



**M/S. MOHAR
CREATIONS LLP.**

"Anurag" Bharti Nivas CHS, S.No. 108/38, Nr.
Income Tax Lane, Erandwana,
Pune - 411004.

**CERTIFICATE OF
TITLE
FOR ADDITIONAL
PERIOD**

All that part of Survey No.103A/10part + 103A/11part, Survey No.103A/10 + 103A/11, Block No.7 and part of Survey No.103A/7/1A being part of City Survey No. 2850 and corresponding Final Plot No. 406 and 407 situated at Shivajinagar Bhamburda, within the registration Dist. Pune, Sub-Registration Dist. Haveli, Taluka Pune City and within the limits of Pune Municipal Corporation, Pune

SUDHAKAR KALE & ASSOCIATES

Advocates, Corporate and Tax Consultants
Ahinsa Apartments, 768/18, Deccan Gymkhana, Pune - 411 004.

SUDHAKAR S. KALE B.A. (Hons.), LL.M. Advocate (Sanad No. MAH/711/1979)

PRIYANKA KALE-UPPAL, B.S.L LL.B, Tax LL.M (London) Advocate

SANCHIT UPPAL, B.S.L LL.B, C.S. Advocate

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SUDHAKAR S. KALE B.A. (Hons.), LL.M. Advocate (Sanad No. MAH/711/1979)
PRIYANKA KALE-UPPAL, B.S.L LL.B, Tax LL.M (London) Advocate
SANCHIT UPPAL, B.S.L LL.B, C.S. Advocate

Date : 29/06/2016

SEARCH AND TITLE INVESTIGATION REPORT CERTIFICATE FOR ADDITIONAL PERIOD

This is to certify that, I had issued Search and Title Investigation Report dated 19/06/2014 and further search and title investigation report certificate for additional period dated 03/12/2014 to **M/S. MOHAR CREATIONS LLP.** a registered Limited Liability Partnership Firm, registered with the Registrar for Limited Liability Partnership office of Ministry of Corporate Affairs, Government of India under The Limited Liability Partnership Act 2008, having **LLP Identity No. AAB-8634** and for Permanent Income Tax Number as per Section 139A of the Income Tax Act, 1961, PAN AAXFM7768C and having office at "Anurag" Bharti Nivas CHS, S.No. 108/38, Nr. Income Tax Lane, Erandwana, Pune - 411004, hereinafter referred as "**THE SAID LLP FIRM**", in respect of the property, which is more particularly described in the Schedule written hereunder and hereinafter referred to or called as "**THE SAID LAND**", owned by the Said LLP Firm. The said LLP firm, through its designated partner, Shri. Pankaj Ishwarlal Solanki, requested me to scrutinize and examine the marketable title of the said land for additional period 01/12/2014 to 27/06/2016. Advocate Mr. Vilas A. Jadhav has paid search fee of Rs.300/- on 27/06/2016 vide digital receipt no.MH002153496201617E and has carried out search for the 01/12/2014 to 27/06/2016 (both days inclusive) from the Index-II



Registers which were made available to him by the Sub-Registrar Haveli No.1 to 27 and further on computerized online search and has submitted his report dated 29/06/2016 stating that, except the Mortgage Deed dated 24/12/2014 which is registered in the office of Sub-Registrar Haveli No.10 at Serial No.11522 on 26/12/2014 by which the Said LLP Firm obtained Project Loan of Rs.40,00,00,000/- from Kotak Mahindra Investments Limited and one Agreement under Maharashtra Ownership Flats (Regulation of The Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "THE SAID ACT") and rules made thereunder executed by Said LLP Firm being Promoter in favour of Mr.Nikhil Pathak & Mrs.Angana Pathak in respect of Flat No.C-502 and which agreement is registered in the office of Sub-Registrar Haveli No.4 at serial No.11191 on 15/12/2014, he has not found any other entry for registered document pertaining to the said land.

The designated partner of the Said LLP Firm Shri. Pankaj Ishwarlal Solanki, by executing affidavit dated 27/06/2016 stated that the Said LLP Firm had obtained project loan from Kotak Mahindra Investment Limited as per Mortgage Deed dated 24/12/2014 and withdraw the loan amount of Rs.33,00,00,000/- and the Said LLP Firm paying the monthly interest thereon and principle amount remain to pay. Except the aforesaid financial facility, the Said LLP Firm has not obtain any other financial facility from any bank or financial institute against the security of Said Land. Further, the partner in his affidavit also stated that, the Said LLP Firm or any partners of the Said LLP Firm has not received any summons or notices from any Civil or Criminal Court or any other Quasi Judicial Authority in respect of any proceeding relating to the Said Land.



