

Mrs. Pallavi Kulkarni

Advocate

BSL.LL.B.



Flat No. 10, Shanti Sagar Apartment,

CTS. no. 1140, Sadashiv Peth, Pune 30.

DATE: 10/11/2017

TITLE OPINION

A. INTRODUCTION:

Under the instructions of my client Meridian,(Joint Venture) having its office at: 2, "ABIL House" Ganesh Khind Road, Range Hills Corner, Pune 411007, hereinafter is referred to as the Said Joint Venture and as per the request to me to verify about clear marketable title of the property described in Para No. C herein below written, I have framed my Title Opinion as follows:-

B. DESCRIPTION OF SAID LAND :

All that piece and parcel of land bearing:-

- (i) Survey No. 37 Hissa No. 1/1 totally admeasuring about 03 H 17.53 Ares.
- (ii) Survey No. 37 Hissa No.1/1/1 totally admeasuring about 00 H 3.52 Ares.
- (iii) Survey No. 37/2/1, totally admeasuring 03 H. 38 Ares.
Situatd at village Baner Taluka Haveli, District Pune and situated within the limits of Pune Municipal Corporation.

C. DESCRIPTION OF SAID PROPERTY :

All that piece and parcel of land admeasuring 1854 Sq. mtrs. carved out of the amalgamated pieces of land in the private layout bearing plot no. 1 to 18 and 21, 23, 24, 25 of S. No. 37/1/1, S. No. 37/1/1/1 (i.e. Plot no. 22) along with land admeasuring 670 Sq. mtrs. out of Survey No. 37/2/1.

Situatd at village Baner Taluka Haveli, District Pune and situated within the limits of Pune Municipal Corporation.

On or towards East	-	By 18 mtrs. D.P.Road
On or towards South	-	By S. no. 35
On or towards West	-	By Residential Tower
On or towards North	-	By DP Road



Herein after be referred as **THE SAID PROPERTY**

D. INSTRUCTION AND DOCUMENTS MADE AVAILABLE :

1. 7/12 extracts of the Said Land and mutations thereon.
2. Copy of order dated 31/03/1969 by Charity Commissioner.
3. Copy of Sale Deed dated 30/9/1969 executed between Chinchwad Deosthan Trust and Shri. Genu Shripati Dhankude, which was registered in the office of Sub-Registrar Haveli no. 2 at serial no. 1953.
4. Copy of Sale Deed dated 30/9/1969 executed between Shri. Chandrakant Deokar and Shri. Genu Shripati Dhankude which was registered in the office of Sub-Registrar Haveli no. 2 at serial no. 1957.
5. Copy of Sale Deed dated 16/03/1974 between Shri Genu Shripati Dhankude and Smt. Tarabai Padmanabh Dhumane which was registered in the office of Sub-Registrar Haveli no. 2 at serial no. 659, and Shri. Ankush Dhankude and Shri. Ramesh Dhankude, executed this Sale deed as Consenting Party.
6. Copy of Sale Deed dated 14/10/1987 between Smt. Tarabai Padmanabh Dhumane and Shri Anil Nemichand Bafana others which was registered in the office of Sub-Registrar Haveli no. 1 at serial no. 13705.
7. Copy of Sale Deed dated 23/12/1987 between Smt. Tarabai Padmanabh Dhumane and Shri Anil Nemichand Bafana, and others which was registered in the office of Sub-Registrar Haveli no. 1 at serial no. 3590.
8. Copy of Sale Deed dated 30/12/1990, executed between Shri Anil Nemichand Bafana and others through their Power of Attorney holder Shri. Dilip Nathmaji and Shri. Pannalaji L. Rakhecha, which was registered in the office of Sub-Registrar Haveli no. 4 at serial no. 396.
9. Copy of Power of Attorney dated 11/10/1990 executed by Shri. Ramesh Gheverchand Mutha in favour of Shri. Anil Nemichand Bafana which was registered in the office of Sub-Registrar Haveli no. 1 at serial no. 294.



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10. Copy of Power of Attorney dated 17/05/1990 executed by Shri. Ramesh Kankariya in favour of Shri. Anil Nemichand Bafana, Shri. Dilip Nemichand Bafana executed before Magistrate, Shirrampur.
11. Copy of Power of Attorney dated 17/04/1990 executed by Shri. Vijay Pannalal Tatiya in favour of Shri. Anil Nemichand Bafna, Shri. Dilip Nemichand Bafana, which was registered in the office of Sub-Registrar Haveli no. 2 at serial no. 127.
12. Copy of Power of Attorney dated 26/12/2008 executed by Shri. Amrish Rajendra Bafana in favour of Shri. Anil Nemichand Bafna which was registered in the office of Sub-Registrar Haveli no. 11 at serial no. 12050.
13. Copy of Power of Attorney dated 20/05/1990 executed by Pradeep Bafna, Rajendra Bafna, Dilip Bafna and Anil Bafana in favour of Anil Bafana and Dilip Bafana.
14. Copy of Sale Deed dated 28/04/1994 between Shri. Bhikubai Pannalal Rakhecha and Shri. Satish Chandmal Parmar which was registered in the office of Sub-Registrar Haveli no. 2 at serial no. 5136.
15. Copy of Development Agreement dated 27/01/2006 executed between Shri Satish Chandmal Parmar and M/s. Sanghvi Builders, which was registered in the office of Sub-Registrar Haveli no. 4 at serial no. 1138.
16. Copy of Power of Attorney dated 27/01/2006 executed by Satish Chandmal Parmar in favour of Ashwini Arvind Sanghvi which was registered in the office of Sub-Registrar Haveli no. 4 at serial no. 1139.
17. Copy of Memorandum of Understating dated 01/07/2006 executed between Ashwin Arvind Sanghvi partner of M/s Sanghvi Builders and M/s G.M. Developers.
18. Copy of Sale Deed dated 29/07/2011 executed between Shri. Sudarshan Zumberlal Bafana and Shri. Anil Nemichand Bafana, which was registered in the office of Sub-Registrar Haveli no. 10 at serial no.898.
19. Copy of Sale Deed dated 8/9/1990 executed between Shri. Kanhayalal Kisanlal Raka and Shri. Anil Nemichand Bafana and others, which was registered in the office of Sub-Registrar Haveli no. 2 at serial no. 1117.



