 22167/2018 executed by Mr. Ravindra Vasant Tambade and Eknath Shivram Hinge in favour of Parklane Construction LLP.
- vi. Copy of Power of Attorney Dt. 16/12/2018 duly registered with Sub Registrar Haveli No. 21 at serial No. 22169/2018 executed by Mr. Ravindra Vasant Tambade and Eknath Shivram Hinge in favour of Parklane Construction LLP.
- vii. Copy of Copy of Sale Deed Dt. 05/10/2017 executed by Ghananila Makrand Patharkar in respect of Survey No. 261/18, and Survey No. 261/14, in favour of Anand Buildcon registered with Sub Registrar Haveli No. 15 at serial No. 9818/2017 on 05/10/2017.
- viii. Copy of Sale Deed dated 20/04/2018 executed by Anand Buildcon in favour of M/s. Parklane Construction LLP registered in the office of Sub Registrar Haveli No. 15 at serial No. 5133/2018 on day.
- ix. Copy of Sale Deed Dt. 23/10/2013 executed by Mr. Balasaheb Ramdas Chandere and father Mr. Ramdas Nagu Chandere in favour of Mr. Vinod Dhanraj Sancheti registered in the office of Sub Registrar Haveli No. 13 at serial No. 6699/2013.
- x. Copy of Sale Deed Dt. 24/01/2017 executed by Mr. Vinod Dhanraj Sancheti in favour of M/s. Parklane Construction LLP registered in the office of Sub Registrar Haveli No. 10 at serial No. 626/2017 on 30/01/2017.

[Signature]

- xi. Copy of letter issued by PMRDA bearing No. BMU/Village SUS/S. No. 288/1 and others/Case No. 476/19-20 Dt. 19/11/2019.
- xii. Copy of N.A. Order No. Mulshi/NA/SR/75/2019 dated 06/01/2020.
- xiii. Copy of Simple Mortgage dated 12/04/2019 executed by M/s. Parklane Construction LLP in favour of Ahemadnagar Merchants Co. Op. Bank Ltd. registered in the office of Sub Registrar Haveli No. 1 at serial No. 2814/2019 on same day.
- xiv. Copy of Partition Deed Dt. 30/03/2017 between Chandere family registered with Sub Registrar Haveli No. 10 at serial no. 8598/2017 on 12/07/2017.
- xv. Copy of Release Deed Dt. 30/03/2017 registered with Sub Registrar Haveli No. 10 at serial No. 8599/2017 on 12/07/2017 executed by Kantabai Sakharam Taware in favour of Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere.
- xvi. Copy of Release Deed Dt. 30/03/2017 registered with Sub Registrar Haveli No. 10 at serial No. 8600/2017 on 12/07/2017 executed by Mrs. Mangal Narayan Buchade in favour of Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere.
- xvii. Copy of Release Deed Dt. 30/03/2017 registered with Sub Registrar Haveli No. 10 at serial No. 8601/2017 on 12/07/2017 executed by Mrs. Bebi Balasaheb (Balu) Bhave in favour of Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere.
- xviii. Copy of Development Agreement Dt. 23/04/2021 executed by Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere in favour of Parklane Construction LLP registered with Sub Registrar Haveli No. 23 at serial No. 8810/2021
- xix. Copy of Power of Attorney both Dt. 23/04/2021 executed by Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere in favour of Parklane Construction LLP registered with Sub Registrar Haveli No. 23 at serial No. 8811/2021.
- xx. Commencement Certificate No. DP/BMU/Village SUS/Gat No. 261/14 and others/Case No. 1477/22-23/1202 Dt. 18/04/2023.
- xxi. Letter Dt. 24/01/2023 issued by said Ahemadnagar Merchants Co. Op. Bank Ltd. 

- On the perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the Opinion that the Title of following Owner is clean, clear, marketable and without any encumbrances.

Owners of the Land :

Parkdale Construction LLP having development rights in respect of the land bearing Survey No. 261/5 and having ownership rights in respect of Survey No. 261/14, 261/18, 288/1 and 287.

- The Report reflecting flow of the title of the Owners - Parkdale Construction LLP on the said land is enclosed herewith as annexure.

Pune

Date : 04/05/2023



Mr. Samir H. Metha
(Advocate)

Mr. Samir H. Metha
(ADVOCATE)

Flat No.1, 488, Aditya Residency,
Parvati, Pune - 411 009

Housiey.com

Mr. Samir H. Metha**Advocate**

Resi & Office : 498, Aditya Residency, Mitramandal Chowk, Parvati, Pune - 411 009.

Mobile : 9850568044, 9890212412

Date : 04/05/2023

**FORMAT - A
(Circular No.28/2021)****FLOW OF THE TITLE OF SAID LAND****SUBJECT :** Title clearance certificate with respect to land detailed as under:

- A.** All that piece and parcel of land situated at **Survey No. 261/5**, admeasuring about 00 H 04 R i.e. 4778.03 sq.ft/444.05 sq.mtrs, assessed at 00 Rs 04 Paise, (Private Plot No. 8 and 9), situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus along with rights to use road and recreation space from Survey No. 261 Hissa No. 1 and land is bounded as under :

On or towards East : By Survey No. 288
 On or towards South : By property of Parklane Construction
 On or towards West : By Private plot No. 10
 On or towards North : By road

(Hereinafter referred to as the "**said Land A**" for the sake of brevity and convenience).

- B.** All that piece and parcel of land situated at **Survey No. 261/18**, (Private Plot No. 1) admeasuring about 00 H 02 R i.e. 220.81 sq.mtrs, and land situated at **Survey No. 261/14**, (Private Plot No. 4 and 5) admeasuring about 00 H 04 R i.e. 441.38 sq.mtrs, Total admeasuring about 00 H 06 R i.e. 662.19 sq. Mtrs situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus along with rights to use road and recreation space from Survey No. 261 Hissa No. 1 and land is bounded as under :

On or towards East : By Survey No. 288
 On or towards South : By 12 meter wide exciting approach road of the layout and then by Pashan - Sus Road
 On or towards West : By Remaining portion of Survey No. 261
 On or towards North : By Remaining portion of Survey No. 261

(Hereinafter referred to as the "**said Land B**" for the sake of brevity and convenience).



