



CHALLAN
MTR Form Number-6



GRN	MH011284076201819E	BARCODE			Date	30/01/2019-15:57:37	Form ID					
Department Inspector General Of Registration			Payer Details									
Search Fee			TAX ID (If Any)									
Type of Payment Other Items			PAN No.(If Applicable)									
Office Name	HVL21_HAVELI 21 JOINT SUB REGISTRAR		Full Name	Adv Patil Deshmukh And Associates								
Location	PUNE											
Year	2018-2019 One Time		Flat/Block No.	Lane No.8 Prabhat Road								
Account Head Details		Amount In Rs.	Premises/Building									
0030072201 SEARCH FEE		425.00	Road/Street	Erandwane								
			Area/Locality	Pune								
			Town/City/District									
			PIN		4	1	1	0	0	4		
			Remarks (If Any)									
			S.No.7 H.No.2 Kheradi PUNE 17YRS 1989 To 2006									
			Amount In	Four Hundred Twenty Five Rupees Only								
Total		425.00	Words									
Payment Details BANK OF BARODA			FOR USE IN RECEIVING BANK									
Cheque/DD Details			Bank CIN	Ref. No.	02003942019013000976	104550411		Mobile No. : 9822013503				
Cheque/DD No.			Bank Date	RBI Date	30/01/2019-15:58:24	Not Verified with RBI						
Name of Bank			Bank-BRANCH	BANK OF BARODA								
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
ચલદર ચલન ટોલ્યુન્ડ ઓફ પેરેંટ જાર્ટો નગ્રૂદ કાર્ટનાસાલીએ લાગુ આએ . એટર કાર્ટનાસાલી કિંયા જોટણી ન કરાવયાએયા દલ્લાસાઠી લાગુ જાતી .

MH011279373201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Jan 2019	Receipt	Receipt no.: 1111476050
	Name of the Applicant :	Patil Deshmukh And Associates
	Details of property of which document has to be searched :	Dist :Pune Village :Kharadi (pune Mahapalikemadhye Samavishtha) S.No/CTS No/G.No. : 7
	Period of search :	From :2007 To :2019
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH011279373201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'		



CHALLAN
MTR Form Number-6



PDA LEGAL

Advocates
Sandeep Deshmukh
Rajendra Mahangare-Patil
(Partners)

Office:

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TITLE OPINION AND SEARCH REPORT

Date ~ 04.02.2019

CLIENT: M/S. NIRMAN ASSOCIATES

(I) DESCRIPTION OF THE PROPERTY:

All that consisting of Building / Wing No. B being constructed on land bearing Survey No. 7, Hissa No. 2 totally admeasuring 01 Hectare 05 Ares i.e. 10500 Sq. Mtrs., situated at Kharadi, Taluka Haveli Pune, which is within the local limits of the Pune Municipal Corporation and within the registration District of the Sub Registrar, Taluka Haveli, District Pune and the same is bounded as under:

On or towards East	: By S. No. 4
On or towards South	: By S. No. 7
On or towards West	: By S. No. 7/1
On or towards North	: By S. No. 39

(Hereinafter referred to as "SAID PROPERTY")

(II) OWNERS OF SAID PROPERTY:

Mr. Somnath Dagdul alias Dattusingh Janardhan Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat, Mr. Paras Sitaram Rotre, Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale alias Sundar Kanahyalal Mandale Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Deepak Janardhan Ahir.

(III) INSTRUCTIONS:

I have been requested by M/s. Nirman Associates to issue supplementary title opinion and take additional search in respect of the said property. I have already submitted a Supplementary Title Report dated 12.06.2017 in respect of the said Property. Now I have been instructed to submit up to date search report, hence this report be read along with our earlier report.

(IV) ADDITIONAL DOCUMENT PROVIDED FOR MY PERUSAL:

