

Mrs. Ashwini S. Shinde-Sonawane, Advocate

B.S.L., L.L.B., D.T.L. & D.A.D.R.S

Flat No. 5, A-2 Building, Celesta Society, Sector No.17, Chikhali Pradhikaran, Pune -412114.

Date -01/12/2014

SEARCH AND TITLE INVESTIGATION REPORT

1. INTRODUCTION

Search / Title report in respect of the property bearing Survey No. 18/2 total area admeasuring 04 Hectar 02 Ares, Assessed at 02 Rs. 01 Paise situated at revenue village Punawale, Taluka Mulshi, District Pune, Most Particularly Described in the schedule hereinafter.

At the Instance of Instruction and information given to me by **BENCHMARK REALTY LLP**, A Limited Liability Partnership being **BENCHMARK REALTY PRIVATE LIMITED**, a Private Limited Company Incorporated and registered with the Registrar of Companies, Pune under The Companies Act, 1956 having Company Identity No. U70102PN2006PTC129195 dated 07/11/2006, converted U/s. 56 of Limited Liability Partnership 2008 and registered U/s.58 of the aforesaid act having LLP Identity No.AAC-2410 and having office at Survey No.17/1/1A/B/C, Kate Vasti, Malwadi, Punawale, Pune - 411 033 and having Permanent Income Tax Number as per Section 139A of the Income Tax Act, 1961 PAN AANFB7064Q through its Authorized partner **MR. ANIL JAIRAM PHARANDE**. So I have conducted search of Index II register's from the available records in the office of Sub-Registrar Vadgaon Maval, Sub-Registrar Mulshi (Paud) & Sub-Registrar Mulshi (Hinjewadi) and Sub-Registrar Haveli and Index II register's maintained office for the period of 30 year i.e. from 1985 to 2014.

2. SCHEDULE OF THE PROPERTY

All the piece and the parcel of the property bearing Survey No. 18/2 total area admeasuring 04 Hectar 02 Ares assessed at 02 Rs. 01 Paise, lying, being and situated at the revenue Village Punawale, situated within the registration division and District - Pune, Sub-division and Taluka-Mulshi, and within the Pimpri - Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:

On or towards the East	:	By Survey No. 18/3
On or towards the South	:	By Survey No. 21/3
On or towards the West	:	By Survey No. 19/2 And 8
On or towards the North	:	By Survey No. 17/9

And alongwith all structures, edifices, trees, water, water courses etc. If any standing thereon and right to use permissible TDR and have all the buildable potential under whatsoever head, without reserving any rights, things etc.

Hereinafter for the sake of brevity and convenience, aforesaid property is referred or called as **"THE SAID LAND"**.



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3. BRIEF HISTORY OF DEVALUATION OF TITLE:

3.1 Mutation Entry No. 764 Certified dated 06/02/1973, shows that by sale deed dated 21/12/1972 Mrs. Piloo Eruch Aga had purchased Survey No. 18/2 total area admeasuring 04 Hectares 02 Ares assessment Rs. 02.01 Paise Village Punawale from previous owner Mr. Ananda Babu Kate and accordingly name of the Purchaser Mrs. Piloo Eruch Aga is recorded in revenue record for the Said Land by deleting the names of the above mentioned previous owner.

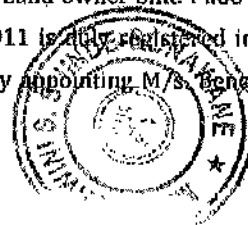
3.2 Mutation Entry No.933, Certified dated 21/3/1979 shows that, Mr. Ananda Babu Kate had obtained the loan previously for the purpose of sand development Punawale and that banding encumbrance of the same has been marked on the other right's column of the 7/12 Extract of the Said Land.

3.3 Mutation Entry No. 1009, Certified dated 11/06/1981, shows that the Smt. Piloo Eruch Aga and others have partition the Land which Land mentioned in mutation between them and Said Land Survey No. 18/2 admeasuring 04 Hectare 02 Ares, assessed at 02 Rs. 01 Paise allotted to Mr. Viraf Dorab Manjara and Mrs. Bezi Dorab Manjara. The name of Mr. Viraf Dorab Manjara and Mrs. Bezi Dorab Manjara has been mutated in revenue records of the Said Land and by deleted the name of Smt. Piloo Eruch Aga.

