

ADV. ANIL T. TAMBE

(B.Com., LL.B., D.L.L. & L.W.)

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Ref. No. :

Date :

Ref. S & T No. 46/Mundhwa/(Old S. No. 86 CTS No. 1570)/The Reserve/Project LJM Estates LLP/2024

Date : 18/06/2024

SEARCH & TITLE INVESTIGATION REPORT

1) INTRODUCTION :

To,

LJM ESTATES LLP

Office at - CTS No. 893/6, Bhandarkar Road,
Sanenagar, Near Goodluck Chowk, Pune - 411004
represented by its Designated Partner

Mr. Aditya P. Lohia,

have requested me to take the Search and to give Title Opinion of the properties described in the Schedule written herein below mentioned. Accordingly I have taken the search of the said properties vide Search Receipt No. 1113493990 by GRN No. MH003717517202425E dated 18/06/2024 and the documents which are and were made available with them for scrutinize and examination I have given my Title Opinion. The Queriest has also handed over to me the copies of the documents which were made available with them for scrutinize and examinations are as under:

- i. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/1 for the year 2003-2004.
- ii. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/1 for the year 2001-2008.
- iii. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/1 for the year 2014-2018.
- iv. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/2 for the year 2003-2004.
- v. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/2 for the year 2001-2008.
- vi. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/2 for the year 2014-2018.
- vii. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/3 for the year 2001-2002.
- viii. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/3 for the year 2001-2008.
- ix. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/3 for the year 2014-2018.



- x. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/4 for the year 2001-2008.
- xi. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/4 for the year 2014-2018.
- xii. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/5 for the year 2001-2008.
- xiii. Copy of 7/12 extracts of S. No. 86, Hissa No. 1B/5 for the year 2014-2018.
- xiv. Copy of City Survey extracts of CTS No. 1570/5.
- xv. Copy of City Survey extracts of CTS No. 1570/6,
- xvi. Copy of City Survey extracts of CTS No. 1570/7,
- xvii. Copy of City Survey extracts of CTS No. 1570/8,
- xviii. Copy of City Survey extracts of CTS No. 1570/9,
- xix. M. E. Nos. 3083, 3776, 3921, 4213, 4742, 4938, 14562 of the 7/12 extract.
- xx. M. E. Nos. 950, 967 of CTS extract.
- xxi. Copy of Order for Partition u/s 85 of MLRC 1966 by Tahasildar Pune City under Application No. Tasaja-907-89 dated 14/08/1989.
- xxii. Copy of Order for Partition u/s 85 of the MLRC 1966 by Tahasildar Pune City under Application No. Vatap/S.R/1/93 dated 31/01/1994.
- xxiii. Copy of Sale Deed dated 13/10/1945, registered before the Sub-Registrar Haveli at Sr. No. 822/1945.
- xxiv. Copy of Sale Deed dated 13/10/1945 duly registered at the Office of Sub-Registrar Haveli No. 2 Pune at Sr. No. 822/1945 between Mr. Sahadu alias Sadaba Balaji Kodre (Purchaser) by Mr. Vinayakbhatt Manikbhatt Ghode (Vendor) and Mr. Vaman Keshav Deo and Vasudeo Keshav Deo (Confirming Party) in respect of S. No. 86/1 of Village Mundhava, Tal. Haveli, Dist. Pune.
- xxv. Copy of Commencement Certificate bearing No. CC/0106/19, dated 16/04/2019 issued by Pune Municipal Corporation, Pune.
- xxvi. Copy of Revised Commencement Certificate bearing No. CC/3455/23, dated 28/03/2024 issued by Pune Municipal Corporation, Pune.
- xxvii. Copy of Sanctioned Building Plan (Total 1/01 TO 1/05) sanctioned under Revised Commencement Certificate No. CC/3455/23 dated 28/03/2024.
- xxviii. Copy of Public Notice dated 19/01/2021 issued through Adv. Satish P. Darekar in daily newspaper Loksatta (Marathi) and Indian Express (English)



ADV. ANIL T. TAMBE

- xxix. Copy of No Objection Certificate by Adv. Satish P. Darekar dated 3rd March 2021.
- xxx. Copy of Development Agreement dt. 14/11/2022 executed by (1) Mr. Vasant Dynanoba Kodre and others 4 (Land owners) in favour of LJM Estate LLP through designated partner Mr. Aditya P. Lohia (Developers/Promoters) which Agreement is duly executed and registered in the office of Jt. Sub Registrar of Haveli No. 6 at Sr.No. 18624/2022
- xxxi. Copy of Irrevocable Power of Attorney dt. 14/11/2022 executed by (1) Mr. Vasant Dynanoba Kodre and others 4 (Land owners) in favour of LJM Estate LLP through designated partner Mr. Aditya P. Lohia (Developers/Promoters) which Power of Attorney is duly executed and registered in the office of Jt. Sub Registrar of Haveli No. 6 at Sr.No. 18625/2022