20. Copy of Memorandum of Understating dated 04/04/2012 executed M/s G.M. Developers in favour of Mr. SANJAY Kothari.
21. Copy of Sale Deed dated 10/11/2011 executed between Meridian Joint Venture and Kanhayalal Kisanlal Raka, which was registered in the office of Sub-Registrar Haveli no. 11 at serial no. 9888.
22. Copy of Power of attorney dated 19/11/2011 executed between Meridian Joint Venture and Kanhayalal Kisanlal Raka, which was registered in the office of Sub-Registrar Haveli no. 11 at serial no. 9889.
23. Copy of Development Agreement dated 06/04/2006 executed between Shri Ashish Anmolak Gugale and others and M/s. Bafana Brothers, which was registered in the office of Sub-Registrar Haveli no. 15 at serial no. 2661.
24. Copy of Power of Attorney dated 07/04/2006 executed between Shri Ashish Anmolak Gugale and others and M/s. Bafana Brothers, which was registered in the office of Sub-Registrar Haveli no. 15 at serial no. 2662.
25. Copy of Death Certificate of Shri. Rajendra Bafana.
26. Copy of Sale Deed dated 19/06/2012 executed between M/s Sanghvi Builders through its partners Shri. Arvind Jetmal Sanghvi & Shri. Ashwin Arvind Sanghvi and Meridian Joint Venture along with the consent of Shri. Satish Chandmal Parmar, M/s G. M. Developers and Shri. Sanjay Kothari, which was registered in the office of Sub-Registrar Haveli no. 15 at serial no. 5115.
27. Copy of Agreement to Sale dated 14/02/1989 executed by Shri. Dilip Nemichand Bafana in favour of Shri. Sandip Satyanarayan Chandak and Ms. Leena Satyanarayan Chandak.
28. Copy of Sale Deed dated 12/10/1990 executed between Shri Anil Nemichand Bafana and others through their Power of Attorney holder Shri. Anil Nemichand Bafana and Shri. Sandip Satyanarayan Chandak and Leena Satyanarayan Chandak, which was registered in the office of Sub-Registrar Haveli no. 2 at serial no. 15207.
29. Copy of Release Deed dated 20/12/1993 executed by Mrs. Leena Kamal Kasat alias Ms. Leena Satyanaraya Chandak in favour of Shri. Sandip Satyanarayan Chandak.



30. Copy of Confirmation Deed dated 25/12/2001 of Release Deed dated 20/12/1993 executed by Mrs. Leena Kamal Kasat alias Ms. Leena Satyanaraya Chandak in favour of Shri. Sandip Satyanarayan Chandak, which was registered in the office of Sub-Registrar Haveli no. 4 at serial no. 15509.
31. Copy of Sale Deed dated 26/10/2010 executed between Shri. Sandip Satyanarayan Chandak through his Power of Attorney holder Shri. Satyanarayan Radhkishan Chandak and B.D. Pasalkar Associates, which was registered in the office of Sub-Registrar Haveli no. 1 at serial no. 9716.
32. Copy of Sale Deed dated 28/06/2012 executed between B.D. Pasalkar Associates and Meridian Joint Venture, which was registered in the office of Sub-Registrar Haveli no. 15 at serial no. 5440.
33. Copy of Sale Deed dated 27/01/1994 executed between Shri Anil Nemichand Bafana and others and Mrs. Shilpa Avinash Shinolikar, which was registered in the office of Sub-Registrar Haveli no. 4 at serial no. 1167.
34. Copy of Development Agreement dated 25/09/2006 executed between Mrs. Shilpa Shinolikar and Mrs. Sushma R. Kale, which was registered in the office of Sub-Registrar Haveli no. 15 at serial no. 6736.
35. Copy of Power of Attorney dated 25/09/2006 executed by Mrs. Shilpa Avinash Shinolikar in favour of Mrs. Sushma R. Kale, which was registered in the office of Sub-Registrar Haveli no. 15 at serial no. 6737.
36. Copy of Deed of Assignment or for Final transfer dated 08/12/2006 executed between Mrs. Shilpa Avinash Shinolikar through her Power of Attorney holder Mrs. Sushma Rammohan Kale and Mrs. Bansary Rajendra Modak, which was registered in the office of Sub-Registrar Haveli no. 19 at serial no. 8386.
37. Copy of Sale Deed dated 18/02/2013 executed between Mrs. Bansary Rajendra Modak and of Meridian Joint Venture, which was registered in the office of Sub-Registrar Haveli no. 22 at serial no. 182.
38. Copy of Regularization certificate dated 30/07/2005 bearing no. Au.Kshe.Ka/Gunthe/3642 issued by Pune Municipal Corporation.



39. Copy of Regularization certificate dated 05/07/2005 bearing no. Au.Ksbe.Ka/Gunthe/3569 issued by Pune Municipal Corporation.
40. Copy of Limited Liability Partnership Deed of Amoha Realty dated 24/02/2011.
41. Copy of Limited Liability Partnership Deed of Amoha Realty LLP.
42. Copy of Joint Venture Agreement dated 07/04/2011 executed between Shri. Sudarshan Zumbarlal Bafana and Amoha Realty LLP, which was registered in the office of Sub-Registrar Haveli no. 15 at serial no. 3308.
43. Copy of Supplementary Agreement dated 06/03/2012, executed between Shri. Sudarshan Zumbarlal Bafana and Amoha Realty LLP, which was registered in the office of Sub-Registrar Haveli no. 15 at serial no. 1975.
44. Copy of Second Supplementary Agreement dated 13/01/2015, executed between Shri. Sudarshan Zumbarlal Bafana and Amoha Realty LLP, which was registered in the office of Sub-Registrar Haveli no. 15 at serial no.471.
45. Copy of Partition Deed dated 10/09/1997, executed between Shri.Anil Nemichand Bafana, Shri. Dilip Nemichand Bafana, Shri. Rajendra Nemichand Bafana, Shri. Pradeep Nemichand Bafana, Shri. Ramesh Champalal Kankariya, Shri. Sudarshan Zumbarlal Bafana, Shri. Vijay Pannalal Tatiya and Shri. Ramesh Ghevarchand Mutha.
46. Copy of Deed of Conveyance dated 10/04/2015 executed between Mrs. Shobha Sanjay Pitale and Meridian Joint Venture, which was registered in the office of Sub-Registrar Haveli no. 15 at serial no. 3271.
47. Copy of Sale Deed dated 29/06/2000, executed between Smt. Bhikubai Pannalalji Rakhecha, and others and Shri. Satish Chandmal Parmar, which was registered in the Sub Registrar office Haveli no.4, at serial no. 5136.
48. Copy of Sale Deed dated 01/09/1997 executed between Mrs. Shakuntala Arnolak Gugale and others and Shri. Anil Nemichand Bafana and others, which was registered in the office of Sub-Registrar Haveli no. 4 at serial no. 5948.
49. Copy of Sale Deed dated 29/07/2011 executed between Shri. Anil Nemichand Bafana and Shri Sudarshan Zumbarlal Bafana, which