3.4 Mutation Entry No. 2796, Certified dated 03/04/2006 shows that, Tahasildar Mulshi given order no. Land/Hano/Kavi/626/06 Paud dated 03/03/2006 and as per this order of Government of Maharashtra Revenue and Forest department their order no. Land/T.P./1088 under Case No. 2214 dated 31/12/1988 through the encumbrance of banding was deleted from other right column of the Said Land.

3.5 Mutation Entry No. 3313 Certified dated 15/09/2009, shows that by gift deed dated 28/04/2009 Registration No.2507/2009, of Mr. Viraf Dorab Manjara and Mrs. Bezi Dorab Manjara have gift the Survey No. 18/2 total area admeasuring 04 Hectares 02 Ares assessment Rs.02.01 Paise Village Punawale to Smt. Piloo Eruch Aga and accordingly name of the Smt. Piloo Eruch Aga is recorded in revenue record for the Said Land deleting the names of the above previous owners Mr. Viraf Dorab Manjara and Mrs. Bezi Dorab Manjara.

3.6 That Development Agreement dated 03/08/2011 which is duly registered in the office of Sub-Registrar Haveli No.18 at Serial No.7659 on 03/08/2011 shows that, the same was executed by Smt. Piloo Eruch Aga in favour of M/s. Benchmark Realty Private Limited a private limited company through its Director Mr. Anil Jayram Pharande and against the receipt of security deposit and agreed to sell along with development rights for the Survey No. 18/2 total area admeasuring 04 Hectare 02 Ares assessment at Rs. 02-01 Paise, on the terms and conditions in pursuance of aforesaid transaction above mentioned Said Land owner Smt. Piloo Eruch Aga by executing Irrevocable Power of Attorney dated 03/08/2011 is duly registered in the office of Sub-Registrar Haveli No.18 at Serial No.7660 on same day appointing M/s. Benchmark Realty



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Private Limited a private limited company through its Director Mr. Anil Jayram Pharande, as their constituted attorney to complete the transaction in all respects.

3.7 Thereafter M/S BENCHMARK REALTY PVT. LTD has obtained the Certificate dated 4/4/2014 from Government of Maharashtra Ministry of Corporate affairs Register R.O.C Pune that they have conversion the Company of M/S BENCHMARK REALTY PVT. LTD to BENCHMARK REALTY LLP with all their assets converted under Rule 32(1) of the LLP Rules 2009 and registered U/s.58 of the aforesaid act having LLP Identity No.AAC-2410. So that the name of M/S BENCHMARK REALTY PVT. LTD has changed and restored the name of BENCHMARK REALTY LLP.

4. OWNERSHIP OF SMT. PILOO ERUCH AGA AND POSSESSION OF BENCHMARK REALTY LLP:-

As stated in paragraph stated hereinabove the Smt. Piloo Eruch Aga has a owner and in paragraph nos. 3.6 and 3.7 stated hereinabove. BENCHMARK REALTY LLP have obtained the development rights with possession all that piece and parcel of land Survey No. 18/2 total area admeasuring 04 Hectares 02 Ares assessment Rs.02.01 Paise situated at Village Punawale, within the registration District Pune, Taluka Mulshi and within the limits of Pimpri Chinchwad Municipal Corporation, Pune.

5. ZONE, NON AGRICULTURAL PERMISSION, SANCTION TO THE BUILDING PLAN AND TENURE:-

5.1 As stated in above Paragraphs hereinabove written, Smt. Piloo Eruch Aga is owner of the Said Land and Benchmark Realty LLP. have acquired development rights in respect of the Said Land /property and full right to develop the said Land/ property and construct buildings thereon consisting of various flats/units/shops/Godawoons etc. and dispose of the same to various prospective purchasers and receive the consideration thereof jointly or separately.

5.2 As per the present sanctioned regional development plan applicable to Village Punawale which is sanctioned on 12/09/1997 and came into force on 10/02/1998 the said land is shown within Residential Zone and affected by two roads widening and water bodies with reserved for primary school.

5.3 BENCHMARK REALTY LLP. has obtained Building construction permission from City Engineer, Pimpri Chinchwad Municipal Corporation vide Commencement Certificate bearing No. BP/Layout/Punawale/28/2013 dated 12/11/2013, further revised vide Commencement No. BP/Layout/Punawale/30/2014 dated 25/11/2014. And BENCHMARK REALTY LLP. have applied to the Collector, Pune Revenue Branch on 06/12/2013 for the permission to use the said property or land for construction of residential building i.e. Non-Agricultural use and in exercise of the power vested in him U/S. 44 of Maharashtra Land Revenue Code 1966 the Addl. Collector, Pune is pleased to grant N.A. permission vide its order No. PMA/NA/SR/654/2013 dated 12/11/2014.