1. 7/12 extracts in respect of lands bearing S. No. 7, Hissa No. 2 for the last 30 years.
2. Mutation Entry extracts.
3. Development Agreement dated 22.12.2010 in respect of land admeasuring 00 H 55 Ares i.e. 55,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares executed by Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mr. Mahindra Hiralal Ahir, Mr. Shailesh Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mr. Jayprakash Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Mahesh Rammohan Ahir, Mr. Vrundavan Rammohan Ahir, Mr. Hrishikesh Rammohan Ahir, Mr. Deepak Janardan Ahir, Mrs. Aruna Deepak Ahir, Miss. Jayamala Deepak Ahir, Miss. Pooja Deepak Ahir, Miss. Shraddha Deepak Ahir, Miss. Bhakti Deepak Ahir, Master Pratik Deepak Ahir through his natural guardian Mr. Deepak Janardan Ahir with the consent of Mr. Somnath Dagdul Alias Dattusingh Janardan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardan Ahir, Mrs. Prabha Radharaman Ahir, Miss. Gayatri Radharaman Ahir, Miss. Veena Radharaman Ahir, Mrs. Sushila Tilakchand Jangade, Mr. Sitaram A. Rotre, Smt. Hema Sitaram Rotre Alias Hema Sitaram Rotre Alias Hema Ratilal Bhagat, Mr. Paras Sitaram Rotre through POAH Mr. Sandeep Balkrishnadas Maheshwari, in favour of M/s. Nirman Associates, registered in the office of Havelli No. 13 at Sr. No. 10164.
4. Registration Receipt Development Agreement dated 22.12.2010.
5. Index II of Development Agreement dated 22.12.2010



6. Power of Attorney dated 22.12.2010 in respect of land admeasuring 00 H 55 Ares i.e. 55,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares executed by Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mr. Mahindra Hiralal Ahir, Mr. Shailesh Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale Alias Mrs. Sunder Kanahyalal Ahir, Mr. Jayprakash Kanahyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Mahesh Rammohan Ahir, Mr. Vrundavan Rammohan Ahir, Mr. Hrishikesh Rammohan Ahir, Mr. Deepak Janardan Ahir, Mrs. Aruna Deepak Ahir, Miss. Jayamala Deepak Ahir, Miss. Pooja Deepak Ahir, Miss. Shraddha Deepak Ahir, Miss. Bhakti Deepak Ahir, Master Pratik Deepak Ahir through his natural guardian Mr. Deepak Janardan Ahir with the consent of Mr. Somnath Dagadulal Alias Dattusinh Janardan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardan Ahir, Mrs. Prabha Radharaman Ahir, Miss. Gayatri Radharaman Ahir, Miss. Veena Radharaman Ahir, Mrs. Sushila Tilakchand Jangade, Mr. Sitaram A. Rotre, Hema Sitaram Rotre Alias Hema Ratilal Bhagat, Mr. Paras Sitaram Rotre, in favour of M/s. Nirman Associates, registered in the office of Haveli No. 13 at Sr. No. 10165
7. Registration Receipt of Power of Attorney dated 22.12.2010.
8. Development Agreement dated 08.03.2007 in respect of land admeasuring 00 H 50 Ares i.e. 5,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares executed by Mr. Somnath Dagdulal alias Dattusinh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre in favour of M/s. Nirman Associates, consented by Smt. Kantabai Vasantlal Ahir and others registered in the office of Haveli No. 13 at Sr. No. 1774 on 09.03.2007.
9. Registration Receipt dated 09.03.2007 of Development Agreement dated 08.03.2007.
10. Index II dated 09.03.2007 of Development Agreement dated 08.03.2007.
11. Power of Attorney dated 09.03.2007 in respect of land admeasuring 00 H 50 Ares i.e. 5,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares executed by Mr. Somnath Dagdulal alias Dattusinh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre in favour of Mr. Shahikant Sule and Mr. Sandeep Maheshwari partners of M/s. Nirman Associates, registered in the office of Haveli No. 13 at Sr. No. 1776 on 09.03.2007.
12. Registration Receipt dated 09.03.2007 of Power of Attorney dated 09.03.2007.
13. Sale Deed dated 20.08.1973 in respect of land bearing S.No. 7/2 totally admeasuring 1 H 5 Ares, executed by Smt. Gaubai Dhumal and Mrs. Kusum Dadabhau Walke with the consent of Mr. Dadabhau Ramu Walke in favor of Mr. Dagdulal Alias Janardan Babul Ahir, registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 2053.
14. Registration Receipt of Sale Deed dated 20.08.1973.
15. Zone Certificate.
16. Demarcation Certificate.
17. Deed of Re conveyance of the Mortgage Property dated 22.01.2019 executed by PNB Housing finance Limited in favor of M/s Nirman Associates, which is registered in the office of Sub registrar Haveli No 13 at Sr. No. 1270.
18. Environmental Clearance Certificate dated 15.01.2019 issued by State Level Environment Impact Assessment Authority.
19. Completion Certificate for Wing No. A dated 11.06.2018 bearing No. 3605 issued by PMC.
20. Completion Certificate for Wing No. C dated 03.11.2017 bearing No. 1446 issued by PMC.
21. Society Registration Certificate dated 12.04.2018 bearing No. PNA/PNA(5)/HSG/(TC)/18654/2018-19 under name and style of "Nirman Altius Wing A Co-operative Housing Society Limited".