- was registered in the office of Sub-Registrar Haveli no. 10 at serial no. 8980.
50. Copy of Sale Deed dated 19/08/2015 executed between Shri. Ashish Amolak Gugale and others and Meridian Joint Venture, which was registered in the office of Sub-Registrar Haveli no. 23 at serial no. 6709.
51. Copy of order of Tahsildar Haveli Pune, dated 31/01/2011 bearing No. H. No. 85/S.R./2/2011 and area admeasuring about 00 H 80 Ares out of the Entire Property was recorded in the name Shri. Sudarshan Zumberlal Bafana.
52. Copy Declaration dated 29/7/2011 executed between Shri. Anil Nemichand Bafana Shri. Dilip Nemichand Bafana, Mrs. Surekha Rajendra Bafana, Shri. Amreesh Rajendra Bafana, Shri. Aditya Rajendra Bafana, Shri. Pradeep Nemichand Bafana, Shri. Ramesh Kanakariya, Shri. Sudarshan Zumberlal Bafna, Shri. Vijay Pannalal Tatiya, Shri. Ramesh Ghevarchand Mutha, which was registered in the office of Sub-Registrar Haveli no. 10 at serial no. 8979.
53. Copy of Agreement to Sale dated 11/08/1995 executed by Shri. Dilip Nemichand Bafana, in favour of Shri. Maneklal Babulal Bhandari.
54. Copy of Agreement to Sale dated 12/12/1995 executed by Shri. Pradeep Nemichand Bafana, in favour of Shri. Maneklal Babulal Bhandari.
55. Copy of Agreement to Sale dated 11/08/1995 executed by Shri. Anil Nemichand Bafana, in favour of Shri. Maneklal Babulal Bhandari.
56. Copy of Agreement to Sale dated 12/12/1995 executed by Shri. Rajendra Nemichand Bafana, in favour of Shri. Maneklal Babulal Bhandari.
57. Copy of Agreement to Sale dated 18/11/1995 executed by Shri. Dilip Nemichand Bafana, in favour of Shri. Jaiprakash Pravinchandra Shroff.
58. Copy of Agreement to Sale dated 18/11/1995 executed by Shri. Rajendra Nemichand Bafana, in favour of Shri. Jaiprakash Pravinchandra Shroff.
59. Copy of Agreement to Sale dated 18/11/1995 executed by Shri. Pradeep Nemichand Bafana, in favour of Shri. Jaiprakash



60. Copy of Development Agreement dated 01/08/2005 executed by Shri. Anil Nemichand Bafna and others in favour of M/s Ruby Associates, through its partner Shri. Jaiprakash Shroff, which was registered in the office of Sub Registrar Haveli 15, at serial No. 5042.
61. Copy of sale deed dated 14/08/2015 executed by Shri. Anil Nemichand Bafna, Shri. Dilip Nemichand Bafna, Shri. Rajendra Nemichand Bafna, and Shri. Pradeep Nemichand Bafna through Power of Attorney holder Shri. Jaiprakash Shroff and Shri. Rajneesh Maneklal Bhandari in capacity of partner of M/s Ruby Associates in favour of Meridian an Association of Persons consisting of Shri. Sudarshan Zumberlal Bafna, & Amoha Realty LLP, which was registered in office of Sub Registrar Haveli no. 23, at serial no. 6595 with the consent of M/s Ruby Associates.
62. Copy of Demarcation plan of Survey No. 37, Baner bearing Mojani Register No. 225.
63. Copy of Joint Venture agreement dated 7/4/2011 executed between Shri. Sudarshan Zumberlal Bafana and Amoha Realty LLP, which was registered in office of Sub-Registrar Haveli no. 15 at serial no. 3308.
64. Copy of Power of Attorney dated 22/11/2011 executed by Shri. Sudarshan Zumberlal Bafana in favour of Shri. Amit Avinash Bhosale and Mr. Mukesh Ranjeet Bambole, which was registered in office of Sub-Registrar Haveli no. 11 at serial no. 9965.
65. Copy of Power of Attorney dated 03/04/2012 executed by Shri. Sudarshan Zumberlal Bafana in favour of Shri. Amit Avinash Bhosale and Shri. Mukesh Ranjeet Bambole, which was registered in office of Sub-Registrar Haveli no. 15 at serial no. 2842.
66. Copy of Transfer Deed dated 25/10/2014 executed between Meridian and Pune Municipal Corporation with respect to area admeasuring about 2219.5 sq. mtrs. which was executed in office of Sub-Registrar Haveli no. 16 at serial no. 9475.
67. Copy of Mortgage Deed dated 15/11/2016 executed in favour of The Saraswat Co-operative Bank Ltd. SME Branch, Mula Road,



Sangamwadi Pune, which was registered in office of Sub registrar
Haveli no. 15 at serial no. 8100/2016.

68. Copy of Commencement Certificate No. CC/4074/2011 dated
24/02/2012.
69. Copy Commencement Certificate No. CC/2675/2012 dated
17/12/2012.
70. Copy of Commencement Certificate No. CC/0369/2015 dated
08/05/2015.
71. Copy of Commencement Certificate no. CC/0576/2016 dated
10/06/2016.
72. Copy of Commencement Certificate No. CC/2233/2016 dated
20/10/2016.
73. Copy of Layout no.2813/2016 dated 08/12/ 2016.
74. Copy of ULC order dated 9/2/1999 issued by Competent
Authority, Pune Urban Agglomeration in case no. 1354-A-BH.
75. Zone Certificate dated 30/1/2012.
76. Search receipt no. GRN MH0070153902017E, dated 08/11/2017.
77. Copies of Public Notices, dated 25/02/2011, 22/10/2011,
31/05/2012, 19/01/2013.

**E. HISTORY OF LAND WITH RESPECT TO PLOT NOS. 1 to 18 &
SURVEY NO. 37 HISSA NO. 1/1/1 (i.e. PLOT NO. 22) AND PLOT
NO. 21, 23, 24 & 25 OUT OF LAND BEARING S.NO. 37/1/1:**

- a. After perusal of the documents made available at the time of
finalization of this title verification report, it appears that land bearing
S. No. 37, Baner, admeasuring about 17 Acres 03 Gunthas was
originally owned by Chinchwad Devasthan Trust.
- b. It appears from the order of Charity Commissioner dated 31/03/1969
bearing No. H/4/29/69-4426, which the office had sanctioned the sale
of land bearing Survey No. 37 Baner and in pursuance of the said
order Shri. Genu Shripati Dhankude had purchased the entire Land
from Chnichwad Devasthan Trust vide Sale Deed dated 30/9/1969,
which was registered in the office of Sub Registrar Haveli No.2 at Serial
No. 1953. And name of the Genu Shripati Dhankude was recorded in
the revenue record of entire property as per Mutation Entry No. 1604.
- c. On perusal of mutation entry no. 1605 and Sale Deed dated
30/09/1969 which was registered in office of Sub Registrar Haveli



no. 2, at serial no. 1957, it appears that western portion of S. No. 37 Baner admeasuring 8 Acres 23 Gunthe was purchased by Shri. Chandrakant Laxman Devkar from Shri Genu Shripati Dhankude. Further it appears that vide land bearing S. No. 37 was sub-divided as Hissa No. 1 & 2, western portion of S. No. 37 Baner admeasuring 8 Acres 23 Gunthe purchased by Shri. Chandrakant Laxman Devkar was numbered as S. no. 37/2 and remaining land from the S. no. 37 which was owned by Shri. Shripati Genu Dhankude was numbered as Surrey No. 37 Hissa No.1.