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5.4 BENCHMARRK REALTY LLP. has obtained Environment Clearance Certificate from Government of Maharashtra, Environment Department Mumbai vide Certificate bearing No. SEAC-2212/CR-134/TC-2 dated 04/09/2014.

6. PUBLIC NOTICES:-

As per instruction of our client BENCHMARRK REALTY LLP and owner/s I have published public notice of the Said Land/property area land Survey No. 18/2 total area admeasuring 04 Hectares 02 Ares assessment Rs.02.01 Paise Village Punawale in the daily Newspaper "Kesari" dated 16/05/2014 for the purpose of ascertain the marketable title of the said owners towards the Said Land/ property and had called objections from the public at large, but till today I have not received any objection from any person etc. in respect of the said land/property.

7. SEARCH IN OFFICE OF SUB-REGISTRAR HAVELI NO. 1 TO 26 AND ENCUMBRANCES:-

7.1 A search was taken for the 30 years from 1985 to 2014. It was carried out in the offices of Sub - Registrar Haveli No's 1 to 26 Pune vide search receipt no. 3223/14 dated 29/11/2014 by me for the last 30 years which is taken from Sub Registrar Haveli No. 5. However most of the Index II registers in the offices of the Sub - Registrar Haveli no's 1 to 26 were not consistently available for inspection, some are either torn into pieces / leaves and mutilated and some of the registers were sent for binding or not available for inspection, from the available Index II registers and records no adverse entry found. I have gone through the revenue records, I have received mutation entries and 7 x 12 extracts in respect of the said land or properties and all documents and Title Deeds referred to in this search are also available for scrutiny and have perused the same.

NOTE: The registration of the properties is made centralized for all the properties after 31st October 2005 however the search is not centrally available hence I could not conduct search in that regards. This search and title report is entirely based upon and relied on the documents supplied to me and Index registers made available to me in the Sub - Registrar's office Haveli no. 1 to 26.

8. AVAILABILITY OF DOCUMENTS AND RECORDS:-

Copies of the 7/12 extract in respect of the Survey No. 18/2 Village Punawale are available for scrutiny since 1985 to 2014.

Copies of all the mutation entries which are referred hereto before are also made available by BENCHMARRK REALTY LLP and respected owners. The copies of the documents which are referred in paragraph no.3 to 7 hereinabove written are made available for scrutiny by BENCHMARRK REALTY LLP and owners.

9. CONCLUSION AND CERTIFICATE OF TITLE:-



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On relying upon the aforesaid documents made available by BENCHMARK REALTY LLP and owner to me for scrutiny and examination and the registers available with the concern Sub Registrar Offices, I am in the opinion that Smt. Piloo Eruch Aga is owner of the Said Land and BENCHMARK REALTY LLP have acquired development rights in respect of the Said Land and have good, clear and marketable title in respect of the Said Land or Property which is under non-agricultural Use for residential purpose and further the scheduled property or lands are free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell/Assign the said property or otherwise deal with said property or land in any manner.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause / clauses which will be obstructing the present developers BENCHMARK REALTY LLP for development of the said property or land jointly and to sale/transfer the said land with or without building, flats/shops/offices/units to any prospective buyers, allottee, mortgagee, lessee, etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

Place - Pune.



Mrs. Ashwini S. Shinde-Sonawane Advocate



Mrs. Ashwini S. Shinde-Sonawane
B.S.L., L.L.B., D.T.L. & D.A.D.R.S.
ADVOCATE

पावती ३६.

नोंदणी ३९ ग.
Regn. 39 m.

वस्तुऐवजाचा/वजाचा अनुक्रमांक ३२२३/१४

दिनांक २२/११/१९७८

वस्तुऐवजाचा प्रकार- खोद्य १९८५ ते २०१४ (३० वर्ष)

सादर करणाराचे नाव- श्री प्रस्थिती निदेश- प्रोवाषणे

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोटो)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नक्कल किंवा आपणे (कलम ६४ ते ६७)

प्रत्येक विभागा निरीक्षण

बंद-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नक्कल (कलम ५३) (फोटो)

इतर फी (मागील पानावरील) गट ४.

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वस्तुऐवज

नक्कल

रोजी तपास होईल व

नोंदणीकृत बाबते पाववली जाईल.

न. राह-मुख्य निबंधक या कार्यालयात येईल.

हवेली क्र. ५, पिंपरी-विशयदह

वस्तुऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत बाबते पाववली.