I am issuing this opinion on the basis of certain assumptions such as All the signatures appearing on the reviewed documents are genuine; The photo copies of the documents perused by the undersigned as originals are authentic and complete; The Documents perused by the undersigned as copies are complete and confirm to the original documents (which were itself authentic) and The documents on which the Report relies remain accurate and this certificate is issued for the sole and exclusive benefit of my client M/s.Mohar Creations LLP. This Certificate may not be used for any other purpose other than as stated hereinabove. I/we disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty, damages, etc. resulting from or incurred or suffered by any person except our client using our Report/Certificate in any manner or basing any action on it notwithstanding the cautions and limitation stated herein and at the appropriate places in the report. I/we must also make it clear that, I/we will not accept any responsibility or liability to the client for any information obtained under disclaimer of responsibility for which I/we was/were not able to obtain independent verification.

In light of the aforesaid statement and views I have to state that, the Said LLP Firm is the owner and possessor of the said land and the Said LLP Firm is still holding the said land free from all encumbrances, charges or claims and having authority to deal with the tenements, etc. as stated in my previous report dated 19/06/2014 and further search and title investigation report certificate for additional period dated 03/12/2014.



SCHEDULE

All those pieces and parcels of land area admeasuring about 3017 sq.mtrs. out of Survey No.103A/10part + 103A/11part, admeasuring 20218.77 sq.mtrs. i.e. 02 Hectare 02.1877 Ares corresponding part of City Survey No. 2850 and corresponding Final Plot No. 406 and 407 situated at Shivajinagar Bhamburda, within the registration Dist. Pune, Sub-Registration Dist. Haveli, Taluka Pune City and within the limits of Pune Municipal Corporation, Pune and all that Survey No.103A/10 + 103A/11, Block No.7 admeasuring 00 Hectare 15.1616 Ares i.e. 1516.16 sq.mtrs. and area admeasuring 00 Hectare 25.8194 Ares i.e. 2581.94 sq.mtrs. out of Survey No.103A/7/1A admeasuring 00 Hectare 40 Ares alongwith sanctioned Building No. I & J on part of area admeasuring 4098.10 sq.mtrs. being part of City Survey No. 2850 and corresponding Final Plot No. 406 and 407 situated at Shivajinagar Bhamburda, within the registration Dist. Pune, Sub-Registration Dist. Haveli, Taluka Pune City and within the limits of Pune Municipal Corporation, Pune and which total area admeasuring 7115.10 sq.mtrs. alongwith the buildings thereon, at site is sub-divided at two places as under :-

- A) Part of Western portion admeasuring about 3017 sq.mtrs. out of Survey No.103A/10part + 103A/11part, admeasuring 20218.77 sq.mtrs. i.e. 02 Hectare 02.1877 Ares being part of corresponding City Survey No. 2850 and corresponding Final Plot No. 406 and 407 situated at Shivajinagar Bhamburda, within the registration Dist. Pune, Sub-Registration Dist. Haveli, Taluka Pune City and which area admeasuring about 3017 sq.mtrs. is bounded as follows :-

On or towards East: By internal road out of Survey No.103A/10part + 103A/11part



On or toward South : By area admeasuring about 3643.00 sq.mtrs. alongwith building No. A & B and open space owned by the Rohan Garima Co-Operative Housing Society Ltd. on part of Survey No. 103A/10part + 103A/11part

On or towards West : By part of Survey No.102 & Waiduwadi

On or towards North : By part of area admeasuring about 10203.55 sq.mtrs. alongwith building No. E,F,G & H and open space at two places, club house, garden etc. owned by the Rohan Garima Co-Operative Housing Society Ltd. on part of Survey No. 103A/10part + 103A/11part.

The aforesaid portion is delineated in RED colour Boundary line and marked by letters E F Q P E on the plan annexed hereto as Annexure-1.

- B) Eastern portion admeasuring 4098.10 sq.mtrs. alongwith sanctioned Building No. I & J being Survey No.103A/10 + 103A/11, Block No.7 admeasuring 00 Hectare 15.1616 Ares i.e. 1516.16 sq.mtrs. and area admeasuring 00 Hectare 25.8194 Ares i.e. 2581.94 sq.mtrs. out of Survey No.103A/7/1A admeasuring 00 Hectare 40 Ares being part of corresponding City Survey No. 2850 and corresponding Final Plot No. 406 and 407 situated at Shivajinagar Bhamburda, within the registration Dist. Pune, Sub-Registration Dist. Haveli, Taluka Pune City and which area admeasuring about 4098.10 sq.mtrs. is bounded as follows :-



On or towards East: By property belonging to the Mount View Society being part of Survey No. 103A/7.

On or toward South : Block No.6 out of Survey No.103A/10 + 103A/11 & partly by part of Survey No. 103A/7 belonging to Sadguru Jangli Maharaj Society.