C. All that piece and parcel of land situated at **Survey No. 288/1**, admeasuring about 00 H 50 R i.e. 5000 sq.mtrs, assessed at 01 Rs. 94 Paise, situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus along with rights to use road and recreation space from Survey No. 261 Hissa No. 1 and land is bounded as under :

On or towards East : By Property of Mr. Prabhakar Sutar and Others out of Survey / Gat No. 291

On or towards South : By Property of Mr. Laxman Chandere and Others out of Survey / Gat No. 288

On or towards West : By Property of Mr. Yashwant Kadam and Road

On or towards North : By Property of Mr. Jaiprakash Nimhan and Others out of Survey / Gat No. 262 and 287

(Hereinafter referred to as the "**said Land C**" for the sake of brevity and convenience).

D. All that piece and parcel of land situated at **Survey No. 287**, total admeasuring about 00 H 67 R i.e. 6700 sq.mtrs (inclusive of 00 H 1.5 R Potkharaba), assessed at 05 Rs 00 Paise, situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Mulshi & Haveli, Dist. Pune and within the limits of Grampanchayat Sus and land is bounded as under :

On or towards East : By Survey No. 292

On or towards South : By S. No. 288/1 and S. No. 291

On or towards West : By S. No. 262

On or towards North : By S. No. 286

(Hereinafter referred to as the "**said Land D**" for the sake of brevity and convenience).

(All above said land A, B, C and D are hereinafter jointly referred to as the "**said Properties**" for the sake of brevity and convenience).

Sh

LIST OF DOCUMENTS PROVIDED FOR MY PERUSAL :

- i. Copy of 7/12 extract of all Gar numbers
- ii. Copy of relevant Mutation entries
- iii. Copy of previous Search Report Dt. 19/07/2019 issued by Adv. Samir H. Metha in respect of Survey No. 261/5.
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- v. Copy of Development Agreement Dt. 16/12/2018 registered with Sub Registrar Haveli No. 21 at serial No. 22167/2018 executed by Mr. Ravindra Vasant Tambade and Eknath Shivram Hinge in favour of Parklane Construction LLP.
- vi. Copy of Power of Attorney Dt. 16/12/2018 duly registered with Sub Registrar Haveli No. 21 at serial No. 22169/2018 executed by Mr. Ravindra Vasant Tambade and Eknath Shivram Hinge in favour of Parklane Construction LLP.
- vii. Copy of Copy of Sale Deed Dt. 05/10/2017 executed by Ghananila Makrand Patharkar in respect of Survey No. 261/18, and Survey No. 261/14, in favour of Anand Buildcon registered with Sub Registrar Haveli No. 15 at serial No. 9818/2017 on 05/10/2017.
- viii. Copy of Sale Deed dated 20/04/2018 executed by Anand Buildcon in favour of M/s. Parklane Construction LLP registered in the office of Sub Registrar Haveli No. 15 at serial No. 5133/2018 on day.
- ix. Copy of Sale Deed Dt. 23/10/2013 executed by Mr. Balasaheb Ramdas Chandere and father Mr. Ramdas Nagu Chandere in favour of Mr. Vinod Dhanraj Sancheti registered in the office of Sub Registrar Haveli No. 13 at serial No. 6699/2013.
- x. Copy of Sale Deed Dt. 24/01/2017 executed by Mr. Vinod Dhanraj Sancheti in favour of M/s. Parklane Construction LLP registered in the office of Sub Registrar Haveli No. 10 at serial No. 626/2017 on 30/01/2017.
- xi. Copy of letter issued by PMRDA bearing No. BMU/Village SUS/S. No. 288/1 and others/Case No. 476/19-20 Dt. 19/11/2019.
- xii. Copy of N.A. Order No. Mulshi/NA/SR/75/2019 dated 06/01/2020.

- xiii. Copy of Simple Mortgage dated 12/04/2019 executed by M/s. Parklane Construction LLP in favour of Ahemadnagar Merchants Co. Op. Bank Ltd. registered in the office of Sub Registrar Haveli No. 1 at serial No. 2814/2019 on same day.
- xiv. Copy of Partition Deed Dt. 30/03/2017 between Chandere family registered with Sub Registrar Haveli No. 10 at serial no. 8598/2017 on 12/07/2017.
- xv. Copy of Release Deed Dt. 30/03/2017 registered with Sub Registrar Haveli No. 10 at serial No. 8599/2017 on 12/07/2017 executed by Kantabai Sakharam Taware in favour of Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere.
- xvi. Copy of Release Deed Dt. 30/03/2017 registered with Sub Registrar Haveli No. 10 at serial No. 8600/2017 on 12/07/2017 executed by Mrs. Mangal Narayan Buchade in favour of Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere.
- xvii. Copy of Release Deed Dt. 30/03/2017 registered with Sub Registrar Haveli No. 10 at serial No. 8601/2017 on 12/07/2017 executed by Mrs. Bebi Balasaheb (Balu) Bhave in favour of Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere.
- xviii. Copy of Development Agreement Dt. 23/04/2021 executed by Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere in favour of Parklane Construction LLP registered with Sub Registrar Haveli No. 23 at serial No. 8810/2021
- xix. Copy of Power of Attorney both Dt. 23/04/2021 executed by Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere in favour of Parklane Construction LLP registered with Sub Registrar Haveli No. 23 at serial No. 8811/2021.
- xxii. Commencement Certificate No. DP/BMU/Village SUS/Gat No. 261/14 and others/Case No. 1477/22-23/1202 Dt. 18/04/2023.
- xx. Letter Dt. 24/01/2023 issued by said Ahemadnagar Merchants Co. Op. Bank Ltd.