हवेली करावा.

सादरकर्ता

मे. का. ५५-५,००० रु. (१००० मार्ग) - १९७८-७९-१५-१५ - (३५) १५५



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Date -01/12/2014

SEARCH AND TITLE INVESTIGATION REPORT

1. INTRODUCTION

Search / Title report in respect of the property bearing Survey No. 19/3/4 total area admeasuring 00 Hectar 66 Ares, Assessed at 00 Rs. 63 Paise situated at revenue village Punawale, Taluka Mulshi, District Pune, Most Particularly Described in the schedule hereinafter.

At the instance of instruction and information given to me by **BENCHMARK REALTY LLP.** A Limited Liability Partnership being **BENCHMARK REALTY PRIVATE LIMITED**, a Private Limited Company incorporated and registered with the Registrar of Companies, Pune under The Companies Act, 1956 having Company Identity No. U70102PN2006PTC129195 dated 07/11/2006, converted U/s. 56 of Limited Liability Partnership 2008 and registered U/s.58 of the aforesaid act having LLP Identity No.AAC-2410 and having office at Survey No.17/1/1A/B/C, Kate Vastl, Malwadi, Punawale, Pune - 411 033 and having Permanent Income Tax Number as per Section 139A of the Income Tax Act, 1961 PAN AANFB7064Q through its Authorized partner **MR. ANIL JAIRAM PHARANDE**. So I have conducted search of Index I register's from the available records in the office of Sub-Registrar Vadgaon Maval, Sub-Registrar Mulshi (Paud) & Sub-Registrar Mulshi (Hinjewadi) and Sub-Registrar Haveli and Index II register's maintained office for the period of 30 year i.e. from 1985 to 2014.

2. SCHEDULE OF THE PROPERTY

All the piece and the parcel of the property bearing Survey No. 19/3/4 area admeasuring 00 Hectar 66 Ares assessed at 00 Rs. 63 Paise lying being and situated at the revenue village Punawale, situated within the registration division and District - Pune, Sub-division and Taluka-Mulshi, and within the Pimpri - Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli, Pune and bounded as under:

On or towards the East	:	By Survey No. 18/2
On or towards the South	:	By Survey No. 21/3
On or towards the West	:	By Road
On or towards the North	:	By Survey No. 19/3/3

And alongwith all structures, edifices, trees, water, water courses etc. if any standing thereon and right to use permissible TDR and have all the buildable potential under whatsoever head, without reserving any rights, things etc.

Hereinafter for the sake of brevity and convenience, aforesaid property is referred or called as **"THE SAID LAND"**.



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3. BRIEF HISTORY OF DEVALUATION OF TITLE:

3.1 Mutation Entry No. 765 Certified dated 18/2/1973, shows that by sale deed dated 21/12/1972 Mrs. Piloo Eruch Aga had purchased Survey No. 19/3/4 total area 00 Hectares 66 Ares Village Punawale, from Previous owners Mr. Biku Hari Ovahal. And accordingly name of the above owner Mrs. Piloo Eruch Aga is recorded in revenue record for the aforesaid Survey numbers by deleted the name of previous owner.

3.2 Mutation Entry No.933, Certified dated 21/3/1979 shows that, Mr. Biku Hari Ovahal had obtained the loan previously for the purpose of sand development Punawale and that bandlig encumbrance of the same has been marked on the other right's column of the 7/12 Extract of the Said Land i.e. Survey No. 19/3/4. Subsequently Mutation Entry No. 4065, Certified dated 25/5/2012 shows that, Tahasildar, Mulshi given order no. Land/Tagal/Kavi/104/09 Paid dated 12/4/1989 and as per this order the encumbrance of bandlig was deleted from other right column of the Land Survey No. 1 to 54 where include the said Land.

3.3 Mutation Entry No. 1009, certified dated 11/06/1981, shows that the Mrs. Piloo Eruch Aga and others have partition the Land which mentioned in mutation between them and Said Land Survey No. 19/3/4 admeasuring 00 Hectar 66 Ares, assessed at 00 Rs. 63 Paise allotted to Mrs. Piloo Eruch Aga. The name of Mrs. Piloo Eruch Aga has been mutated in revenue records of the Said Land i.e. Survey No. 19/3/4.

3.4 Mutation Entry No. 1028, certified dated 21/7/1979, shows that the remark of Bandlig encumbrance was deleted from other right column of the Said Land i.e. Survey No. 19/3/4.