2) HISTORY & FLOW OF THE TITLE OF LAND AT VILLAGE MUNDHWA, TAL. PUNE CITY, DIST. PUNE BEARING (a) Old S. NO. 86, HISSA NO. 1B/1 to its CTS No. 1570/5. (b) Old S. NO. 86, HISSA NO. 1B/2 to its CTS No. 1570/6. (c) Old S. NO. 86, HISSA NO. 1B/3 to its CTS No. 1570/7. (d) Old S. NO. 86, HISSA NO. 1B/4 to its CTS No. 1570/8. (e) Old S. NO. 86, HISSA NO. 1B/5 to its CTS No. 1570/9,

- (a) The property bearing Old S. No. 86, Hissa No. 1 of village Mundhwa was originally owned by Mr. Vinayakbhatt Manikbhatt Ghode as his absolute ownership property.
- (b) Mr. Vinayakbhatt Manikbhatt Ghode sold the said S. No. 86/1 to **Mr. Sadhu @ Sadba Balaji Kodre** vide Regd. Sale Deed dated 13/10/1945 and which deed was duly executed and registered before the Jt. Sub-Registrar Haveli No. 2, Pune at Doc. Sr. No. 822/1945 at Book No. 1. By virtue of the said Sale Deed name of **Mr. Sadhu @ Sadba Balaji Kodre** had been mutated to the village record 7/12 extract in Kabjedar Column by M. E. No. 1462 and certified on 03/05/1946;
- (c) After perusal of M. E. No. 3083 it reveals that, the Govt. of Maharashtra has implemented the Metric System and therefore the area of the Land from Acre and Guntha has been converted into Hector and R as per the Weights and Measurement Act, 1958 and Indian Coins Act , 1955. Therefore the Special District Inspector Land Record (Metric) Pune has accordingly converted the area into the Metric System and therefore a Separate Aakarbandh & Village Form No. 12 has been prepared for the entire village Mundhwa, and the said



effect has been given to S. No. 1 to 102 and Pardi No. 1 & 2 of village Mundhwa by aforesaid mutation;

(d) After perusal of **M. E. No. 3776** it reveals that, Mr. Vilas Nirutti Kodre preferred an application to the Tahasildar Pune City on 19/12/1981 to record the Right of Easement/Way from North-South Direction for Land of S. No. 86/2 out of S. No. 86/1 as per the recitals in Sale Deed of S. No. 86/1 dated 13/10/1945 and accordingly the said Right of Way/Easement has been recorded in the other right column of Land S. No. 86/1 and the said mutation has been certified on 05/07/1982 Circle Officer Yerwada;

(e) After perusal of **M. E. No. 3921** it reveals that, Mr. Sadba Balaji Kodre had executed his last Will and Testament on 05/10/1979 and which Will Deed was duly executed and registered before the Jt. Sub-Registrar Haveli No. 2, Pune at Sr. No. 2530 at Book No. 3 for the land S. Nos. 86/1, S. No. 89/3+4 and S. No. 89A/8 and as per the said Will Mr. Dnyanoba Sadba Kodre has been appointed as an Executor of the Will. Thereafter Mr. Balaji Sadba Kodre died on or about 03/07/1984 leaving behind his aforesaid last Will and Testament.

As per the said Will Mr. Dnyanoba Sadba Kodre (Executor) have preferred an Application to the village Officer Mundhwa (Talathi) alongwith the copy of the Will and as per the arrangement/ bequeath of the Will land S. No. 86/1, area 03 H. 35 R given to Mr. Prakash Dnyanoba Kodre & Mr. Vasant Dnyanoba Kodre as a beneficiaries under the Will and absolute owners thereof. S. No. 89/3+4, area 01 H. 92 R & S. No. 89A/8, area 00 H. 26 R given to Sou. Suman @ Vijaya Bhalchandra Helkar with a one constructed Chawl/House in S. No. 86/1. The said effect of the Will had been carried out by aforesaid M. E. No. 3921 and certified on 21/09/1984 by Circle Officer Yerwada;

(f) After perusal of **M. E. No. 4213** it reveals that, Mr. Prakash Dnyanoba Kodre & Mr. Vasant Dnyanoba Kodre have preferred an application u/s. 85 of the Maharashtra Land Revenue Code 1966 to the Hon'ble Tahasildar, Pune City to effect the Partition of the Agricultural Land bearing S. No. 86/1 and accordingly as per the application filed and statement given the Partition has been effected by Tahasildar Pune City by his Order No. तसज (TASAJ)-907-89 dated 14/08/1989;

As per partition order S. No. 86/1A, area 01 H. 67.5 R given in partition to Mr. Prakash Dnyanoba Kodre, S. No. 86/1B, area 01 H. 67.5 R