a. On perusal of Sale Deed dated 16/03/1974, which was registered at Haveli no. 2, at serial no. 660, it appears that Shri. Chandrakant Laxman Deokar had sold S. No. 37/2 Baner admeasuring about 8 Acres 23 Gunthe to Smt. Tarabai Padmanabh Dhumane. Further on perusal of sale deed dated 16/3/1974 which was registered in office of Sub Registrar Haveli no.2 at serial no. 659, it appears that Smt. Tarabai Padmnabh Dhumane had purchased S. No. 37/1 Baner, admeasuring about 08 Acre 22 Gunthe from Shri. Genu Shripati Dhankude, and others, and thus Smt. Tarabai Padamnabh Dhumane, became owner of whole S. no. 37.

b. Thereafter Shri. Anil Nemichand Bafana, Shri. Dilip Nemichand Bafana, Shri. Rajendra Nemichand Bafana, Shri. Pradeep Nemichand Bafana, Shri. Ramesh Champalal Kankariya, Shri. Sudarshan Zumberlal Bafna, Shri. Vijay Pannalal Tatiya and Shri. Ramesh Ghevarchand Mutha had out of land admeasuring about 33800 sq.mtrs. bearing S. No. 37 Hissa No. 1/1 along with the easementary rights of 9 mtrs. road from S. No. 37 Hissa No. 2/1, from Smt. Tarabai Dhumane vide Sale Deed dated 14/10/1987 which was registered in office of Sub Registrar Haveli no. 1 at serial No. 13705, and accordingly their names were recorded as per mutation entry No. 3579.

c. Thereafter Shri. Anil Nemichand Bafana, Shri. Dilip Nemichand Bafana, Shri. Rajendra Nemichand Bafana, Shri. Pradeep Nemichand Bafana, Shri. Ramesh Champalal Kankariya, Shri. Sudarshan Zumberlal Bafana, Shri. Vijay Pannalal Tatiya and Shri. Ramesh Ghevarchand Mutha had prepared a private layout of the land admeasuring about 33800 sq. mtrs. out of land bearing S. No. 37, Hissa No. 1/1 Baner. After making such private layout the abovenamed persons, according to the mutual understanding amongst



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them, had sold these plots to various purchasers, accordingly names of such plot Purchasers are recorded in revenue record as per mutation entries. Details of Sale deeds and mutation entries so made are given herein under:

Name of Purchaser	Area in sq. Mtrs.	Date of Sale Deed	Registration number of Sale Deed	Mutation entry
Shri. Sandip S. Chandak & Smt. Leena S. Chandak	352	12/10/1990	15207/1990	5003
Shri. Mansukhlala P. Munot	330	24/01/1992	---	6359
Shri. Kanhayalal K. Ranka	405	8/11/1990	1117/1993	7168
Shri. Paresh V. Gandhi	364	28/01/1994	1039/1994	7509
Mrs. Jyotsna V. Gandhi	400	10/2/1994 & 25/3/1996	2149/1996 & 1036/1994	7510
Smt. Uma A. Rana	475	28/01/1996	2874/1996	7724
Smt. Pushpa K. Bora	364	28/01/1994	2146/1996	8790
Mrs. Aruna D. Chopda & Mrs. Shilaja V. Chopda	400	10/02/1994	2150/1996	8791
Dr. Dilip M. Beke & Mrs. Anjali D. Beke	652.5	18/04/1996	2869/1996	8919
Dr. Nandkumar M. Beke	437.5	18/04/1996	2870/1996	8920
Dr. Nandkumar M. Beke	437.5	18/04/1996	2871/1996	8921
Shri. Anant R. Kulkarni	380	28/01/1994	2872/1997	9268
Shri. Anant R. Kulkarni	375	28/01/1994	2873/1998	9269



Shri. Pannaalaji Rakhecha	352	28/01/1992	396/1992	9418
Smt. Shakuntala A. Gugale	330	01/09/1997	5948/1997	9865
Shri. Pannaalaji Rakhecha & Shri. Nathmalji Rakhecha	352	24/01/1996	396/1998	9988
Smt. Shobha S. Pitale	330	06/08/1991	2886/1998	10726
Shri. Simammal M. Chopade	352	05/04/1997	2548/1997	10974
Shri. Dilip S. Chopade	352	05/04/1997	2549/1997	10975
Smt. Shashikala H. Chopade & Shri. Hukumchand S. Chopade	437.5	Not Legible	Not Legible	10976
Mrs. Shashikala H. Chopade & Shri. Hukumchand S. Chopade	400	05/04/1997	2551/1997	10977
Shri. Sitaram G. Navale	511	21/06/2003	1385/2003	13900
Mrs. Shilpa A. Shenolkar	330	28/01/1994	1167/1998	14783
Shri. Shankarlal R. Kankaria	330	12/10/1990	15208/1990	15012
Dr. Sachin s. Patode	937	10/11/1994	4768/1994	15463
Smt. Nirmala M. Munot	573.75	05/11/1990	16101/1990	16286
Shri. Mansukhlal P. Munot	540	05/11/1990	16100/1990	16287
Shri. Kishor H. Munot	552.5	05/11/1990	16102/1990	16289



Shri. Mahindra M. Munot	573.75	05/11/1990	16099/1990	16290
Shri. Sameer D. Bafana	540	21/08/2010	4047/2009	17488
Shri. Sudarashan Z. Bafana	1138	01/08/2011	8980/2011	18327

d. Whereas some of the above named persons had sold plots as allotted to them as per mutual oral understanding, but Shri. Ramesh Champalal Kankariya and Shri. Sudarshan Zumberlal Bafana had not sold any plot out of the private layout allotted to them by mutual oral understanding, and they asked the other owners to separate the plots allotted to them as per oral mutual understanding and hence Shri. Anil Nemichand Bafana, Shri. Dilip Nemichand Bafana, Shri. Rajendra Nemichand Bafana, Shri. Pradeep Nemichand Bafana, Shri. Ramesh Champalal Kankariya, Shri. Sudarshan Zumberlal Bafana, Shri. Vijay Pannalal Tatiya and Shri. Ramesh Ghevarchand Mutha had executed Deed of Partition, dated 10/09/1997. As per the terms of the said Partition Deed Plot No. 62 admeasuring about 890 sq. mtrs was allotted to Shri. Ramesh Champalal Kankariya, and Plot No. 1 to 14 and area admeasuring about 310 out of Plot No. 17 and 18 i.e. land totally admeasuring about 00H 80 Ares out of the private layout was allotted to Shri. Sudarshan Zumberlal Bafana. Subsequent to this Shri. Sudarshan Zumberlal Bafana and Shri. Ramesh Champalal Kankariya applied to Tahsildar Haveli, Pune for recording the partition and to take the note of same in the revenue record and accordingly Tahsildar Haveli [Pune] has passed order on 31/1/2011 bearing No. H.No./85/SR/2/2011, as per this order area admeasuring about 00 H 80 R out of the entire private layout of S. no. 37/1/1, Baner was recorded in the name of Shri. Sudarshan Zumberlal Bafana.