22. Society Registration Certificate dated 12.04.2018 bearing No. PNA/PNA(5)/HSG/(TC)/18655/2018-19 under name and style of "Nirman Altius Wing C Co-operative Housing Society Limited".

23. Commencement Certificate dated 28.11.2018 bearing No. CC/2671/18 issued by PMC.

(V) SEARCH OF THE RECORDS:

We have caused to take search of the records maintained under Index Form II by the office of Sub Registrar at Haveli E – Search on the website of Department of Registration and stamps, Government of Maharashtra, Pune for the years 2017 and 2019 for verifying whether any document/s have been registered in respect of the said Property. I have paid the necessary charges to the Sub Registrar Office for carrying out the search of the records vide Challan bearing GRN No. MH011279373201819E dated 30.01.2019 and MH01128076201819E dated 30.01.2019 and at the time of carrying out search. No adverse entries were found in respect of the said Property in the records.

(VI) BRIEF HISTORY / DEVOLUTION OF TITLE:

Upon perusal of the above mentioned documents it is seen that in the year 1965 all that piece and parcel of land bearing S. No. 7, Hissa No. 2 totally admeasuring 02 Acres 24 Gunthas, situated at Kharadi, Taluka Haveli, Dist. Pune (Hereinafter referred to as the "SAID LAND") was owned by Mr. Savala Anaji Dhumal.

It is observed that provisions of The Maharashtra Weights and Measurement Act 1958 and Indian Coinage Act 1955 was made applicable to the said land bearing Survey No. 7, Hissa No. 2 and accordingly the area of the said land was changed from Acres to Hectors i.e. from 02 Acres 24 Gunthas to 01 H 05 Ares.

It is observed that Mr. Savala Anaji Dhumal expired on 14.06.1971 leaving behind Smt. Gaubai Savala Dhumal (wife) and Mrs. Kusum Dadabhau Walke (daughter) as his only legal heirs. Upon the death of Mr. Savala Anaji Dhumal, the names of Smt. Gaubai Savala Dhumal and Mrs. Kusum Dadabhau Walke were accordingly entered on the 7/12 extract on the said Land vide Mutation Entry bearing No. 992.

It is observed that Mr. Dagadulal alias Janardhan Babulal Ahir purchased the said Land bearing Survey No. 7, Hissa No. 2 admeasuring 01 H 05 Ares from Smt. Gaubai Savala Dhumal, Mrs. Kusum Dadabhau Walke and Mr. Dadabhau Damu Walke on 20.08.1973. By virtue of the said Sale Deed, Mr. Dagadulal alias Janardhan Babulal Ahir became the owner of the said Land. The name of Mr. Dagadulal alias Janardhan Babulal Ahir was accordingly recorded in the revenue records of the said Land vide Mutation Entry No. 1091.

It is observed that the said land alongwith other lands were acquired for the purpose of Maharashtra Industrial Development Corporation by the State Government. Accordingly the name of Maharashtra Industrial Development Corporation was entered in the revenue records of the said Land vide Mutation Entry No. 1172.

It is observed that since the said land was not required for industrial purpose, the Government of Maharashtra issued a Gazette dated 10.09.1990. Accordingly the name of Maharashtra Industrial Development Corporation was deleted from the other rights column of the 7/12 extract vide Mutation Entry No. 3576.

It is observed that Mr. Dagadulal alias Janardhan Babulal Ahir expired on 10.11.1991 on leaving behind the following legal heirs:

1. Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir (son),
2. Mr. Vasantilal Dagdulal Ahir (son),
3. Mr. Radharaman Janardhan Ahir (son),
4. Mr. Deepak Dagdulal Ahir (son),
5. Mrs. Sushila Tilakchand Janagade (daughter),
6. Mrs. Saraswati Hiralal Ahir (daughter)
7. Mrs. Sundar Kanhyalal Ahir alias Mrs. Sundar Kanhyalal Mandale
8. Mrs. Ratnaprabha Rammohan Ahir (daughter)
9. Mrs. Mirabai Sitaram Ahir (daughter) (deceased)
 - Mr. Paras Sitaram Rotre (grand son)
 - Mr. Inderjeet Sitaram Rotre (grand son)



The names of Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Vasantlal Dagdulal Ahir, Mr. Radharaman Janardhan Ahir, Mr. Deepak Dagdulal Ahir, Mrs. Sushila Tilakchand Janagade, Mrs. Saraswati Hiralal Ahir, Mrs. Sundar Kanhyalal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Paras Sitaram Rotre and Mr. Inderjeet Sitaram Rotre were accordingly recorded in the revenue records of the said land vide Mutation Entry No. 5797.