ADV. ANIL T. TAMBE

given in partition to Mr. Vasant Dnyanoba Kodre by sub dividing S. No. 86/1 into 86/1A and S. No. 86/1B and the said order has been effected and certified at Village Record by Circle Officer Yerawada on 22/08/1989. As per the said Partition effected before Tahasildar Pune City, Mr. Prakash Dnyanoba Kodre & Mr. Vasant Dnyanoba Kodre became the absolute and independent owners and in separate possession of the respective land S. No. 86/1A and 86/1B. Accordingly the effect of the said Partition has been implemented and recorded to the village record 7/12 extract by aforesaid mutation;

(g) After perusal of **M. E. No. 4742** it reveals that, Mr. Vasant Dnyanoba Kodre have given an application u/s. 85 of the Maharashtra Land Revenue Code 1966 to the Hon'ble Tahasildar, Pune City to effect the Partition of the Agricultural Land S. No. 86/1B and accordingly as per the application filed and statement given the Partition has been effected by Tahasildar Pune City by his Order No. Partition/SR/1/93 dated 31/01/1994;

As per partition order S. No. 86/1B (Part), area 00 H. 33 R given in partition to Mrs. Nandini Vasant Kodre, S. No. 86/1B (Part), area 00 H. 33 R given in partition to Miss. Sayali Vasant Kodre, S. No. 86/1B (Part), area 00 H. 34 R + Pot Kharaba 00 H. 01.5 R i.e. total area 00 H. 35.50 R given in Partition to Mr. Vasant Dnyanoba Kodre, S. No. 86/1B (Part), area 00 H. 33 R given in partition to Miss. Pradnya Vasant Kodre & S. No. 86/1B (Part), area 00 H. 33 R given in partition to Mr. Adish Vasant Kodre and the said order has been effected and certified at Village Record by Circle Officer Yerawada on 28/03/1994. As per the said Partition effected before Tahasildar Pune City, Mrs. Nandini Vasant Kodre, Miss. Sayali Vasant Kodre, Mr. Vasant Dnyanoba Kodre, Miss. Pradnya Vasant Kodre & Mr. Adish /Adesh Vasant Kodre became the absolute owners and in possession of the respective land. Accordingly the effect of the said Partition has been implemented and recorded to the village record 7/12 extract by aforesaid mutation;

(h) After perusal of **M. E. No. 4938** it reveals that, the effect of the Partition of Land S. No. 86/1B as mentioned in **M. E. No. 4742** has been carried out through the Demarcation by City Survey Officer No. 2 Pune as per Demarcation Registration No. 4533 and effect of the said Demarcation has been given to the Revenue Record i.e. 7/12 Extract on 17/01/1995 and S. No. 86/1B has been further sub divided into following manner and separate 7/12 extract has been opened at the revenue record as per Demarcation [1] S. No. 86/1B/1, area 00 H. 33 R of Mrs. Nandini Vasant Kodre, [2] S. No. 86/1B/2,



area 00 H. 33 R of Miss. Sayali Vasant Kodre, [3] S. No. 86/1B/3, area 00 H. 34 R + Pot Kharaba 00 H. 01.5 R i.e. total area 00 H. 35.50 R of Mr. Vasant Dnyanoba Kodre, [4] S.No. 86/1B/4, area 00 H. 33 R of Miss. Pradnya Vasant Kodre & [5] S. No. 86/1B/5, area 00 H. 33 R of Mr. Adish Vasant Kodre and the said Order has been effected and certified at Village Record by Circle Officer Yerwada on 26/07/1995;

- (i) Thus, according to the above said partition dated 31/01/1994 the respective owner's of the S. No. 86/1B/1, S. No. 86/1B/2, S. No. 86/1B/3, S. No. 86/1B/4 & S. No. 86/1B/5 are having exclusive right, title, interest, ownership & possession in the said land.
- (j) As seen by M.E. No. 14562 it reveals that, as per the order passed by City Survey Officer No. 2, Pune city in his Outward No. 598/No./City Survey / Double Entry close/ Mundhwa/2018 dated 02/05/2018 and as per the Letter of Hon'ble Tahasidldar Pune city No. Hakkanondani/Kavi/480/18 Pune - 1 dated 04/05/2018 the land falling in Pune Municipal limits under non-agricultural use the maintaining of 7/12 extract and property card under double revenue record is to close the 7/12 extract and to open City Survey Extract , thus S. No. 86/1A/1 to 1A/4 , S., No. 86/1B/1 to 1B/5, 86/2A/1, to 86/2A/6 and 86/2B/1 to 2B/3 has been closed as 7/12 extract by opening new property card and therefore the holders/owners of the said Survey No. and Hissa No. were recorded on the property card opening CTS No. 1570/1 to 1570/18 out of which 1570/5 to 1570/9 are recorded as under :-

Sr. No.	Name	CTS No.	Area
1	Mrs. Nandini Vasant Kodre	1570/5	3300 Sq. Mtrs.
2	Ms. Sayali Vasant Kodre	1570/6	3300 Sq. Mtrs.
3	Mr. Vasant Dnyanoba Kodre	1570/7	3550 Sq. Mtrs.
4	Ms. Pradnya Vasant Kodre	1570/8	3300 Sq. Mtrs.
5	Mr. Adish Vasant Kodre	1570/9	3300 Sq. Mtrs.