On perusal of all the aforesaid documents and available records, and after verifying the documents I have investigated the flow of title as below :

[Signature]

RECITALS OF SAID LAND :**A. Scrutiny of my search in respect of said land "A" is as under :**

1. All that piece and parcel of entire Survey No. 261, situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune was originally owned by one Somaji Maruti Devkar and his name was appeared on 7/12 extract of the said entire land vide Mutation Entry No. 643.
2. That said Somaji Maruti Devkar demised and name of Bhagwan Somaji Devkar was recorded as a HUF on 7/12 extract of the land vide Mutation Entry No. 1458.
3. That in view of provisions of The Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, the land at village Sus were converted into Metric system. Accordingly Mutation Entry No. 1575 was passed changing the area of the land.
4. That said Bhagwan Somaji Devkar has prepared the private plotting of the entire survey No. 261 and sold private plot No. 8 and 9 admeasuring about 00 H 04 R i.e. 4778.03 sq.ft/444.05 sq.mtre along with right to access of road to Mohan Vishwanath Joshi by way of registered Sale Deed Dt. 27/11/1985 which is duly registered with Sub Registered with Sub Registrar Mulshi at serial No 3895/85.
5. That in view of aforesaid Sale Deed Survey No. 261 was divided and the separate hissa number has been given to the area purchased by Mohan Vishwanath Joshi. Thus area purchased by Mohan Vishwanath Joshi has given Survey number 261 Hissa No. 5. Accordingly Mutation Entry No. 2113 was passed giving effect of the said Sale Deed in revenue records.
6. That subsequently said Mohan Vishwanath Joshi has sold the land owned by him i.e. land situated at Survey No. 261/5, admeasuring about 00 H 04 R i.e. 4778.03 sq.ft/444.05 sq.mtrs, assessed at 00 Rs 04 Paise, (Private Plot No. 8 and 9), situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus along with rights to use the road and recreation space from Survey No. 261 Hissa No. 1 (Hereinafter referred to as said land A for sake of brevity and conveniences) to Mr. Ravindra Vasant Tambade and Eknath Shivram Hinge by way of Sale Deed Dt. 26/05/2000. That said Sale Deed was duly registered with Sub Registrar Mulshi at serial No. 2491/2000 on 26/05/2000.
7. That in view of said Sale Deed names of Mr. Ravindra Vasant Tambade and Eknath Shivram Hinge were mutated on 7/12 extract of the said land A vide Mutation Entry No. 4523.

8. Thus it appears that, Mr. Ravindra Vasant Tambade and Eknath Shivram Hinge are joint and absolute owners of the said land and all rights, title and interest in respect of the said land A are vested with them.
9. That said Mr. Ravindra Vasant Tambade and Eknath Shivram Hinge have decided to develop the said land and thus entered into Development Agreement Dt. 16/12/2018 with Parklane Construction LLP, a registered partnership firm through its partners Mr. Kunal Porwal and Mr. Anand Sancheti (Hereinafter referred to as said Promoter and Developers). That said land owners have also executed Power of Attorney in favour of said Promoter and Developers to facilitate the development work of the said land. That said Development Agreement and Power of Attorney both Dt. 16/12/2018 were duly registered with Sub Registrar Haveli No. 21 at serial No. 22167/2018 and 22169/2018 respectively.
10. That in view of aforesaid Development Agreement all development rights in respect of said land A are owned and possessed by said Parklane Construction LLP and having right to develop and /or deal with the tenements in the building which will be constructed on the said land A.

B. Scrutiny of my search in respect of said land "B" is as under :

1. All that piece and parcel of entire Survey No. 261, situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune was originally owned by one Somaji Maruti Devkar and his name was appeared on 7/12 extract of the said entire land vide Mutation Entry No. 643.
2. That said Somaji Maruti Devkar demised and name of Bhagwan Somaji Devkar was recorded as a HUF on 7/12 extract of the land vide Mutation Entry No. 1458.
3. That in view of provisions of The Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, the land at village Sus were converted into Metric system. Accordingly Mutation Entry No. 1575 was passed changing the area of the land.
4. That said Bhagwan Somaji Devkar has prepared the private plotting of the entire survey No. 261 and with consent of Ramdas Nagu Chandere sold Private Plot No. 1 admeasuring about 00 H 02 R i.e. 2160.71 sq.ft/200.81 sq.mtrs by way of registered Sale Deed Dt. 19/12/1985 to Mrs. Ghananila Makrand Patharkar which is duly registered with Sub Registered with Sub Registrar Maval at serial No 3785/85.

5. That in view of aforesaid Sale Deed Survey No. 261 was divided and the separate hissa number has been given to the area purchased by Mrs. Ghananila Makrand Patharkar. Thus area purchased by Mrs. Ghananila Makrand Patharkar has given Survey number 261 Hissa No. 18. Accordingly Mutation Entry No. 2126 was passed giving effect of the said Sale Deed in revenue records.
6. Further said Bhagwan Somaji Devkar with consent of Ramdas Nagu Chandere sold Private Plot No. 4 and 5 admeasuring about 00 H 04 R i.e. 4749.24 sq.ft/441.38 sq.mtrs by way of registered Sale Deed Dt. 19/12/1985 to Mrs. Ghananila Makrand Patharkar. That said Sale Deed was duly registered with Sub Registered with Sub Registrar Maval at serial No 3789/85.
7. That in view of aforesaid Sale Deed Survey No. 261 was divided and the separate hissa number has been given to the area purchased by Mrs. Ghananila Makrand Patharkar. Thus area purchased by Mrs. Ghananila Makrand Patharkar has given Survey number 261 Hissa No. 14. Accordingly Mutation Entry No. 2122 was passed giving effect of the said Sale Deed in revenue records.
8. That said Ghananila Makrand Patharkar has sold the land owned by her i.e. All that piece and parcel of entire Survey No. 261/18, (Private Plot No: 1) admeasuring about 00 H 02 R i.e. 220.81 sq.mtrs, and land situated at Survey No. 261/14, (Private Plot No. 4 and 5) admeasuring about 00 H 04 R i.e. 441.38 sq.mtrs, Total admeasuring about 00 H 06 R i.e. 662.19 sq. Mtrs situated at Village Sus Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Mulshi, Dist. Pune (Hereinafter referred to as said land B for sake of brevity and conveniences) to Anand Buildcon, a registered partnership firm by way of Sale Deed Dt. 05/10/2017. That said Sale Deed was duly registered with Sub Registrar Haveli No. 15 at serial No. 9818/2017 on 05/10/2017.
9. That in view of aforesaid Sale deed, Mutation Entry No. 9609 was passed mutating name of Anand Buildcon through its partner on 7/12 extract of the said land B.
10. That Said Anand Buildcon through their partners sold and conveyed the said land B to M/s. Parklane Construction LLP by executing Sale Deed dated 20/04/2018 which is registered in the office of Sub Registrar Haveli No. 15 at serial No. 5133/2018 on day. That mutation entry No. 9754 was passed and name of M/s. Parklane Construction LLP was recorded as owner of the said land B in revenue record.