e. That one Declaration dated 29/7/2011 was executed between Shri. Anil Nemichand Bafana, Shri. Dilip Nemichand Bafana, Shri. Rajendra Nemichand Bafana, Shri. Pradeep Nemichand Bafana, Shri. Ramesh Champalal Kankariya, Shri. Sudarshan Zumberlal Bafana, Shri. Vijay Pannalal Tatiya and Shri. Ramesh Ghevarchand Mutha along with wife, sons of Shri. Rajendra Bafna. i.e. Mrs. Surekha Rajendra Bafna, Shri. Amresh Rajendra Bafna, and Shri. Aditya Rajendra Bafna, which



was registered in the office of Sub Registrar Haveli no.10 at serial no. 8979. Accordingly all the declarants had confirmed that Shri. Sudarshan Zumberlal Bafana is owner of Plot No. 1 to 14 and area admeasuring about 310 sq. mtrs. out of Plot No. 17 and 18 i.e. area totally admeasuring about 00 H 80 Ares out of land bearing S. No. 37 Hissa No. 1/1 Baner. Further the Declarants of the said Declaration have also confirmed that Plot No. 15 admeasuring about 495 sq. mtrs. and area admeasuring about 643 sq. mtrs. out of Plot No. 17 and 18 is owned by Shri. Anil Nemichand Bafna.

f. On perusal of Mutation entry No. 18327, it appears that Shri. Sudarshan Zumberlal Bafana had purchased Plot no. 15 out of the said Private Layout admeasuring about 495 sq. mtrs. and balance area admeasuring about 643 sq. mtrs. out of Plot No. 17 and 18 thus total area admeasuring about 1138 sq. mtrs. from Shri. Anil Nemichand Bafna vide Sale Deed dated 29/7/2011 which was registered in the office of Sub Registrar Haveli No. 10 at Serial No. 8980. Shri. Dilip Nemichand Bafana, Shri. Pradhep Nemichand Bafana, Mrs. Surekha Rajendra Bafna, Shri. Amreesh Rajendra Bafna, Shri. Aditya Rajendra Bafna, Shri. Vijay Pannalal Tatiya, Shri. Ramesh Champalal Kankariya and Ramesh Chevarchand Murtha were jointed as consenting party to the said sale deed. And thus Shri. Sudarshan Zumberlal Bafana is well sufficiently entitled to the land area admeasuring about 9138 sq. mtrs, out of the land bearing Survey No. 37 1/1 Baner.

g. Whereas, Meridian Joint Venture is constituted of Amoha Realty LLP and Sudarshan Zumberlal Bafna. Out of which Amoha Realty LLP is Limited Liability Partnership constituted as per agreement dated 24/2/2011 between Arnit Avinash Bhosale and Mukesh Ranjeet Bamoli. The said partnership deed is registered in the office of Registrar of Firms at LLP Identity No: AAA-3794/2011 on 14/2/2011. Meridian Joint Venture is formed as per Joint Venture dated 7/4/2011 which is registered in the office of Sub Registrar Haveli No. 15 at Serial No. 3308, for development of area admeasuring about 80 R out of land bearing Survey no. 37 Hissa No. 1/1 Baner. And Supplementary Agreement dated 6/3/2012 was executed by Shri Sudarshan Zumberlal Bafna and Amoha Realty LLP to the Joint Venture agreement dated 7/4/2011, to incorporate additional terms and conditions of the Joint Venture agreement. The Said



- Supplementary agreement is registered in the office of Sub Registrar Haveli no. 15 at Serial No. 1975.
- h. On perusal of Mutation Entry No.18754, it appears that Amoha Realty have purchased area admeasuring about 1138 sq. mtrs. from Shri. Sudarshan Zumberlal Bafna vide Supplementary Agreement dated 7/3/2012 which was registered in office of Sub Registrar Haveli no. 15 at serial no. 1975.
- i. On perusal of as per mutation entry no.7168, Shri. Kanhaiyalal Kisanrao Ranka had purchased sub-plot no. 16 out of said private layout of S. no. 37/1/1, admeasuring about 405 sq. mtrs. bearing vide Sale Deed dated 8/11/1990 which was registered in the office of Sub Registrar Haveli no. 2 at serial no.1117/93 from Shri. Anil Nemichand Bafana, Shri. Dilip Nemichand Bafana, Shri. Rajendra Nemichand Bafna, Shri. Pradeep Nemichand Bafana, Shri. Ramesh Champalal Kankariya, Shri. Vijay Pannalal Tatiya, Shri. Sudarshan Zumberlal Bafana, and Shri. Ramesh Ghevarchand Mutha. Name of Kanhayalal Kisanlala Raka and his name was recorded in revenue record. As per this mutation entry Shri. Kanhayalal Kisanrao Ranka had purchased the above mentioned area, and the land purchased by him is mentioned as Survey no. 37/1/1/1. Whereas according to mutation entry no. 5003 S. no. 37/1/1/1 was purchased by Shri. Sandeep Satyanarayan Chandak & Mrs. Leena Chandak vide Sale Deed dated 12/10/1990 which was registered in the office of Sub-Registrar Haveli no. 2 at serial no. 15207, and their names were recorded as per this mutation entry and area purchased by them is numbered as Survey no.37 Hissa no. 1/1/1. Whereas name of Shri. Kanhayalal Kisanrao Ranka is appearing in 7/12 extract of Survey no. 37/1/1 and the area owned by him is shown as 405 sq. mtrs. under the mutation entry no. 7168. Thereafter Meridian has purchased Plot no. 16 out of said private layout of S. no. 37/1/1, admeasuring about 405 sq. mtrs. from Shri. Kanhayalal Kisanlal Raka vide Sale Deed dated 10/11/2011 which was registered in the office of Sub Registrar Haveli no. 11 at serial no. 9888. Accordingly name of Meridian Joint Venture is recorded vide mutation entry no.18535.
- j. Thereafter Meridian have executed Transfer Deed dated 25/10/2014 was registered in the office of Sub Registrar Haveli no.16 at serial no. 9475 executed by in favour of Pune Municipal Corporation with

respect to area admeasuring about 2219.5 sq. mtrs, out of the Said Lands, for road widening.