- (k) As seen from the M.E.No. 326 from the office of the City Survey No. 2, Pune it reveals that as per the order of Settlement Commissioner and Directorate of Land Record (Maharashtra State) Pune and as per the Circular No. Na.Bhu.1/Milkat Patrika/Akshari Nond/2015 Pune dated 16/2/2015 and as per order of No. Na.Bhu. Mundhwa/M.E. No. 326 dated 30/4/2015 the land on the



ADV. ANIL T. TAMBE

register book and property card are open and hence the S. No. 86/1B/1 to 86/1B/5, being closed and CTS No. 1570/5 to 1570/9 are opened.

(I) After perusal of **M.E.No. 950** it reveals that, as per the Letter issued by Settlement Commissioner And Director of Land Records, Pune bearing No. PATRA.RA.Bhu/A.Kr/4/Dual Entry/2017 stating that the 7/12 Extract of the said land of S.No. 86/1B/1, S.No. 86/1B/2 S.No 86/1B/3, S.No. 86/1B/4 and, S. No. 86/1B/5 and certain other 13 S.No.s has been closed. Accordingly new C.T.S No. 1570/1 to 1570/18 has been issued. By virtue of the said order Land of (1) S. No. 86/1B/1 assigned as corresponding C.T.S. No. 1570/5 which is owned by Mrs. Nandini Vasant Kodre, (ii) S. No. 86/1B/2 assigned as corresponding C.T.S. No. 1570/6 in the name of Ms. Sayali Vasant Kodre, (iii) S. No. 86/1B/3 assigned as corresponding C.T.S. No. 1570/7 in the name of Mr. Vasant Dnyanoba Kodre, (iv) S. No. 86/1B/4 assigned as corresponding C.T.S. No. 1570/8 in the name of Ms. Pradnya Vasant Kodre and (v) S. No. 86/1B/5 assigned as corresponding C.T.S. No. 1570/9 in the name of Mr. Adish Vasant Kodre.

Thus, (1) S. No. 86/1B/1 now assigned as corresponding C.T.S. No. 1570/5 which is owned by Mrs. Nandini Vasant Kodre, (ii) S. No. 86/1B/2 now assigned as corresponding C.T.S. No. 1570/6 in the name of Ms. Sayali Vasant Kodre, (iii) S. No. 86/1B/3 now assigned as corresponding C.T.S. No. 1570/7 in the name of Mr. Vasant Dnyanoba Kodre, (iv) S. No. 86/1B/4 now assigned as corresponding C.T.S. No. 1570/8 in the name of Ms. Pradnya Vasant Kodre and (v) S. No. 86/1B/5 now assigned as corresponding C.T.S. No. 1570/9 in the name of Mr. Adish Vasant Kodre are absolute owners and is/are in actual physical possession of CTS No. 1570/5, 1570/6, 1570/7, 1570/8 & 1570/9.

3) URBAN LAND (CEILING AND REGULATION) ACT 1976.

The said Land S. No. 86/1B/1 to 86/1B/5 area 01 H. 67.5 R to its corresponding CTS No. 1570/5, 1570/6, 1570/7, 1570/8 & 1570/9. was and is owned and possessed by 1) Mrs. Nandini Vasant Kodre, 2) Miss. Sayali Vasant Kodre, 3) Mr. Vasant Dnyanoba Kodre 4) Miss. Pradnya Vasant Kodre and 5) Mr. Adish Vasant Kodre are the owners of the said land and who have not filed returns u/s 6(1) of the Urban Land Ceiling Act 1976 (hereinafter referred to as the said Act) before the Competent Authority. The above said Act has been repealed by the Govt. of Maharashtra on and from 03/12/2007,



Hence the provision of the Repealing Act are applicable to the present land and the said land is free from the purview of the said Act.