C. Scrutiny of my search in respect of said land "C" is as under:

1. All that piece and parcel of entire Survey No. 288/1, situated at Village Sus Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune was originally owned by one Pandu Khandu Gadekar.
2. That one Mr. Nagu Vithu Chandere was tenant in the said land as per section 2C of the Maharashtra Tenancy and Agricultural Lands Acts 1948.
3. That further said Mr. Nagu Vithu Chandere has paid requisite amounts as per the provisions of section 32G of Maharashtra Tenancy and Agricultural Lands Acts 1948. Accordingly Sale Certificate was issued in favour of Mr. Nagu Vithu Chandere on 02/08/1968 and he became the owner of the said land.
4. That in view of aforesaid Sale Certificate name of Mr. Pandu Khandu Gadekar was deleted from the records of rights and name of Mr. Nagu Vithu Chandere was recorded in the Occupancy Column vide mutation entry No. 1558.
5. That said Mr. Nagu Vithu Chandere demised intestate in the year 1962 leaving behind him his adopted son Mr. Ramdas Nagu Chandere and other relative.
6. That Mr. Ramdas Nagu Chandere filed an application to the revenue officer to record his name and name of his cousins in revenue records of the said land. Accordingly mutation entry No. 1766 was passed.
7. That daughters of Mr. Ramdas Nagu Chandere namely 1) Muktabai Devram Hagavane 2) Alka Prabhakar Sutar 3) Shobha Bharat Sutar 4) Ganga Pralhad Parkhi and 5) Meera Sunil Deokar have released and relinquished all their rights in respect of said land in favour of their brother Mr. Balasaheb Ramdas Chandere and father Mr. Ramdas Nagu Chandere by executing Release Deed dated 21/07/2011 which is registered in the office of Sub Registrar Haveli No. 15 under serial No. 6327/2011.
8. That Mr. Balasaheb Ramdas Chandere and father Mr. Ramdas Nagu Chandere agreed to sell the said land to Mr. Vinod Dhanraj Sancheti. As the said land being of new tenure, necessary permission from the concerned revenue officer was required while transferring the said land in favour of Mr. Vinod Dhanraj Sancheti. Hence land owners submitted an application dated 12/06/2013 and 19/09/2013 before Sub Divisional Officer Maval-Mulshi, Sub Division Pune for granting sell permission. The Sub Divisional Officer by his order bearing No. KULKAYDA/43/SR/96/2013 dated 14/10/2013 granted permission for sell and transferred of said land.

Jr.

9. That Accordingly in view of aforesaid permission of Mr. Balasaheb Ramdas Chandere and father Mr. Ramdas Nagu Chandere have executed Sale Deed dated 23/10/2013 in respect of said land in favour of Mr. Vinod Dhanraj Sancheti which is registered in the office of Sub Registrar Haveli No. 13 at serial No. 6699/2013. Accordingly mutation entry No. 8252 was passed mutating the name of Mr. Vinod Dhanraj Sancheti on 7/12 extract.
10. That Said Mr. Vinod Dhanraj Sancheti sold and conveyed the said land C to M/s. Parklane Construction LLP by executing Sale Deed dated 24/01/2017 which is registered in the office of Sub Registrar Haveli No. 10 at serial No. 626/2017 on 30/01/2017. That mutation entry No. 9144 was passed and name of M/s. Parklane Construction LLP was recorded as owner of the said land C in revenue record.

D. Scrutiny of my search in respect of said land "D" is as under :

1. All that piece and parcel of land situated at Survey No. 287, total admeasuring about 00 H 67 R i.e. 6700 sq.mtrs (inclusive of 00 H 1.5 R Potkharaba), assessed at 05 Rs 00 Paise, situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Mulshi & Haveli, Dist. Pune and within the limits of Grampanchayat Sus (Hereinafter referred to as **said land**) was originally owned by one Vithoba Hari Chandere who sold the same to Devaji Bababji Chandere vide Sale Deed Dt. 16/07/1932 and his name was appeared on 7/12 extract of the said land vide Mutation Entry No. 314.
2. That, said Devaji Bababji Chandere demised intestate on 18/10/1933 and name of son Waghudevaji Chandere was recorded on 7/12 extract of the said land as Manager of HUF vide Mutation Entry No. 360.
3. That it further appears that, there was oral Partition (Watap) effected between said Waghudevaji Chandere and Namdeo Govind Chandere, Mahadu Babaji Chandere in the year 1940. In view of this Oral Partition S. No. 287 came to the share of Waghudevaji Chandere and Mutation Entry No. 590 was passed giving effect of said partition in revenue records.
4. That Waghudevaji Chandere demised intestate in year 1949 leaving behind him following persons as his legal heirs :

a. Kisan Waghudevaji Chandere	(Son)
b. Laxman Waghudevaji Chandere	(Son)
c. Smt. Dagadabai Waghudevaji Chandere	(Wife)
5. That names of aforesaid legal heirs were recorded on 7/12 extract of the said land vide Mutation Entry No. 750. 