On or towards West : By part of area admeasuring about 10203.55 sq.mtrs. alongwith building No. E,F,G & H and open space at two places, club house, garden etc. owned by the Rohan Garima Co-Operative Housing Society Ltd. on part of Survey No. 103A/10part + 103A/11part and partly by internal road.

On or towards North: By part of area admeasuring about 10203.55 sq.mtrs. alongwith building No. E,F,G & H and open space at two places, club house, garden etc. owned by the Rohan Garima Co-Operative Housing Society Ltd. on part of Survey No. 103A/10part + 103A/11part and By part of Survey No.104.

Place: Pune

Date: 27/06/2016




SHRI. SUDHAKAR S. KALE
ADVOCATE

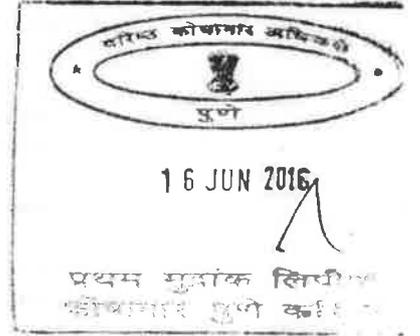


महाराष्ट्र MAHARASHTRA

2015

PD 671710

अनु.क्र. 12473 दि. 27/6/16 मु.शु.रकम. 100/-
दस्तावा प्रकार प्रतिज्ञापत्र
दस्त नोंदणी करणार आहेत का? होय/नाही.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव मोहार क्रिएशन्स LLP
पत्ता भोजाकर 813 प्रदिप
दुसऱ्या पक्षकाराचे नांव
हस्ते व्यक्तीचे नांव व पत्ता राजकांठ भट्ट
मुद्रांक विकत घेणाऱ्याची सही म. भुलडा
परवाना क्र. 2209906
७७०, कसबा पेठ, पुणे-११.



AFFIDAVIT CUM DECLARATION

I, Pankaj Ishwarlal Solanki, age about 33 years, Occ. Business & Agriculturist, designated Partner of M/S. Mohar Creations LLP., a Limited Liability Partnership Firm incorporated and Registered under Limited Liability Partnership Act 2008 registered with Registrar of Company, Pune having Limited Liability Partnership Identity No. AAB-8634 and having office at 813, Pradip Chambers, Bhandarkar Road, Shivajinagar, Pune - 411004, do hereby state on solemn affirmation as under:

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.



- 1) All those pieces and parcels of land area admeasuring about 3017 sq.mtrs. out of Survey No.103A/10part + 103A/11part, admeasuring 20218.77 sq.mtrs. i.e. 02 Hectare 02.1877 Ares corresponding part of City Survey No. 2850 and corresponding Final Plot No. 406 and 407 situated at Shivajinagar Bhamburda, within the registration Dist. Pune, Sub-Registration Dist. Haveli, Taluka Pune City and within the limits of Pune Municipal Corporation, Pune, all that Survey No.103A/10 + 103A/11, Block No.7 admeasuring 00 Hectare 15.1616 Ares i.e. 1516.16 sq.mtrs. and area admeasuring 00 Hectare 25.8194 Ares i.e. 2581.94 sq.mtrs. out of Survey No.103A/7/1A admeasuring 00 Hectare 40 Ares being part of City Survey No. 2850 and corresponding Final Plot No. 406 and 407 situated at Shivajinagar Bhamburda, within the registration Dist. Pune, Sub-Registration Dist. Haveli, Taluka Pune City and within the limits of Pune Municipal Corporation, Pune and which total area admeasuring 7115.10 sq.mtrs. alongwith the buildings thereon is owned and possessed by M/s. Mohar Creations LLP as purchased property of the LLP firm.
- 2) M/s. Mohar Creations LLP firm has availed working capital term loan facility from Kotak Mahindra Investments Limited., Bandra (E), Mumbai-400051. Out of the sanctioned loan amount of Rs. 40 Crores, Kotak Mahindra Investments Limited has disbursed an amount of Rs. 33 Crores till date. We have paid interest on the disbursed amount on monthly basis and the principal repayment is yet to start. There is no pending litigation in respect of the aforesaid property or any part thereof, in which M/s. Mohar Creations LLP being owner of the said land/said property has not received summons etc. from Court or any other Judicial or Quasi-Judicial Authority. The Said Land/said property is free from all encumbrance, charges and claims excluding working capital term loan from Kotak Mahindra Investment Limited.
- 3) I being Designated Partner of **M/S. Mohar Creations LLP** the do swears in the name of God by this affidavit, that whatever stated herein above is true and correct to the best of my knowledge and belief and hence I solemnly affirmed at Pune this 27th day of June 2016.