It is observed from Mr. Vasantlal Dagdulal Ahir expired on 29.04.2006 leaving behind the following legal heirs:

1. Smt. Kantabai Vasantlal Ahir (wife)
2. Mr. Santosh Vasantlal Ahir (son)
3. Mr. Gaurishankar Vasantlal Ahir (son)
4. Mr. Nitesh Vasantlal Ahir (son)
5. Mrs. Radhika Sandeep Choudhari (daughter)

The names of Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir and Mrs. Radhika Sandeep Choudhari were entered in the revenue records of the said land vide Mutation Entry No. 16406.

It is observed that Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre, Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir and Mrs. Radhika Sandeep Choudhari, Mr. Deepak Dagdulal Ahir, Mrs. Saraswati Hiralal Ahir, Mrs. Sundar Kanhyalal Ahir and Mrs. Ratnaprabha Rammohan Ahir have orally partition the said Land amongst themselves.

By virtue of the said oral partition, the land admeasuring 00 H 50 Ares out of the said Land came to the share of Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre and the land admeasuring 00 H 55 Ares out of the said Land came to the share of Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir and Mrs. Radhika Sandeep Choudhari, Mr. Deepak Dagdulal Ahir, Mrs. Saraswati Hiralal Ahir, Mrs. Sundar Kanhyalal Ahir and Mrs. Ratnaprabha Rammohan Ahir.

I have been informed that Mr. Inderjeet Sitaram Rotre has expired leaving behind Mr. Sitaram Ahir, Mrs. Mirabai Sitaram Ahir and Mr. Paras Sitaram Rotre as his only legal heirs. However the name of Mr. Inderjeet Sitaram Rotre has not been deleted from the revenue records of the 7/12 extract of the said Land.

GRANT OF DEVELOPMENT RIGHTS TO THE DEVELOPER:

It is observed that Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre with the consent of Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasantlal Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nitesh Vasantlal Ahir and Mrs. Radhika Sandeep Choudhari, Mr. Deepak Dagdulal Ahir, Mrs. Saraswati Hiralal Ahir, Mrs. Sundar Kanhyalal Ahir and Mrs. Ratnaprabha Rammohan Ahir granted the development rights in respect of land admeasuring 00 H 50 Ares i.e. 5,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares in favour of M/s. Nirman Associates vide Development Agreement dated 08.03.2007. The said Development Agreement dated 08.03.2007 is registered in the office of Haveli No. 13 at Sr. No. 1774 on 09.03.2007.

It is observed that Mr. Somnath Dagdulal alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat and Mr. Paras Sitaram Rotre also executed Power of Attorney dated 09.03.2007 in respect of land admeasuring 00 H 50 Ares i.e. 5,000 Sq. Mtrs., out of land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares in favour of Mr. Shahikant Sule and Mr. Sandeep Maheshwari partners of M/s. Nirman



Associates. The said Power of Attorney dated 09.03.2007 is registered in the office of Haveli No. 13 at Sr. No. 1776 on 09.03.2007.

By virtue of the said Development Agreement dated 09.03.2007 and Power of Attorney dated 09.03.2007, the said M/s. Nirman Associates is authorized to carryout construction activity on the said property and to sell the flats/tenements constructed thereon to prospective purchasers.

It is observed that M/s. Nirman Associates obtained project loan from PNB Housing Finance Limited by mortgaging the said property and accordingly executed Mortgage Deed dated 04.09.2017. The said Mortgage Deed is registered in the office of Sub registrar Haveli No. 22 at Sr. No. 9284.

It is observed that M/s. Nirman Associates repaid the same and accordingly PNB Housing Finance Limited executed Deed for Re Conveyance of the Mortgaged Property dated 22.01.2019. The said Deed for Re Conveyance of the Mortgaged Property is registered in the office of Sub registrar Haveli No. 13 at Sr. No. 1270

It is observed that the developer has agreed to allot the above mentioned area as consideration in the form of Residential and Commercial premises. The parties have decided the specific flats and Shops in the following manner and accordingly they executed Supplementary Agreement dated 14.06.2017. The said Supplementary Agreement is registered in the office of Sub-registrar Haveli No. 13 at Sr. No. 5423.

(VII) NON AGRICULTURE PERMISSION:

The Collector, Pune, has issued N. A. Order dated 15.05.2012 bearing No. PMH/NA/SR/42/2012 granting permission for the non agriculture use (residential and commercial use) of the said Property.