k. On perusal of Mutation Entry No. 9988, it appears that Shri. Dilip Nemichand Bafna for himself and as Power of Attorney holder of Shri. Anil Nemichand Bafana, Shri. Rajendra Nemichand Bafan, Shri. Pradip Nemichand Bafna, Shri. Ramesh Champalal Kankaria, Shri. Vijay Pannalal Takia, Shri. Sudarshan Zumbarlal Bafna and Shri. Ramesh Ghevarchand Mutha had sold Plot No. 21, out of said private layout of S. No.37/1/1, Baner admeasuring 352 sq. mtrs to Shri. Pannalaji L. Rakhecha & Shri. Nathmalji Pannalal Rakhecha vide Sale Deed dated 30/12/1991 which was registered with the office of Sub-Registrar, Haveli No. 4 at Sr. No. 396/1992 and their names were recorded in the revenue record.

l. On perusal of record, it appears that Shri. Pannalaji L. Rakhecha expired on 19/7/1992 leaving behind his legal heirs namely Smt. Bhikubai Pannalaji Rakhecha, Shri. Rajendra Pannalaji Rakhecha, Shri. Nathmal Pannalaji Rakhecha and five married daughters Mrs. Bhugal Parasmal Khinvasara, Mrs. Kala Sureshchandra Bafna, Mrs. Vijaya Bhanvarilal Solanki, Mrs. Kanta Kirankumar Sanghvi, Mrs. Damayanti Subhashchandra Vedmutha but names of the legal heirs of Late Pannalaji L. Rakhecha are not recorded in revenue record. Name of Pannalaji Rakhecha and Nathmalji Rakhecha are still appearing on 7/12 extract.

m. It appears from Sale Deed dated 28/04/1994 which was registered in office of Sub Registrar Haveli no. 4 at serial no. 5136, that Smt. Bhikubai Pannalaji Rakhecha, Shri. Rajendra Pannalaji Rakhecha, Shri. Nathmal Pannalaji Rakhecha and five married daughters Mrs. Bhugal Parasmal Khinvasara, Mrs. Kala Sureshchandra Bafna, Mrs. Vijaya Bhanvarilal Solanki, Mrs. Kanta Kirankumar Sanghvi, Mrs. Damayanti Subhashchandra Vedmutha had executed this sale deed for Plot No. 21, out of said private layout of S. No.37/1/1, Baner admeasuring 352 sq. mtrs. in favour of Shri. Satish Chandmal Parmar.

n. On perusal of Development Agreement dated 27/01/2006, which was registered in office of Sub Registrar Haveli no. 4, that Shri. Satish Chandmal Parmar has executed Development Agreement in favour of M/s Sanghvi Builders through its partners Shri. Arvind Jetmal

Mrs. Pallavi Kulkarni



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Advocate

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- Sanghvi and had assigned the development rights of plot no. 21 in favour of M/s Sanghvi Builders, along with the said Development Agreement Power of Attorney dated 27/01/2006 was also executed by Shri. Satish Chandmal Parmar in favour of M/s Sanghvi Builders, which was registered in office of Sub Registrar Haveli no. 4 at serial no. No. 1139. Further it appears from the documents made available, that one Memorandum of Understanding dated 01/07/2006 was executed between M/s Sanghvi Builders M/s. G. M. Developers, according to the terms of this MOU M/s Sanghvi Builders, had agreed to transfer the development rights of Plot no. 21, in favour of M/s. G. M. Developers. And further M/s G. M. Developers had transfer the development rights of Plot no. 21 to Shri. Sanjay Kothari vide Memorandum of Understanding dated 04/04/2012.
- o. On perusal of Sale Deed dated 19/6/2012, which was registered in the office of Sub Registrar Haveli no. 15 at Sr. No. 5115, Shri. Satish Chandmal Parmar sold the Plot no. 21 to Meridian Joint Venture along with M/s Sanghvi Builders, M/s G. M. Developers and Shri. Sanjay Kothari.
- p. On perusal of Sale Deed dated 12/10/1990 which is registered in the office of Sub-Registrar, Haveli No.2 at Sr. No. 15207, it appears that Shri. Anil Nemichand Bafana and Shri. Dilip Nemichand Bafana Shri. Rajendra Nemichand Bafana, Shri. Pradip Nemichand Bafana, Shri. Ramesh Champalal Kankaria, Shri. Vijay Pannalal Takia, Shri. Sudarshan Zumberlal Bafana, Shri. Ramesh Ghevarchand Mutha through their Power of attorney holder Shri. Anil Nemichand Bafana had sold Plot no. 22 admeasuring about 352 Sq. mtrs, out of the private layout of Survey No. 37, Hissa No. 1/1, to Shri. Sandip Satyanarayan Chandak and Miss Leena Satyanarayan Chandak and the said 352 Sq. mtrs. was re-numbered as land bearing Survey No. 37, Hissa No. 1/1/1.
- q. On perusal of Deed of Confirmation dated 26/12/2001 executed Mrs. Leena Kamal Kasat alias Ms. Leena Satyanarayan Chandak, in favour of Shri. Sandip Satyanarayan Chandak which is registered in the office of Sub Registrar, Haveli 4 at Sr. No. 15509, it appears that the Confirmation Deed was executed by Mrs. Leena Kamal Kasat alias Ms. Leena Satyanarayan Chandak and she had released her share, title, interest in the plot no. 22 in favour of her brother Shri. Sandip



- Satyanarayan Chandak. She had executed Release Deed Dated 20/12/1993 for the same. By this Confirmation Deed she had confirmed the contents of the Release Deed, and the effect is given in the record of rights of plot no. 22, vide mutation entry no. 12795.
- r. On perusal of Sale Deed dated 26/10/2010 which is registered in the office of Sub-Registrar, Haveli 1 at Sr. No. 9716, it appears that Shri. Sandip Satyanarayan Chandak through his Power of Attorney holder Mr. Satyanarayan Radhakrishan Chandak had sold the Plot no.22, admeasuring about 352 sq. mtrs. out private layout of S. no. 37 1/1, Baner to B.D. Pasalkar Associates. Accordingly name of B.D. Pasalkar Associates is recorded in revenue recorded as per mutation entry No. 17666.
- s. On perusal of Sale Deed dated 28/6/2012 which was registered in the office of Sub Registrar, Haveli No. 15 at Sr. No. 5440, it appears that Meridian Joint Venture has purchased Plot no. 22, admeasuring about 352 Sq. mtrs., out of Private Layout of Survey No. 37 Hissa No. 1/1 Baner, which is numbered as S. No. 37/1/1 Baner. Name of Meridian Joint Venture is recorded in record of rights vide mutation entry no.20085.
- t. On perusal of mutation entry no. 10726, it appears that, Shri. Anil Nemichand Bafana and Shri. Dilip Nemichand Bafana Shri. Rajendra Nemichand Bafana, Shri. Pradip Nemichand Bafana, Shri. Ramesh Champalal Kankaria, Shri. Vijay Pannalal Takia, Shri. Sudarshan Zumberlal Bafana, Shri. Ramesh Ghevarchand Mutha through their Power of attorney holder Shri. Anil Nemichand Bafana had sold Plot no. 23, admeasuring 330 Sq. mtrs. out of the Private Layout of S. no. 37 1/1, Baner, to Mrs. Shobha Sanjay Pitale, vide Sale Deed dated 06/08/1991 at serial no. 2886/1998.
- u. On perusal of Sale Deed dated 10/04/2015 which was registered in the office of Sub Registrar, Haveli No. 15 at Sr. No. 3271, it appears that Meridian Joint Venture has purchased Plot no. 23, admeasuring about 330 Sq. mtrs., out of Private Layout of Survey No. 37 Hissa No. 1/1 Baner from Mrs. Shobha Sanjay Pitale. Name of Meridian Joint Venture is recorded in record of rights vide mutation entry no.20339.
- v. On perusal of Sale Deed dated 27/1/1994 which was registered with the office of Sub Registrar, Haveli no.4 at Sr. No.1167, it appears that, Shri. Anil Nemichand Bafana and Shri. Dilip Nemichand Bafana Shri.