BEFORE ME



MR. PANKAJ ISHWARLAL SOLANKI
Designated Partner of
M/S. MOHARCREATIONS LLP
AFFIANT

[Handwritten Signature]

27/6/18/2016
NOTED AND REGISTERED
AT SERIAL NUMBER



27 JUN 2016

BEFORE ME
[Handwritten Signature]
ADV. SATISH CHANDRA L. PITALE
27/6/2016
MAHARASHTRA STATE



VILAS A. JADHAV
ADVOCATE
B.S.L, LL.B



Flat No. 8, Shriram Shagun,
Housing Society, Dhanori,
Pune - 411 015.
Mobile No. 9665055014

Date – 29 /06/2016

To,
Adv. Sudhakar Kale,
"Ahinsa Apartments"
768/18, Deccan Gymkhana,
Pune - 411004.

Subject :- Search in respect of the land : Survey No.103A/10 Part+103A/11Part, area admeasuring about 20,218.77 Sq.Mtr. Survey No.103A/10+103A/11, Block No.7, area admeasuring about 16,320 Sq.Mtr. Ares and Survey No. 103A/7/1A, area admeasuring about 00 Hectare 40 Ares, Ares situated at Village Bhamburda(Shivajinagar), Taluka Pune Shaheer, District Pune, this land is hereinafter referred to as "the said property".

Respected Sir,

As per instruction given by you, I have carried out search of Index II Registers kept at the Sub – Registrar Haveli Offices and taken manual as well as centralized computer search of Index II from the year 1st December 2014 to 27th June 2016 for Sub – Registrar Haveli Office No. 1 to 27 in respect of the said property under reference for the last 2 Years 7 Months search.

I have inspected index II registers in respect of the said property maintained in the abovementioned registration offices, however from the record which was made available for my inspection, some of them were in torn condition and also in loose sheets, some of them were for binding, Hence as per the record made available to me, except the various agreements of the Residential Scheme "Rohan Garima" which is being constructed on Survey No.103A/10 Part+103A/11Part, Survey No.103A/10+103A/11, Block No.7, and Survey No. 103A/7/1A.

I have come across the following transaction/s mentioned herein below.

MEMORANDUM OF SEARCH OF THE INDEX II RECORD OF THE SUB-REGISTRAR, HAVELI NO. 1 to 26, PUNE.

1. Name of Party on whose behalf search taken: : MOHAR CREATIONS LLP Through it's partner Shri Bharat Suwalal Desadla
2. Instructed by : Adv. Sudhakar S. Kale
3. Lands in respect of which Search taken: : Survey No.103A/10 Part+103A/11Part. Survey No.103A/10+103A/11. Block No.7 Survey No. 103A/7/1A At Shivajinagar Bhamburda, Tal. Haveli, Dist. - Pune.
4. Period for which Search taken : 1st December 2014 to 27th June 2016.

Entries Found : As mentioned below



SUB REGISTRAR, HAVELI, PUNE

Parties	Date and Nature of Document	Gat/Survey Number	Registration No. and Date	Haveli No.
Mohar creations LLP TO Nikhil Pathak & Angana Pathak	15/12/2014 Flat Agreement	Flat no -C-502	Sr.no-11191/2014 Dated-15/12/2014	Haveli No.04
Mohar creations LLP TO Kotak Mahindra Investment Ltd .	24/12/2014 Mortgage Deed	Survey no 103A/10part+1 03A/11 part, Survey no 103A/10+103A /11,Block no .7, Survey no103/7/1A	Sr.no-1522/2014 Dated-26/12/2014	Haveli No.10

6. No. of Receipt issued by :

MH-002153496201617E
FOR 2015-2016 Dated 27/06/2016

Encl: Search Receipt



ADV. VILAS A JADHAV





CHALLAN
MTR Form Number-6

GRN	MH002153496201617E	BARCODE			Date	27/06/2016-12:10:19	Form ID			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee			TAX ID (If Any)						
	Search Fee			PAN No. (If Applicable)						
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR			Full Name	ADVOCATE VILAS JADHAV					
Location	PUNE									
Year	2015-2016 One Time			Flat/Block No.	103 A AND OTHERS					
Account Head Details		Amount In Rs.	Premises/Building							
0030072201	SEARCH FEE	300.00	Road/Street		SHIVAJINAGAR BHAMBURDA					
			Area/Locality		PUNE					
			Town/City/District							
			PIN		4	1	1	0	0	4
			Remarks (If Any)							
			SEARCH FEE FOR S. NO. 103A 10P 103A							
			11P AND 103A 10 103A 11 BLOCK NO 7							
			AND 103A 7 1 A							
			Amount In	Three Hundred Rupees Only						
Total			300.00	Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	REF No.	69103332016062711235	93288945				
Cheque/DD No			Date	27/06/2016-12:21:21						
Name of Bank			Bank-Branch	IDBI BANK						
Name of Branch			Scroll No. , Date	Not Verified with Scroll						

Mobile No.: 9665055014