(VIII) BUILDING PERMISSION:

M/s. Nirman Associates obtained sanction to the building plan/s for Building / Wing No. A, B and C from PMC and accordingly PMC has issued Commencement Certificate dated 3.08.2013 bearing No. CC/1443/13 and Commencement Certificate dated 4.08.2014 bearing No. CC/1369/14.

M/s. Nirman Associates obtained sanction to the building plan/s for Building / Wing No. A, B and C from PMC and accordingly PMC has issued Commencement Certificate for Building No. B on 29.03.2016 bearing No. CC/4313/15. Now the developer intends to construct Wing No. B on the said property as per plan sanction by PMC vide Commencement Certificate dated 28.11.2018 bearing No. CC/2671/18.

(IX) COMPLETION CERTIFICATE:

M/s. Nirman Associates has completed construction for Wing No. A on the said Property and accordingly PMC has issued Completion Certificate dated 11.06.2018 bearing No. 3605. And M/s. Nirman Associates has also completed construction for Wing No. C on the said Property and accordingly PMC has issued Completion Certificate dated 03.11.2017 bearing No. 1446.

(X) SOCIETY FORMATION:

The Promoter has formed Nirman Altius Wing A decided to form a co-op. Housing Society and have accordingly formed the single society of building A under the name and style of **NIRMAN ALTIUS WING A CO-OPERATIVE HOUSING SOCIETY LTD.**, under the provision of the Maharashtra co-operative Societies Act,1960. The said society is registered and Deputy Registrar Co-operative Society has issued Registration Certificate bearing No. PNA/PNA (5)/HSG/(TC)/ 18654/2018-2019 dated 12.04.2018.

The Promoter has formed Nirman Altius Wing C decided to form a co-op. Housing Society and have accordingly formed the single society of building A under the name and style of **NIRMAN ALTIUS WING C CO-OPERATIVE HOUSING SOCIETY LTD.**, under the provision of the



Maharashtra co-operative Societies Act,1960. The said society is registered and Deputy Registrar Co-operative Society has issued Registration Certificate bearing No. PNA/PNA (5)/HSG/(TC)/ 18655/2018-2019 dated 12.04.2018.

(XI) ENVIRONMENTAL CLEARANCE CERTIFICATE

Government of India, Ministry of Environment, Forest and Climate Change through its Director has issued Environment Clearance Certificate Dated 15.01.2019 in respect of expansion of Residential Construction Project Nirman Altius total approved Built up area 35048.74 Sq. Mtrs.

(XII) OPINION

On basis of the documents provided to us, the search report and subject to whatever stated above I am of the opinion that;

- a. Mr. Somnath Dagdul alias Dattusingh Janardhan Ahir, Mr. Narendra Somnath Ahir, Mr. Radharaman Janardhan Ahir, Mrs. Prabha Radharaman Ahir, Ms. Veena Radharaman Ahir, Ms. Gayatri Radharaman Ahir, Mrs. Sushila Tilakchand Janagade, Mr. Sitaram R. Rotre, Smt. Hema Sitaram Rotre alias Hema Ratilal Bhagat, Mr. Paras Sitaram Rotre, Smt. Kantabai Vasantlal Ahir, Mr. Santosh Vasant Ahir, Mr. Gaurishankar Vasantlal Ahir, Mr. Nilesh Vasantlal Ahir, Mrs. Radhika Sandeep Choudhari, Mrs. Saraswati Hiralal Ahir, Mr. Mahendra Hiralal Ahir, Mr. Sailesh Hiralal Ahir, Mrs. Sunder Kanahyalal Mandale alias Sundar Kanahyalal Mandale Ahir, Mr. Jayprakash Kanahylal Ahir, Mrs. Ratnaprabha Rammohan Ahir, Mr. Mahesh Rammohan Ahir, Mrs. Varundavan Rammohan Ahir, Mr. Hrishikesh Rammohan Ahir, Mr. Deepak Janardhan Ahir, Mrs. Aruna Deepak Ahir, Ms. Jayamala Deepak Ahir, Ms. Pooja Deepak Ahir, Ms. Sharadha Deepak Ahir, Ms. Bhakti Deepak Ahir and Pratik Deepak Ahir are the owners of land bearing Survey No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares, and they have clear and marketable title to the said Property and the same is free from encumbrances.
- b. By virtue of Development Agreement and Power of Attorney dated 09.03.2007, 22.12.2010, M/s. Nirman Associates have acquired development rights in respect of land admeasuring land bearing S. No. 7, Hissa No. 2 totally admeasuring 01 H 05 Ares and is entitled to develop the said Building / Wing No. B and to construct building/s on the said property and to sell the flats and tenements in wing No. B.

Advocate
For PDA Legal



Date: 04.02.2019

Housiey.com