Rajendra Nemichand Bafana, Shri. Pradip Nemichand Bafana, Shri. Ramesh Champalal Kankaria, Shri. Vijay Pannalal Takia, Shri. Sudarshan Zumberlal Bafana, Shri. Ramesh Ghevarchand Mutha through their Power of attorney holder Shri. Anil Nemichand Bafana had sold Plot No. 24, admeasuring about 330 sq.mtrs. out of the Private Layout of S. no. 37/1/1 to Mrs. Shilpa Avinash Shenolikar. Accordingly her name was recorded in the record of rights vide Mutation entry No. 14783. It appears from the Development Agreement dated 25/09/2006, which was registered in the office of Sub-Registrar Haveli 15, at Sr. No. 676, that Mrs. Shilpa Avinash Shenolikar has executed agreement to transfer Development rights in favour of Mrs. Sushma R. Kale, along with Power of Attorney dated 25/9/2006 in favour of Mrs. Sushma R. Kale which was registered in the office of Sub-Registrar Haveli 15, at Sr. No. 677. Further on perusal of Deed of Assignment or for Final transfer dated 8/12/2006 which was registered in the office of Sub-Registrar Haveli 19, at Sr. No. 8386, Mrs. Bansary Rajendra Modak has purchased the said land from Mrs. Shilpa Avinash Shinolikar through her power of attorney holder and Developer Mrs. Sushma R. Kale. And accordingly name of Mrs. Bansary Rajendra Modak was recorded in the record of rights vide Mutation Entry No. 18316.

w. On perusal of Sale Deed dated 18/02/2013 which was registered in the office of Sub-Registrar, Haveli No. 22 at Sr. No 182, it appears that Meridian Joint Venture has purchased Plot No. 24 admeasuring about 330 sq.mtrs. out of the Private Layout of S. no. 37/1/1, from Mrs. Bansary Rajendra Modak. And accordingly name of Meridian Joint Venture is recorded in revenue record as per mutation entry No. 20084.

x. On perusal of Sale Deed dated 01/09/1997 which was registered in the office of Sub-Registrar, Haveli No.4 at Sr. No. 5948, it appears that Shri. Dilip Nemichand Bafana for himself and as Power of attorney holder of Shri. Anil Nemichand Bafana and Shri. Rajendra Nemichand Bafana, Shri. Pradip Nemichand Bafana, Shri. Ramesh Champalal Kankaria, Shri. Vijay Pannalal Takia, Shri. Sudarshan Zumberlal Bafana and Shri. Ramesh Ghevarchand Mutha had sold Plot no. 25 admeasuring about 330 Sq. mtrs, out of the private layout of Survey No. 37, Hissa No. 1/1, to Mrs. Shakuntala Amolak Gugale, and



accordingly her name was entered into record of rights vide Mutation entry no. 9865. On perusal of mutation Entry No.13995 Mrs. Shakuntala Amalok Gugale died on 26/5/2004 leaving behind her legal heirs, Sons- Shri. Ashish Amalok Gugale, Shri. Abhay Amalok Gugale and her husband Shri. Amalok Gugale.

y. On perusal of Development Agreement dated 06/04/2006, which was registered in office of Sub Registrar Haveli no. 15, at serial no. 2261, it appears that Shri. Ashish Amalok Gugale, Shri. Abhay Amalok Gugale and Shri. Amalok Gugale had executed Development Agreement in favour of M/s Bafana Brothers through its partner Shri. Dilip Nemichand Bafana and had assigned the development rights of plot no. 25 in favour of M/s Bafana Brothers, along with the said Development Agreement Power of Attorney dated 07/04/2006 was also executed by Shri. Ashish Amalok Gugale, Shri. Abhay Amalok Gugale and Shri. Amalok Gugale in favour of M/s Bafana Brothers, which was registered in office of Sub Registrar Haveli no. 15 at serial no. No. 2262.

z. On perusal of Sale Deed dated 19/08/2015 which was registered in the office of Sub Registrar, Haveli No. 23 at Sr. No. 6709, it appears that Meridian Joint Venture has purchased Plot no. 25, admeasuring about 330 Sq. mtrs., out of Private Layout of Survey No. 37 Hissa No. 1/1 Baner from Shri. Ashish Amalok Gugale, Shri. Abhay Amalok Gugale and Shri. Amalok Gugale through their Power of Attorney holder Shri. Dilip Nemichand Bafana.

aa. On perusal of Sale Deed dated 23/12/1987 which was registered in the office of Sub Registrar Haveli no. 2 at Sr. No.3590, it appears Shri. Anil Nemichand Bafana, Shri. Dilip Nemichand Bafana, Shri. Rajendra Nemichand Bafana, and Shri. Pradeep Nemichand Bafana, had purchased Tarabai land bearing S. No. 37 Hissa No. 2/1 admeasuring about 3H 36 R and accordingly their names were recorded in revenue record vide mutation entry no. 3580.

bb. It appears from the documents made available at the time of finalization of this Title Opinion that there are eight Agreement to Sale, executed on stamp paper of Rs. 20/- details of which are as follows:-

i) Dilip Nemichand Bafana had executed Agreement to Sale dated 11/8/1995 in favour of Maneklal Bhandari for area admeasuring



about 4225 sq. mt. out of land bearing S. No. 37/2/1 Baner. Further Shri. Dilip Nemichand Bafana had executed another Agreement to Sale dated 18/11/1995 in favour of Shri. Jaiprakash Shroff for area admeasuring about 4225 sq. mtrs. out of land bearing S. No. 37/2/1 Baner.

ii) Shri Pradeep Nemichand Bafana had executed Agreement to Sale dated 12/12/1995 in favour of Shri. Maneklal Bhandari for area admeasuring about 4225 sq. mt. out of land bearing S. No. 37/2/1 Baner. Further Shri. Pradeep Nemichand Bafana had executed another Agreement to Sale dated 18/11/1995 in favour of Shri. Jaiprakash Shroff for area admeasuring about 4225 sq. mtrs. out of land bearing S. No. 37/2/1 Baner.