3.5 Mutation Entry No.1630, Certified dated 18/11/1994 shows that, Mrs. Piloo Eruch Aga had obtained the loan of Rs. 60,250/- from Rankhamb Development Co-operative Society Punawale provide the loan by Bank of Maharashtra Aundh Branch and encumbrance of the same has been marked on the other right's column of the 7/12 Extract of the Said Land i.e. Survey No. 19/3/4. Subsequently this encumbrance deleted through below mentioned Mutation No. 2758.

3.6 Mutation Entry No. 1758 Certified dated 31/3/1997, shows that Mr. Eruch Jamshed Aga and Mrs. Piloo Eruch Aga had formed a company under the name and style M/s. Aga Agro Industries Private Limited, which duly registered with registrar of Company registration no. 11/103885/1996 dated 28/9/1996 comprising of a portion of land Survey No. 19/3/4 total admeasuring about 00 Hectar 66 Ares Village Punawale, along with other lands. And accordingly name of the M/s. Aga Agro Industries Private Limited is recorded in revenue record for the aforesaid area.

3.7 Mutation Entry No.2758 Certified dated 27/3/2006, shows that, Bank of Maharashtra Aundh Branch Pune have issued the No dues certificate in a name of Mrs. Piloo Eruch Aga and



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remark of encumbrance of the same has been deleted from the other right's column of 7/12 Extract of the Said Land i.e. Survey No. 19/3/4.

3.8 Mutation Entry No. 4005 shows that by order passed by Hon'ble Civil Judge Senior Division Pune in Special Civil case no. 2036/2011 that the above mention mutation entry no. 175B has been cancelled and accordingly name of the Mrs. Piloo Eruch Aga is recorded in revenue record of Survey No. 19/3/4 total admeasuring about 00 Hectar 66 Ares.

3.9 Thereafter Development Agreement dated 22/02/2012 which is duly registered in the office of Sub-Registrar Havell No.18 at Serial No.1765 on 23/02/2012 shows that, the same was executed by Mrs. Piloo Eruch Aga, and other in favour of M/S Benchmark Realty Private Limited, a private limited company incorporated under the provisions of Companies Act 1956 having its registered office at 90/2, Tarangan, Ghatyathar, Pune-Nashik Road, Bhosari, Pune through its director Mr. Anil Jayram Pharande and against the receipt of deposit, agreed to sell along with development rights for the Survey No. 19/3/4 total admeasuring about 00 Hectar 66 Ares assessment Rs.00.64 Paise and other land on the terms and conditions in pursuance of aforesaid transaction above mentioned land owners executing Power of Attorney dated 22/02/2012 is duly registered in the office of Sub-Registrar Havell No.18 at Serial No.1766 on 23/02/2012 appointing M/S Benchmark Realty Private Limited, a private limited company incorporated through its director Mr. Anil Jayram Pharande as their constituted attorney to complete the transaction in all respects.

3.10 Thereafter M/S BENCHMARK REALTY PVT. LTD. has obtained the Certificate dated 4/4/2014 from Government of Maharashtra Ministry of Corporate Affairs Register R.O.C Pune that they have conversion the Company of M/S BENCHMARK REALTY PVT. LTD in BENCHMARK REALTY LLP with all their assets converted under Rule 32(1) of the LLP Rules 2009 and registered U/s.58 of the aforesaid act having LLP Identity No.AAC-2410. So that the name of M/S BENCHMARK REALTY PVT. LTD has changed and restored the name of BENCHMARK REALTY LLP.

4. OWNERSHIP OF SMT. PILOO ERUCH AGA AND POSSESSION OF BENCHMARK REALTY LLP:-

As stated in paragraph stated hereinabove the Smt. Piloo Eruch Aga has a owner and in paragraph nos. 3.9 and 3.10 stated hereinabove BENCHMARK REALTY LLP have obtained the development rights with possession all that piece and parcel of land Survey No. 19/3/4 total admeasuring about 00 Hectar 66 Ares assessment Rs.00.64 Paise situated at Village Punawale, within the registration District Pune, Taluka Mulshi and within the limits of Pimpri Chinchwad Municipal Corporation, Pune.



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5. ZONE, NON AGRICULTURAL PERMISSION, SANCTION TO THE BUILDING PLAN AND TENURE:-

5.1 As stated in above Paragraphs herelabove written, Smt. Pooja Bruch Aga is owner of the Said Land and Benchmark Realty LLP. have acquired development rights in respect of the Said Land /property and full right to develop the said Land/ property and construct buildings thereon consisting of various flats/units/shops/Godowns etc. and dispose of the same to various prospective purchasers and receive the consideration thereof jointly or separately.