4) PRESENT TRANSACTIONS:

- i. Development Agreement dt. 14/11/2022 executed by (1) Mr. Vasant Dynanoba Kodre and others 4 (Land owners) in favour of LJM Estate LLP through designated partner Mr. Aditya P. Lohia (Developers/Promoters) which Agreement is duly executed and registered in the office of Jt. Sub Registrar of Haveli No. 6 at Sr.No. 18624/2022
- ii. Irrevocable Power of Attorney dt. 14/11/2022 executed by (1) Mr. Vasant Dynanoba Kodre and others 4 (Land owners) in favour of LJM Estate LLP through designated partner Mr. Aditya P. Lohia (Developers/Promoters) which Power of Attorney is duly executed and registered in the office of Jt. Sub Registrar of Haveli No. 6 at Sr.No. 18625/2022

5) POSSESSION:-

Said Properties under search and title are in actual physical possession and Personal Cultivation of the owners 1) Mrs. Nandini Vasant Kodre, 2) Miss. Sayali Vasant Kodre, 3) Mr. Vasant Dynanoba Kodre 4) Miss. Pradnya Vasant Kodre and 5) Mr. Adish Vasant Kodre respectively as seen from revenue record and they have hold good marketable title of ownership rights & Currently LJM ESTATES LLP hold legal, valid and enforceable right to develop the said land.

6) PRESENT ENCUMBRANCES:

As seen from the Revenue Record and the search taken at the office of the Jt. Sub Registrar Haveli Offices, I through my associate Advocate have not found any recorded encumbrances against the present under Search & Title Report and also found no adverse entries.

7) LAYOUT & REVISED BUILDING PERMISSION :

Owners of Land (1) S. No. 86/1B/1 (ii) S. No. 86/1B/2, (iii) S. No. 86/1B/3, (iv) S. No. 86/1B/4 and (v) S. No. 86/1B/5 prepared Layout plan and submitted to Pune Municipal Corporation, Pune and accordingly PMC, Pune sanctioned the said Layout Plan under Commencement Certificate bearing No. CC/0106/19, dated 16/04/2019.

Further, LJM ESTATES LLP prepared Building Plan and submitted to PMC, Pune for approval. Accordingly PMC, Pune sanctioned the said plan for



ADV. ANIL T. TAMBE

(i) 'A' Wing - Basement -2 + Basement - 1 + Ground Floor ,(ii) B- Wing - (Mhada + Sale), Basement -2 + Basement - 1 + Ground Floor Parking + 20th Floor , (iii) C- Wing - Basement -2 + Basement - 1 + Ground Floor Parking + 20th Floor , (iv) D- Wing (Mhada) - Ground Floor + 8th Floor under Commencement Certificate N. CC/3455/23 dated 28/03/2024.

8) NON - AGRICULTURAL PERMISSION -

Further as per the Government of Maharashtra Revenue & Forest Department GR No. NAP-2022-Pra.Kra. 103 / J-1A dated 23/5/2023 it is clarified that, U/s. 42 of the Maharashtra Land Revenue Code 1966 any land permitted to use for non-agricultural use in draft or final Development Plan then the said land deemed to be non-agricultural land and in case any building permission is obtained to the Competent Planning Authority or any lay out has been sanctioned for non-agricultural use in that case permission U/s. 42-A, 42-B-42-C, 42-D or 44-A for non-agricultural use is not required as per the Government GR dated 23/05/2023.

9) TENURE :-

The said properties are in Residential Zone as per the current Development Plan as applicable to the Village Mundhwa. As per the D.P. Plan S. No. 86 (Now CTS No. 1570 part) is affected by 30 Mtrs. and 9 Mtrs. D. P. Road and partly by EPR-57 reservation. The owners have got absolute right, title and interest and having marketable title to the said land.

10) PUBLIC NOTICE :-

Public Notice dated 19/01/2021 issued through Adv. Satish P. Darekar in daily newspaper Loksatta (Marathi) and Indian Express (English) and No Objection Certificate is issued by Adv. Satish P. Darekar dated 3rd March 2021.

11) PRESENT ENCUMBRANCES :

As instructed by the Queriest and the Search taken in the office of the Sub-Registrar there are no present Encumbrance against the said land and same is free from all encumbrances. Also as instructed by the owner there is no pending litigation or any prohibitory order from any court of law including any Tribunal, Competent Authority and Revenue Authority. Also there are no notices for acquisition, requisition or reservation from any Govt. Authority.



12) SEARCH IN THE OFFICE OF THE SUB-REGISTRAR HAVELI :-

That I have through our Associate Advocate inspected the Index-II registers kept and made available in the Sub-Registrar Haveli Offices for our perusal and inspection. I have searched the Index-II registers for the period 1995 to 2024 (i.e. 30 years) till date. The registers and Index II extract from the year 1995 till 2024 were available with the Sub-Registrar Haveli No. 3, Office which does not disclose any recorded encumbrance against the said land.

From January 2002 to 2024 till date Index II record is available on manually maintained Index II registers as well as Computer Generator Data in the concerned Sub-Registrars Offices as well as at the Joint District Registrars Office, Pune and Online Search taken with the Govt. site igrmaharashtra.gov.in. The computer generated Data is made available for the period till date. I do not find any adverse entry for any recorded encumbrance or transaction in the said registers in respect of the said land in the relevant years.