iii) Shri. Anil Nemichand Bafana had executed Agreement to Sale dated 11/8/1995 in favour of Shri. Maneklal Bhandari for area admeasuring about 4225 sq. mtrs. out of land bearing S. No. 37/2/1 Baner. Further Shri. Anil Nemichand Bafana had executed another Agreement to Sale dated 18/11/1995 in favour of Shri. Jaiprakash Shroff for area admeasuring about 4225 sq. mtrs. out of land bearing S. No. 37/2/1 Baner.

iv) Shri. Rajendra Nemichand Bafana had executed Agreement to Sale dated 12/12/1995 in favour of Shri. Maneklal Bhandari for area admeasuring about 4225 sq. mt. out of land bearing S. No. 37/2/1 Baner. Further Shri. Rajendra Nemichand Bafana has executed another Agreement to Sale dated 18/11/1995 in favour of Shri. Jaiprakash Shroff for area admeasuring about 4225 sq. mtrs. out of land bearing S. No. 37/2/1 Baner.

cc. On perusal of record it appears that Shri. Jaiprakash Shroff & Shri. Maneklal Bhandari have prepared private layout of land bearing S.no. 37/2/1 Baner with consent of Shri. Anil Nemichand Bafana, Shri. Dilip Nemichand Bafana, Shri. Rajendra Nemichand Bafana, Shri. Pradeep Nemichand Bafana. It appears from record that Shri. Shri. Anil Nemichand Bafana, Shri. Dilip Nemichand Bafana, Shri. Rajendra Nemichand Bafana and Shri. Pradeep Nemichand Bafana had sold the so prepared plots to different persons, with the consent of Shri. Jayprakash Shroff and Shri. Maneklal Bhandari.

dd. On perusal of Development Agreement 01/08/2005, which was registered in the office of Sub Registrar Haveli no.15, at serial no.



5042, it appears that, Shri. Anil Nemichand Bafna , Shri. Dilip Nemichand Bafna, Shri. Rajendra Nemichand Bafna, Shri. Pradeep Nemichand Bafana had executed Development Agreement in favour of M/s Ruby Associates for the remaining unsold portion admeasuring 3465.81 sq. mtrs. out of said private layout Shri. Anil Nemichand Bafana, Shri. Dilip Nemichand Bafana, Shri. Rajendra Nemichand Bafana, and Shri. Pradeep Nemichand Bafana had also executed Power of Attorney in favour of M/s Ruby Associates which was registered with the office of Sub Registrar Haveli No. 15 at Serial No. 5043/2005.

ee. On perusal of Sale Deed dated 14/08/2015, which was registered in the office of Sub Registrar Haveli no. 23, at serial no. 6595, it appears that, Meridian had purchased portion of land admeasuring about 670 sq. mtrs. out of the said unsold portion of land 3465.81 sq. mtrs out of S. No. 37 Hissa No. 2/1 Baner from Shri. Anil Nemichand Bafana Shri. Dilip Nemichand Bafana, Shri. Rajendra Nemichand Bafana, Shri. Pradeep Nemichand Bafana through their Power of attorney holder Shri. Jaiprakash Shroff & Shri. Rajnesh Maneklal Bhandari partner of M/s Ruby Associates, and accordingly name of Meridian is recorded in record of rights vide mutation entry No. 20612.

ff. In view of the above discussion, it reveals that the Said AOP, became owner of Said Property admeasuring about 1854 sq. mtrs. well described in paragraph no. c.

gg. It reveals from the record made available at the time of finalizing this Title Opinion that, subsequently amalgamation was carried out by the Said Joint Venture with respect to the Said Land and after amalgamation, subdivision of the amalgamated area was carried out. After sub-division the Said Property was considered as plot no.2, which is mentioned in sanction layout plan dated 08/12/2016, vide layout no. 2813.

hh. On perusal of copy of Mortgage Deed dated 15/11/2016 executed in favour of The Saraswat Co-operative Bank Ltd. SME Branch, Mula Road, Sangamwadi Pune, which was registered in office of Sub registrar Haveli no. 15 at serial no. 8100/2016, it appears that loan is obtained by the Said AOP. It is informed by the AOP, that they obtain separate NOC for every unit from The Saraswat Co-operative Bank Ltd, before transfer of that unit to proposed purchaser.



F. PUBLIC NOTICE

- i) It appears from the record that, Public Notice was given by Advocate Surekha Kinkar in daily newspaper "Sakal" dated 25/02/2011, for area admeasuring 00H. 80 Ares. Date of the public notice was wrongly mentioned as 22/02/2010 and area of Plot no. 17 and 18 was wrongly mentioned and therefore Corrigendum Notice was published in daily newspaper "Sakal" issue dated 04/03/2011. Similar public notice and Corrigendum Notice was published in Times of India dated 25/02/2011 and 04/03/2011 respectively.
- ii) Public notice was given by Advocate Surekha Kinkar in daily newspaper "Sakal" which was published in the issue dated 22/10/2011 with respect to Private Plot No.16. And Public was notice published in "Times Nation" dated 22/10/2011.
- iii) Public notice was given by Advocate Surekha Kinkar in daily newspaper "Prabhat" dated 17/7/2012 with respect to private Plot No. 15, Private Plot no. 17 and 18.
- iv) Public notice dated 31/05/2012 was given by Advocate Surekha Kinkar in daily newspaper "Prabhat" with respect to Private Plot no. 21, Plot no. 22.
- v) Public notice dated 26/01/2013 was given by Advocate Surekha Kinkar in daily newspaper "Prabhat" with respect to Private Plot no. 24.
- vi) Public notice dated 02/12/2016 was given by Advocate Surekha Kinkar in daily newspaper "Prabhat" which was published with respect to Private Plot no. 23 and 25.
- vii) Public notice dated 01/09/2016 was given by Advocate Surekha Kinkar in daily newspaper "Prabhat" with respect to Survey No. 37 Hisse No. 2/1 Baner.

G. SEARCH:

In this matter search I have taken search from 1987 to till date and while taking the search, I have gone through register of Index-II maintain by Sub-Registrar Office, with respect to the Said Lands, and I did not come across with any entry creating any third party interest/

Mrs. Pallavi Kulkarni

Advocate

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charge/ encumbrance in respect of the said lands, or any entry affecting marketability of title of the Said Lands in any manner.

H. OPINION :

On perusal of the documents mentioned above and on the basis of the instructions of my client said AOP, I have reached at a conclusion that the Said Joint Venture Meridian has clear and marketable title with respect to the Said Property.

Accordingly this Title Opinion.

Dated – 10/11/2017.

Advocate Pallavi Kulkarni

Adv. PALLAVI KULKARNI

Reg. No. Mah/1307/1991

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