5.2 As per the present sanctioned regional development plan applicable to Village Punawale which is sanctioned on 12/09/1997 and came into force on 10/02/1998 the said land is shown within Residential Zone and affected by two roads widening.

5.3 BENCHMARK REALTY LLP. has obtained Building construction permission from City Engineer, Pimpri Chinchwad Municipal Corporation vide Commencement Certificate bearing No. BP/Layout/Punawale/28/2013 dated 12/11/2013; further revised vide Commencement No. BP/Layout/Punawale/30/2014 dated 25/11/2014. And BENCHMARK REALTY LLP. have applied to the Collector, Pune Revenue Branch on 06/12/2013 for the permission to use the said property or land for construction of residential building i.e. Non-Agricultural use and in exercise of the power vested in him U/S. 44 of Maharashtra Land Revenue Code 1966 the Adml. Collector, Pune is pleased to grant N.A. permission vide its order No. PMA/NA/SR/654/2013 dated 12/11/2014.

5.4 BENCHMARK REALTY LLP. has obtained Environment Clearance Certificate from Government of Maharashtra, Environment Department Mumbai vide Certificate bearing No. SEAC-2212/CR-134/TC-2 dated 04/09/2014.

6. PUBLIC NOTICES:-

As per instruction of our client BENCHMARK REALTY LLP and owner/s I have published public notice of the Said Land/property area land Survey No. 19/3/4 total admeasuring about 09 Hectar 66 Ares assessment Rs.00.64 Paise Village Punawale in the daily Newspaper "Kosari" dated 16/05/2014 for the purpose of ascertain the marketable title of the said owners towards the Said Land/ property and had called objections from the public at large, but till today I have not received any objection from any person etc. in respect of the said land/property.

7. SEARCH IN OFFICE OF SUB-REGISTRAR HAVELL NO. 1 TO 26 AND ENCUMBRANCES:-

7.1 A search was taken for the 30 years from 1985 to 2014. It was carried out in the offices of Sub - Registrar Havell No's 1 to 26 Pune vide search receipt no. 3223/14 dated 29/11/2014 by me for the last 30 years which is taken from Sub-Registrar Havell No.5. However most of the Index II registers in the offices of the Sub - Registrar Havell no's 1 to 26 were not consistently available for inspection, some are either torn into pieces, leaves and mutilated and some of the registers were sent for binding or not available for inspection. From the available Index II



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registers and records no adverse entry found. I have gone through the revenue records, I have received mutation entries and 7 x 12 extracts in respect of the said land or properties and all documents and Title Deeds referred to in this search are also available for scrutiny and have perused the same.

NOTE: The registration of the properties is made centralized for all the properties after 31st October 2005 however the search is not centrally available hence I could not conduct search in that regards. This search and title report is entirely based upon and relied on the documents supplied to me and Index registers made available to me in the Sub - Registrar's office Haveli no. 1 to 26.

8. AVAILABILITY OF DOCUMENTS AND RECORDS:-

Copies of the 7/12 extract in respect of the Survey No. 19/3/4 Village Punawale are available for scrutiny since 1985 to 2014.

Copies of all the mutation entries which are referred hereto before are also made available by BENCHMARK REALTY LLP and respected owners. The copies of the documents which are referred in paragraph no.3 to 7 hereinabove written are made available for scrutiny by BENCHMARK REALTY LLP and owners.

9. CONCLUSION AND CERTIFICATE OF TITLE:-

On relying upon the aforesaid documents made available by BENCHMARK REALTY LLP and owner to me for scrutiny and examination and the registers available with the concern Sub Registrar Office, I am in the opinion that Shri. Pilloo Eruch Aga is owner of the Said Land and BENCHMARK REALTY LLP have acquired development rights in respect of the Said Land and have good, clear and marketable title in respect of the Said Land or Property which is under non-agricultural Use for residential purpose and further the scheduled property or lands are free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell/Assign the said property or otherwise deal with said property or land in any manner.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause / clauses which will be obstructing the present developers BENCHMARK REALTY LLP for development of the said property or land jointly and to sale/transfer the said land with or without building, flats/shops/offices/units to any prospective buyers, allottees, mortgages, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

Place - Pune.



Mrs. Ashwini S. Shinde-Sonawane Advocate



Mrs. Ashwini S. Shinde-Sonawane
B.S.L. L.L.B., D.T.L. & D.A.D.R.S
ADVOCATE