6. That it further appears that, Bajirao Devaji Chandere demised intestate on 25/07/1992 leaving behind him following persons as his legal heirs :

- a. Mr. Machindra Bajirao Chandere (Son)
- b. Mr. Jalindar Bajirao Chandere (Son)
- c. Mr. Surendra Bajirao Chandere (Son)
- d. Mrs. Kantabai Sakharam Taware (Married Daughter)
- e. Mrs. Mangal Narayan Buchade (Married Daughter)
- f. Mrs. Bebi Balasaheb Bhase (Married Daughter)
- g. Smt. Rakhambai Bajirao Chandre (Wife)

7. That names of aforesaid legal heirs were recorded on 7/12 extract of the said land vide Mutation entry No. 3011/5389. That it seems that, as Late Bajirao Devaji Chandere has no Revenue Account (Khata) in his name, his name was get recorded in revenue records of the said land while entering the name of his nephew Kisan Waghu Chandere.

8. That on 02/12/2010 there was a partition effected between Chandere families and in view of said Partition, said land came to the share of Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere, Mrs. Kantabai Sakharam Taware, Mrs. Mangal Narayan Buchade and Mrs. Bebi Balasaheb Bhase.

9. That to avoid future litigations between Chandere family members, said Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere, Mrs. Kantabai Sakharam Taware, Mrs. Mangal Narayan Buchade and Mrs. Bebi Balasaheb Bhase along with their family members have executed registered Partition Deed Dt. 30/03/2017 which is duly registered with Sub Registrar Haveli No. 10 at serial no. 8598/2017 on 12/07/2017.

10. That in view of aforesaid Partition Deed, said land came to the share of Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere, Mrs. Kantabai Sakharam Taware, Mrs. Mangal Narayan Buchade and Mrs. Bebi Balasaheb Bhase. That subsequently Mutation Entry No. 9626 was passed giving effect of said Partition in revenue records.

11. That Mrs. Kantabai Sakharam Taware has released her entire share, rights and interest in respect of said land in favour of her three brother Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere by executing Release Deed Dt. 30/03/2017 which is duly registered with Sub Registrar Haveli No. 10 at serial No. 8599/2017 on 12/07/2017. Accordingly Mutation Entry No. 9705 was passed.

12. That Mrs. Mangai Narayan Buchade has released her entire share, rights and interest in respect of said land in favour of her three brother Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere by executing Release Deed Dt. 30/03/2017 which is duly registered with Sub Registrar Haveli No. 10 at serial No. 8600/2017 on 12/07/2017. Accordingly Mutation Entry No. 9998 was passed.
13. That Mrs. Bebi Balasaheb (Balu) Bhashe has released her entire share, rights and interest in respect of said land in favour of her three brother Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere by executing Release Deed Dt. 30/03/2017 which is duly registered with Sub Registrar Haveli No. 10 at serial No. 8601/2017 on 12/07/2017. Accordingly Mutation Entry No. 10058 was passed.
14. Thus it appears that, Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere are joint and absolute owners of the said land and all rights, title and interest in respect of the said land are vested with them.
15. That said Mr Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere with consent of their family members have decided to develop the said land and thus entered into Development Agreement Dt. 23/04/2021 with Parklane Construction LLP, a registered partnership firm through its partners Mr. Karan Vijay Porwal and Mr. Anand Vinod Sancheti (Hereinafter referred to as said Promoter and Developers).
16. That said land owners have also executed Power of Attorney in favour of said Promoter and Developers to facilitate the development work of the said land. That said Development Agreement and Power of Attorney both Dt. 23/04/2021 were duly registered with Sub Registrar Haveli No. 23 at serial No. 8810/2021 and 8811/2021 respectively.
17. That it appears from 7/12 extract that, the encumbrance of Hartuman Development Co. Op. Santha Ltd. for the share of Jalindar Bajirao Chandere was mutated in "Other Rights Column" of 7/12 extract of the said land vide Mutation Entry No. 10208. That said loan was repaid by the land owner Jalindar Bajirao Chandere and encumbrances of said bank was removed vide Mutation Entry No. 10663. Thus the said land is free from all encumbrances and said land owners have absolute rights to entrust, transfer their development rights in respect of the said land.
18. That in view of aforesaid Development Agreement, all development rights in respect of said land are owned and possessed by said Parklane Construction LLP and having right to develop and /or deal with the tenements in the building which will be constructed on the said land.

E. Regarding permissions and sanctions :

1. That The Collector Pune has Granted the permission for non Agricultural use of the said land bearing Survey No. 288/1, Sus vide NA order No. Mulshi/NA/SR/72/2018 dated 19/11/2018. Further new N.A. Order No. Mulshi/NA/SR/75/2019 dated 06/01/2020 for Survey No. 288/1, 261/5, 261/14 and 261/18, Village Sus.
2. That further M/s. Parklane Construction LLP has obtained sanction to the building plan and specifications from the Pune Metropolitan regional development authority (PMRDA) vide letter No. BMU/Village SUS/S. No. 288/1 and others/Case No. 463/18-19 and revised permission vide letter No. BMU/Village SUS/S. No. 288/1 and others/Case No. 476/19-20 Dt. 19/11/2019.
3. That further said M/s. Parklane Construction LLP has revised the building plan for land A, B, C and D and obtained revised permission for construction from the Pune Metropolitan regional development authority (PMRDA) vide Commencement Certificate No. DP/BMU/Village SUS/Gat No. 261/14 and others/Case No. 1477/22-23/1202 Dt. 18/04/2023.

F. Regarding Encumbrance :

1. That said M/s. Parklane Construction LLP has mortgage the said land B and C to the Ahemadnagar Merchants Co. Op. Bank Ltd, for availing construction finance by way of Deed of Simple Mortgage dated 12/04/2019. The said Mortgage Deed was registered in the office of Sub Registrar Haveli No. 1 at serial No. 2814/2019 on same day.
2. That it appears from Letter Dt. 24/01/2023 issued by said Ahemadnagar Merchants Co. Op. Bank Ltd that, said M/s. Parklane Construction LLP has repaid the entire loan amount of said bank along with interest. Thus now said Land B and C are free from encumbrance of said Ahemadnagar Merchants Co. Op. Bank Ltd. That it further appears that, said bank has not yet executed registered Release of said Mortgage Deed Dt. 12/04/2019.