It is pertinent to note that, since Nov. 2005 the Office of the Inspector General of Registrar (IGR) has granted permission to the public at large to register any instrument / document of any area in any office of the Sub-Registrar situated within the limits of Haveli Offices. Therefore the search having various limitations, particularly it is not possible to carry out the searches in all the offices of the Sub-Registrar Haveli and except the Jt. District Registrar Office Pune there is no any system of centralized search. In turn this report is also cannot call as conclusive report so far carrying out practical search is concerned.

13) GENERAL :-

- i. This Title certificate and search report merely certifies the matters expressly dealt with in the certificate. The Title Certificate does not consider or certify any other questions not expressly answered in the certificate.
- ii. This Title Certificate is issued solely on the basis of the documents you have provided to date, as specifically mentioned in this Title Certificate, and I am under no obligation to update this Title Certificate with any information, replies or documents I receive after this date.
- iii. Save as specifically stated in this Title Certificate, I have not inspected or reviewed the original documents in respect of the Property.



ADV. ANIL T. TAMBE

- iv. I have not been provided with any plans or photocopies of plans except as specifically mentioned in this Title Certificate.
- v. I have not verified whether appropriate stamp duty has been paid on the various documents referred to in this Title Certificate.
- vi. In accordance with my scope of work and my qualifications:
 - a) I have not independently verified the area or boundaries of the Properties. I have referred to and retained the measurements in hectares, acres and square meters, and the boundaries, of the Properties, as I have found them in various documents.
 - b) I also do not express my opinion on matters to actual physical use of the Properties.
 - c) I have not verified the market value of the Properties or and I do not express any opinion on this issue.
 - d) I do not express an opinion relating to plan permissions, approvals or development potential of the Properties.
 - e) I express no view about the zoning, user, reservations or FSI of the Properties.
- vii. Save as otherwise stated in this Title Certificate, I express no view with respect to any structures or buildings standing on the Properties.
 - a) I have not independently validated the taxes/ cess / duties / charges payable in respect of the Properties and make no comment with respect to these.
 - b) I have been informed by my search clerk that for certain years, the records maintained by the offices of the Sub-Registrar of Assurances are torn and mutilated and the Index - II register maintained in digital form has not been properly maintained. I have also been informed that certain records have been maintained in an untied and loose sheet form. I therefore disclaim any responsibility for consequences which may arise on account of such non-availability of records or on account of the records being torn or mutilated or not having been maintained properly.
- viii. Except as specifically stated in this Title Certificate, I have not carried out any searches at the offices or websites of the Registrar of Companies.



ix. Except as specifically stated in this Title Certificate, I have not undertaken any review or search of any websites or in the records of any court or Governmental Or Regulatory Agency, authority or body and have relied upon the documents provided to me in relation to any dispute or litigation pending in relation to the Property. My comments relating to such dispute or litigation (if any) are based solely on the dispute or litigation you have disclosed to me and documents provided to me.

x. For the purpose of this Title Certificate, I have assumed,

- the legal capacity of all natural persons, genuineness of all signatures, and authenticity and completeness of all documents submitted to me as certified or photocopies;
- that the persons executing documents have the necessary authority to execute them;
- that wherever any minors' rights are involved, these have been dealt with by their right / natural guardian for legal necessity and have not been challenged by such minors upon their attaining majority;
- that all amounts required to be paid to landowners under development agreement have been paid;
- that there have been no amendments or changes to the documents I have examined.
- that all prior documents have been adequately stamped and duly registered;
- that each document binds the parties intended to be bound by it;
- that the photocopies provided to me are accurate photocopies of originals;
- the accuracy and completeness of all the factual statements and representations made in the documents.
- that all of the information (including the documents) supplied to me was, when given, and remains true, complete, accurate and not misleading;
- that any statements in the documents, authorization or any certificates or confirmations that I have relied upon to issue this Title certificate are correct and otherwise genuine; and



ADV. ANIL T. TAMBE

xii. For the purposes of this Title Certificate, I have relied upon:

- Photocopies / typed copy of documents where original documents were not available.
- Photocopies of 7/12 extracts, property card and Mutation Entries provided to me.
- For the purpose of this Title Certificate, I have relied upon information relating to lineage as available in the revenue records and as provided by you.

xiii. For the purpose of this Title certificate, I have relied on information regarding the factual position provided by you in the declarations on oath described in this Title Certificate.

xiv. A certificate, determination, notification, opinion or the like provided by any professional will not be binding on an Indian court or any arbitrator or judicial or regulatory body, which would have to be independently satisfied, despite any provision to the contrary in such a document.

xv. Even though this document is titled "Title certificate" it is in fact an opinion based on the documents I have reviewed. This Title Certificate has been provided at the request of the client to whom it is addressed.

This Title certificate is limited to matters related to Indian law alone (as on the date of this Title certificate) and I express no opinion on laws of any other jurisdiction.