G. Regarding Online search :

1. I have also conducted online search report at government website www.igrmaharashtra.gov.in. However no adverse entry was found while conducting the search.
2. Due to centralized system of registration introduced by the registration offices since November 2005, the search after 1st November 2005 was carried out on the basis of the available records in the Haveli Offices. That on the basis of available documents and the records, it seen that no adverse entries were found and therefore I am of the opinion that the title of the aforesaid property is free and marketable and except the above mentioned charge there are no encumbrances on the said lands.

Sh.

3. The said search report is made and prepared on the basis of the registers which are available at the time of conducting the search in respect of the said property in the office of Sub- Registrar, Haveli and the documents submitted to me by Mr. Kunal Vijay Porwal, Partner of Parklane Construction LLP.
4. THAT while conducting the search in respect of the said property in the offices of sub - registrar I found that, some records and registered available are not complete, further certain registers are torn, mutilated and not in proper condition. On the basis of the available registers I have conducted the search.

H. OPINION:

After referring the aforesaid documents and record available in the offices of Sub-Registrar, it seems that,

- All rights, title and interest in respect of captioned property i.e. land situated at **Survey No. 261/5**, admeasuring about 00 H 04 R i.e. 4778.03 sq.ft/444.05 sq.mtrs, assessed at 00 Rs 04 Paise, (Private Plot No. 8 and 9) along with rights to use road and recreation space from Survey No. 261 Hissa No. 1, **Survey No. 261/18**, (Private Plot No. 1) admeasuring about 00 H 02 R i.e. 220.81 sq.mtrs, and land situated at **Survey No. 261/14**, (Private Plot No. 4 and 5) admeasuring about 00 H 04 R i.e. 441.38 sq.mtrs and **Survey No. 288/1**, admeasuring about 00 H 50 R i.e. 5000 sq.mtrs and **Survey No. 287** situated total admeasuring about 00 H 67 R i.e. 6700 sq.mtrs (inclusive of 00 H 1.5 R Potkharaba), assessed at 05 Rs 00 Paise, at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus are vested with Parklane Construction LLP.
- Further said Parklane Construction LLP having development rights in respect of the land bearing Survey No. 261/5, 287 and having ownership rights in respect of Survey No. 261/14, 261/18, 288/1 and also empowered to deal with the land and unsold tenements in the building which will be constructed on the said land with intending purchasers.

Smetha

Mr. Samir H. Metha

(Advocate)

Mr. Samir H. Metha
(ADVOCATE)

Flat No.1, 498, Aditya Residency,
Pyrat, Pune - 411 009

Mr. Samir H. Metha
Advocate

Resi & Office : 498, Aditya Residency, Mitramandal Chowk, Parvati, Pune - 411 009.

Mobile : 9850568044, 9890212412.

Date : 04/05/2023

SEARCH REPORT

DESCRIPTION OF THE PROPERTY:-

All rights, title and interest in respect of captioned property i.e. land situated at **Survey No. 261/5**, admeasuring about 00 H 04 R i.e. 4778.03 sq.ft/444.05 sq.mtrs, assessed at 00 Rs 04 Paise, (Private Plot No. 8 and 9) along with rights to use road and recreation space from Survey No. 261 Hissa No. 1, **Survey No. 261/18**, (Private Plot No. 1) admeasuring about 00 H 02 R i.e. 220.81 sq.mtrs, and land situated at **Survey No. 261/14**, (Private Plot No. 4 and 5) admeasuring about 00 H 04 R i.e. 441.38 sq.mtrs and **Survey No. 288/1**, admeasuring about 00 H 50 R i.e. 5000 sq.mtrs and **Survey No. 287** situated total admeasuring about 00 H 67 R i.e. 6700 sq.mtrs (inclusive of 00 H 1.5 R Potkharaba), assessed at 05 Rs 00 Paise, at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus.

(All above said land are hereinafter jointly referred to as the "**said Properties**" for the sake of brevity and convenience).

As per your instruction, I took search of index-II registers in the offices of the Sub- Registrar, Haveli, Dist. Pune in respect of the said Property in caption only for the period 30 years i.e. from 1994 to 2023 by paying search fees vide Challan GRN No. MH001542426202324E Dt. 03/05/2023 so also conducted e-search from website www.igrmaharashtra.gov.in. Therefore, on the basis of index - II registers made available to me except above mentioned transactions, I did not find any other transaction relating to the said property in the index-II registers made available to me, in the offices of the Sub- Registrar, Haveli, Dist. Pune. The said search however, is subject to the registers not made available to me during my search in the said offices, the same either have been sent for binding or in torn condition or not available.

On the basis of Search conducted, it is noticed that no other transaction has been registered with respect of the above mentioned property during above mentioned period.

Shri

Mr. Samir H. Metha

Mr. Samir H. Metha
(ADVOCATE)

Flat No.1, 498, Aditya Residency
Parvati, Pune - 411 009

Mr. Samir H. Metha

Advocate

Resi & Office : 498, Aditya Residency, Mitramandal Chowk, Parvati, Pune - 411 009.

Mobile : 9850568044, 9890212412

SEARCH REPORT

Date: 04/05/2023

This Search Report details the facts and figures related to the land detailed as under. This search has been conducted on behalf of and as per the details provided to me by Parklane Construction LLP, a registered partnership firm, Having office at: Second floor, 577/A/11B, Sadguru Krupa Building, Salisbury Park, Pune - 411037.