14) CONCLUSION AND CERTIFICATE OF TITLE :

Relying upon the available documents, 7/12 extract , property card & Mutation Entries 1) Mrs. Nandini Vasant Kodre, 2) Miss. Sayali Vasant Kodre, 3) Mr. Vasant Dnyanoba Kodre, 4) Miss. Pradnya Vasant Kodre and 5) Mr. Adish alias Aadesh Vasant Kodre are the lawful owners and is in possession of the said properties and have good marketable title in respect of the said properties. The said properties is subject to existing loan of Bank of India is free from all encumbrances, charges or claim or whatsoever nature and the above said owners have full and absolute right, title, ownership, possession and interest in the said properties. According to my opinion the said owners have good marketable title of the said lands.

(1) Mrs. Nandini Vasant Kodre, 2) Miss. Sayali Vasant Kodre, 3) Mr. Vasant Dnyanoba Kodre, 4) Miss. Pradnya Vasant Kodre and 5) Mr. Adish



alias Aadesh Vasant Kodre (Land owners) granted development rights in favor of LJM Estates LLP through their authorised partner Mr. Aditya P. Lohia (Developers) and said Agreement is duly registered at the office of Sub Registrar Haveli No. 6 under Serial No. 18624/2022 in respect of land (i) S.No. 86/1B/1 to its corresponding C.T.S No. 1570/5 area 2331.20 Sq. Mtrs. out of total admeasuring area of 3300 Sq.Mtrs (ii) S.No. 86/1B/2 to its corresponding C.T.S. No. 1570/6 area 2225.08 Sq. Mtrs. out of total area admeasuring 3300 Sq.Mtrs, (iii) S.No. 86/1B/3 to its corresponding C.T.S. No. 1570/7 area 2203.92 Sq. Mtrs. out of total area admeasuring 3550 Sq.Mtrs, (iv) S.No. 86/1B/4 to its corresponding C.T.S. No. 1570/8 area 1981.30 Sq. Mtrs. out of area 3300 Sq.Mtrs & (v) S.No. 86/1B/5 to its corresponding C.T.S. No. 1570/9 area 1937.41 Sq. Mtrs. out of area 3300 Sq.Mtrs, coupled with an irrevocable Power of Attorney of the even date duly registered at Sr. No. 18625/2022.

LJM Estates LLP through their authorized partner Mr. Aditya P. Lohia (Developers) has full and absolute right, to develop the said land and to deal with and transfer the various units with the intending Purchaser as per the said Development Agreement and to receive the sale proceeds.

**FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE SAID ENTIRE PROPERTY**

[A] OWNER MR. VASANT DNYANOBA KODRE

All that pieces and parcels of the Land falling in Residential Zone situated at Old S. No. 86, Hissa No. 1B/3 admeasuring area 00 H. 34 R. + Pot Kharaba 00 H. 01.50 R i.e. total 00 H. 35.50 R assessments 03 Rs. 10 Paise now assigned as City Survey No. 1570/7 admeasuring area 3550 Sq. Mtrs. out of which 2203.92 Sq. Mtrs. situated at Revenue Village Mundhwa, Pune Tal. - Pune City, Dist - Pune within the limits of Pune Municipal Corporation and Registration Sub - District of Taluka - Haveli No. 1 to 27, District Pune.

[B] OWNER MRS. NANDINI VASANT KODRE

All that pieces and parcels of the Land falling in Residential Zone situated at Old S. No. 86, Hissa No. 1B/1 admeasuring area 00 H. 33 R, assessment 02 Rs. 89 Paise now assigned as City Survey No. 1570/5 admeasuring area 3300 Sq. Mtrs. out of which 2331.20 Sq. Mtrs situated at Revenue Village Mundhwa, Pune Tal. - Pune City, Dist - Pune within the limits of Pune



ADV. ANIL T. TAMBE

Municipal Corporation and Registration Sub - District of Taluka - Haveli No. 1 to 27, District Pune.

[C] OWNER MR. ADISH ALIAS AADESH VASANT KODRE

All that pieces and parcels of the Land falling in Residential Zone situated at Old S. No. 86, Hissa No. 1B/5 admeasuring area 00 H. 33 R. assessments 02 Rs. 98 Paise now assigned as City Survey No. 1570/9 admeasuring area 3300 Sq. Mtrs. out of which 1937.41 Sq. Mtrs situated at Revenue Village Mundhwa, Pune Tal. - Pune City, Dist - Pune within the limits of Pune Municipal Corporation and Registration Sub - District of Taluka - Haveli No. 1 to 27, District Pune.

[D] OWNER (OWNER MISS. SAYALI VASANT KODRE)

All that pieces and parcels of the Land falling in Residential Zone situated at Old S. No. 86, Hissa No. 1B/2 admeasuring area 00 H. 33 R assessments 02 Rs. 98 Paise now assigned as City Survey No. 1570/6 admeasuring area 3300 Sq. Mtrs. out of which 2225.08 Sq. Mtrs situated at Revenue Village Mundhwa, Pune Tal. - Pune City, Dist - Pune within the limits of Pune Municipal Corporation and Registration Sub - District of Taluka - Haveli No. 1 to 27, District Pune.

[E] OWNER MISS. PRADNYA VASANT KODRE

All that pieces and parcels of the Land falling in Residential Zone situated at Old S. No. 86, Hissa No. 1B/4 admeasuring area 00 H. 33 R. assessments 02 Rs. 98 Paise now assigned as City Survey No. 1570/8 admeasuring area 3300 Sq. Mtrs. out of which 1981.30 Sq. Mtrs situated at Revenue Village Mundhwa, Pune Tal. - Pune City, Dist - Pune within the limits of Pune Municipal Corporation and Registration Sub - District of Taluka - Haveli No. 1 to 27, District Pune.

SCHEDULE - II

DESCRIPTION OF THE PROJECT LAND

All that piece and parcel of contiguous land falling in Residential Zone situated at old S. No. 86, Hissa No. 1B/3, 1B/1, 1B/5, 1B/2, 1B/4 respectively now assigned as (i) City Survey No. 1570/7 out of which an area admeasuring 2203.92 Sq. Mtrs. out of 3550 Sq. Mtrs. of Owner No. I , (ii) City Survey No. 1570/5 out of which an area admeasuring 2331.20 Sq. Mtrs. out of 3300 Sq. Mtrs. of Owner No. II , (iii) City Survey No. 1570/9 out of which 1937.41 Sq.



Mtrs. out of 3300 Sq. Mtrs. of Owner No. III, (iv) City survey No. 1570/6 out of which 2225.08 Sq. Mtrs. out of 3300 Sq. Mtrs. of Owner No. IV and (v) City Survey No. 1570/8 out of which 1981.30 Sq. Mtrs. out of 3300 Sq. Mtrs. of Owner No. V, of which total area admeasuring 10678.91 Sq. Mtrs. out of entire area admeasuring 16750 sq. mtrs. situated at Revenue Village Mundhwa, Tal. - Pune City, Dist - Pune within the limits of Pune Municipal Corporation and Registration Sub - District of Taluka - Haveli No. 1 to 27, District Pune and which is collectively bounded as under :-

On or towards the

East :- By S. No. 86 Hissa No. 1A/1 now CTS No. 1570 owned by Mr. Prakash Kodre and family,

South :- S. No. 86/2 now CTS No. 1570 owned by Mr. Ramesh Mantri and family,

West :- By 9 Meter internal Road maintained out of S. No. 86 owned by Kodre Family and S. No. 85 owned by Ahura Builders

North:- By CTS. No. 1570/7 (part), 1570/5 (part) 1570/9 (part) 1570/6 (part), 1570/8 (part) plot retained by owners.

Together with 50% right of easement to Mr. Vasant Kodre and Mr. Prakash Kodre to take well water and water pipeline from the Southern side boundary of the S. No. 86/1

Hence, is the Search Report & Title Opinion based on the information and document furnished by the parties concerned and Search taken in the concerned Sub- Registrar's Offices.

The file is returned herewith.

PUNE

DATE: 19/06/2024



ADV. ANIL T. RAMBE

ENCL.: Copy of Search Receipt



CHALLAN
MTR Form Number-6



GRN MTR03717517202425E

BARCODE

Date 18/06/2024 13:30:04 Form ID

Department Inspector General Of Registration

Type of payment Search Fee
Other Items

Office Name PHD1_JT DISTT REGISTRAR PUNE URBAN

Location PUNE

Year 2024-2025 One Time

Account Head Details

Amount In Rs.

0030072201 SEARCH FEE

750.00

TAX ID / TAN (If Any)

PAN No (If Applicable)

Full Name

Adv Anil Tulshiram Tambe

Flat/Block No.

Premises/Building

Road/Street

Area/Locality

Town/City/District

PIN

Remarks (If Any)

Amount In Seven Hundred Fifty Rupees Only

Words

Payment Details

IDBI BANK

FOR USE IN RECEIVING BANK

Cheque-DD Details

Bank CIN 69103332024061815256 Ref. No. 2874495368

Cheque/DD No.

Bank Date 18/06/2024-13:30:57 RBI Date Not Verified with RBI

Name of Bank

Bank-Branch IDBI BANK

Name of Branch

Scroll No. , Date Not Verified with Scroll

Department ID : 682659993

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
ચલાન ચલાન "ટાઇપ અન્ફ્સ પેમેન્ટ" નાને નાનું કાલાયાચી લાગુ આને કાલાયાચી સિવિ લોલ્યાં ન કાલાયાચી દાચાં લાગુ નારી.

Mobile No. : 9405021759

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0002025831202425	18/06/2024-13:35:31	IGR002	575.00
Total Defacement Amount					575.00