On conducting a search for last 30 years i.e. from 1994 to 2023 till date on the basis of details and aforesaid documents provided to me by Parklane Construction LLP, a registered partnership firm, Having office at: Second floor, 577/A/11B, Sadguru Krupa Building, Salisbury Park, Pune - 411037 and other relevant revenue records, I have ascertained the following details and facts as under:

DESCRIPTION OF THE PROPERTY :

A. All rights, title and interest in respect of captioned property i.e. land situated at **Survey No. 261/5**, admeasuring about 00 H 04 R i.e. 4778.03 sq.ft/444.05 sq.mtrs, assessed at 00 Rs 04 Paise, (Private Plot No. 8 and 9) along with rights to use road and recreation space from Survey No. 261 Hissa No. 1, **Survey No. 261/18**, (Private Plot No. 1) admeasuring about 00 H 02 R i.e. 220.81 sq.mtrs, and land situated at **Survey No. 261/14**, (Private Plot No. 4 and 5) admeasuring about 00 H 04 R i.e. 441.38 sq.mtrs and **Survey No. 288/1**, admeasuring about 00 H 50 R i.e. 5000 sq.mtrs and **Survey No. 287** situated total admeasuring about 00 H 67 R i.e. 6700 sq.mtrs (inclusive of 00 H 1.5 R Potkharaba), assessed at 05 Rs 00 Paise, at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus

(All above said land are hereinafter jointly referred to as the "**said Properties**" for the sake of brevity and convenience)

1. **INSTRUCTIONS:**

- a. Under the instruction and information provided to me by Parklane Construction LLP, a registered partnership firm, Having office at: Second floor, 577/A/11B, Sadguru Krupa Building, Salisbury Park, Pune - 411037 and the records for the last 30 years, made available in the office of the Sub-Registrar Haveli and other relevant revenue records, I have ascertained the following details and facts. That Sub-registrar Haveli permitted to me to conduct me the search of the aforesaid property for last 30 years, i.e. from 1994 to 2023 till date vide Receipt No. MH001542426202324E Dt. 03/05/2023 till date.

2. **DOCUMENTS PROVIDED :** On the basis of documents provided to me by my client Parklane Construction LLP, a registered partnership firm, Having office at: Second floor, 577/A/11B, Sadguru Krupa Building, Salisbury Park, Pune - 411037 and the records for the last 30 years, made available in the office of the Sub-Registrar, Haveli, Pune and other relevant revenue records, I have ascertained the following details and facts.

List of Document which are provided to me for the Search :

- Copy of 7/12 extract of all Gat numbers
- Copy of relevant Mutation entries
- Copy of previous Search Report Dt. 19/07/2019 issued by Adv. Samir H. Metha in respect of Survey No. 261/5.
- Copy of Sale Deed Dt. 26/05/2000 duly registered with Sub Registrar Mulshi at serial No. 2491/2000 on 26/05/2000 executed by Mohan Vishwanath Joshi in favour of Mr. Ravindra Vasant Tambade and Eknath Shivram Hinge.
- Copy of Development Agreement Dt. 16/12/2018 registered with Sub Registrar Haveli No. 21 at serial No. 22167/2018 executed by Mr. Ravindra Vasant Tambade and Eknath Shivram Hinge in favour of Parklane Construction LLP.
- Copy of Power of Attorney Dt. 16/12/2018 duly registered with Sub Registrar Haveli No. 21 at serial No. 22169/2018 executed by Mr. Ravindra Vasant Tambade and Eknath Shivram Hinge in favour of Parklane Construction LLP.
- Copy of Copy of Sale Deed Dt. 05/10/2017 executed by Ghananila Makrand Patharkar in respect of Survey No. 261/18, and Survey No. 261/14, in favour of Anand Buildcon registered with Sub Registrar Haveli No. 15 at serial No. 9818/2017 on 05/10/2017.

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- Copy of Sale Deed dated 20/04/2018 executed by Anand Buildcon in favour of M/s. Parklane Construction LLP registered in the office of Sub Registrar Haveli No. 15 at serial No. 5133/2018 on day.
- Copy of Sale Deed Dt. 23/10/2013 executed by Mr. Balasaheb Ramdas Chandere and father Mr. Ramdas Nagu Chandere in favour of Mr. Vinod Dhanraj Sancheti registered in the office of Sub Registrar Haveli No. 13 at serial No. 6699/2013.
- Copy of Sale Deed Dt. 24/01/2017 executed by Mr. Vinod Dhanraj Sancheti in favour of M/s. Parklane Construction LLP registered in the office of Sub Registrar Haveli No. 10 at serial No. 626/2017 on 30/01/2017.
- Copy of letter issued by PMRDA bearing No. BMU/Village SUS/S. No. 288/1 and others/Case No. 476/19-20 Dt. 19/11/2019.
- Copy of N.A. Order No. Mulshi/NA/SR/75/2019 dated 06/01/2020.
- Copy of Simple Mortgage dated 12/04/2019 executed by M/s. Parklane Construction LLP in favour of Ahemadnagar Merchants Co. Op. Bank Ltd. registered in the office of Sub Registrar Haveli No. 1 at serial No. 2814/2019 on same day.
- Copy of Partition Deed Dt. 30/03/2017 between Chandere family registered with Sub Registrar Haveli No. 10 at serial no. 8598/2017 on 12/07/2017.
- Copy of Release Deed Dt. 30/03/2017 registered with Sub Registrar Haveli No. 10 at serial No. 8599/2017 on 12/07/2017 executed by Kantabai Sakharam Taware in favour of Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere.
- Copy of Release Deed Dt. 30/03/2017 registered with Sub Registrar Haveli No. 10 at serial No. 8600/2017 on 12/07/2017 executed by Mrs. Mangal Narayan Buchade in favour of Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere.
- Copy of Release Deed Dt. 30/03/2017 registered with Sub Registrar Haveli No. 10 at serial No. 8601/2017 on 12/07/2017 executed by Mrs. Bebi Balasaheb (Balu) Bhase in favour of Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere.

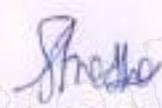
- Copy of Development Agreement Dt. 23/04/2021 executed by Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere in favour of Parklane Construction LLP registered with Sub Registrar Haveli No. 23 at serial No. 8810/2021
- Copy of Power of Attorney both Dt. 23/04/2021 executed by Mr. Machindra Bajirao Chandere, Mr. Jalindar Bajirao Chandere, Mr. Surendra Bajirao Chandere in favour of Parklane Construction LLP registered with Sub Registrar Haveli No. 23 at serial No. 8811/2021.
- Search Report for 30 years from 1993 to 2022.

3. **SCRUTINY OF MY SEARCH IS AS UNDER :**

The Recitals of the land are as mentioned in the caption "The flow of title" as written above.

Pune

Date : 04/05/2023


Mr. Samir H. Metha
(Advocate)

Mr. Samir H. Metha
(ADVOCATE)
Flat No.1, 498, Aditya Residenc
Parvati, Pune - 411 009

Mr. Samir H. Metha*Advocate**Resi & Office : 498, Aditya Residency, Mitramandal Chowk, Parvati, Pune - 411 009.**Mobile : 9850568044, 9890212412***TITLE CERTIFICATE**

Date: 04/05/2023

This Search Report details the facts and figures related to the land detailed as under. This certificate has issued by me on request of my Parklane Construction LLP, a registered partnership firm, Having office at: Second floor, 577/A/11B, Sadguru Krupa Building, Salisbury Park, Pune - 411037.

DESCRIPTION OF THE PROPERTY :

A. All that piece and parcel of land situated at **Survey No. 261/5**, admeasuring about 00 H 04 R i.e. 4778.03 sq.ft/444.05 sq.mtrs, assessed at 00 Rs 04 Paise, (Private Plot No. 8 and 9), situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus along with rights to use road and recreation space from Survey No. 261 Hissa No. 1 and land is bounded as under :

On or towards East : By Survey No. 288
 On or towards South : By property of Parklane Construction
 On or towards West : By Private plot No. 10
 On or towards North : By road

(Hereinafter referred to as the "**said Land A**" for the sake of brevity and convenience).

B. All that piece and parcel of land situated at **Survey No. 261/18**, (Private Plot No. 1) admeasuring about 00 H 02 R i.e. 220.81 sq.mtrs, and land situated at **Survey No. 261/14**, (Private Plot No. 4 and 5) admeasuring about 00 H 04 R i.e. 441.38 sq.mtrs, Total admeasuring about 00 H 06 R i.e. 662.19 sq. Mtrs situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus along with rights to use road and recreation space from Survey No. 261 Hissa No. 1 and land is bounded as under :



- On or towards East : By Survey No. 288
 On or towards South : By 12 meter wide exciting approach road of the layout and then by Pashan - Sus Road
 On or towards West : By Remaining portion of Survey No. 261
 On or towards North : By Remaining portion of Survey No. 261

(Hereinafter referred to as the "**said Land B**" for the sake of brevity and convenience).

- C.** All that piece and parcel of land situated at **Survey No. 288/1**, admeasuring about 00 H 50 R i.e. 5000 sq.mtrs, assessed at 01 Rs. 94 Paise, situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus along with rights to use road and recreation space from Survey No. 261 Hissa No. 1 and land is bounded as under :

- On or towards East : By Property of Mr. Prabhakar Sutar and Others out of Survey / Gat No. 291
 On or towards South : By Property of Mr. Laxman Chandere and Others out of Survey / Gat No. 288
 On or towards West : By Property of Mr. Yashwant Kadam and Road
 On or towards North : By Property of Mr. Jaiprakash Nimhan and Others out of Survey / Gat No. 262 and 287

(Hereinafter referred to as the "**said Land C**" for the sake of brevity and convenience).

- D.** All that piece and parcel of land situated at **Survey No. 287**, total admeasuring about 00 H 67 R i.e. 6700 sq.mtrs (inclusive of 00 H 1.5 R Potkharaba), assessed at 05 Rs 00 Paise, situated at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Mulshi & Haveli, Dist. Pune and within the limits of Grampanchayat Sus and land is bounded as under :

- On or towards East : By Survey No. 292
 On or towards South : By S. No. 288/1 and S. No. 291
 On or towards West : By S. No. 262
 On or towards North : By S. No. 286

(Hereinafter referred to as the "**said Land D**" for the sake of brevity and convenience).

(All above said land A, B, C and D are hereinafter jointly referred to as the "**said Properties**" for the sake of brevity and convenience).

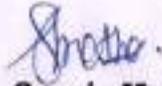
I have conducted the title search in respect of said property for last 30 years i.e. from 1994 to 2023 till date on the basis of details and aforesaid documents provided to me by Parklane Construction LLP, a registered partnership firm, Having office at: Second floor, 577/A/11B, Sadguru Krupa Building, Salisbury Park, Pune - 411037 and other relevant revenue records. I have obtained the permission for search from Sub Registrar Haveli vide Receipt No. MH001542426202324E Dt. 03/05/2023.

I HAVE CERTIFIED THAT :

- a. All rights, title and interest in respect of captioned property i.e. land situated at **Survey No. 261/5**, admeasuring about 00 H 04 R i.e. 4778.03 sq.ft/444.05 sq.mtrs, assessed at 00 Rs 04 Paise, (Private Plot No. 8 and 9) along with rights to use road and recreation space from Survey No. 261 Hissa No. 1, **Survey No. 261/18**, (Private Plot No. 1) admeasuring about 00 H 02 R i.e. 220.81 sq.mtrs, and land situated at **Survey No. 261/14**, (Private Plot No. 4 and 5) admeasuring about 00 H 04 R i.e. 441.38 sq.mtrs and **Survey No. 288/1**, admeasuring about 00 H 50 R i.e. 5000 sq.mtrs and **Survey No. 287** situated total admeasuring about 00 H 67 R i.e. 6700 sq.mtrs (inclusive of 00 H 1.5 R Potkharaba), assessed at 05 Rs 00 Paise, at village Sus, Tal. Mulshi, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune and within the limits of Grampanchayat Sus are vested with Parklane Construction LLP.
- b. Further said Parklane Construction LLP having development rights in respect of the land bearing Survey No. 261/5, 287 and having ownership rights in respect of Survey No. 261/14, 261/18, 288/1 and also empowered to deal with the land and unsold tenements in the building which will be constructed on the said land with intending purchasers.

Pune

Date : 04/05/2023



Mr. Samir H. Metha

(Advocate)

Mr. Samir H. Metha

(ADVOCATE)

Flat No.1, 498, Aditya Residency,
Parvati, Pune - 411 009