

No. CMP/10/2021

Date : 17th June 2021

SEARCH AND TITLE REPORT

I. INTRODUCTION

(A) All that piece and parcel of land bearing S. No. 9 to 14 Hissa No. 1/33 area admeasuring 0 H 79 Ars (i.e. 7900 sq.mtrs), assessed for land revenue at Rs. 4=80 paise situate at Village Mundhwa within PMC limits, Dist : Pune and name of owner as per the 7 x 12 extract is Pinni 4 Co-operative Housing Society Limited and the name of purchaser is M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal.

(B) A total 30 year's Search of this property comprising for the period 1992 to 2001 was carried at the Office of Sub Registrar, Haveli No. 3 and for the period from 2002 to 31/1/2021 search was conducted of on-line entries available on the web-site of *igr.maharashtra.gov*. Also, few xerox copies of documents pertaining to the subject property have been perused.

II. DEVOLUTION OF TITLE WITHIN LAST 30 YEARS

(A) (i) As could be ascertained from the documents produced, the lands comprising S. No. 9 to S. No. 14 total area 225 Acres 23 Gunthas situate at Village Mundhwa within PMC limits, (then within grampanchyat limits, Tal : Haveli), Dist : Pune were, in the year around 1968-69, sub-divided into two parts - first S. No. 9 to 14/1 area 135 Acres 23 Gunthas which continued with the entry 'for drainage', and the other S. No. 9 to 14/2 area 90 Acres 00 Gunthas was recorded with the entry 'for revenue department' as seen in M. E. No. 2858 dated 4/10/1968. (ii) Upon implementation of Metric system, the area of the lands came to be converted in hectare and are and the revenue assessment in rupees and paise vide M. E. No. 3083 dated 30/1/1971.

(B) (i) It is further found that in the year around 1975-76, the land S. No. 9 to 14/2 was further sub-divided and a new S. No. 9 to 14/2/1 area 0 H 89 Ars was created vide M. E. No. 4200 dated 26/6/1989. (ii) Subsequently, the Collector, Pune vide Order No. PML/1042-4 dated 11/7/1989 allotted an area of 80 Ars (i.e. two acres) each of the 70 families belonging to Notified Tribes out of the lands S. No. 9 to 14/1 and S. No. 9 to 14/2/1. The allotment of the land has been on 'New Tenure'. (iii) Thereafter, under the order from Collector, Pune bearing No. 398/4 dated 16/2/1993 the area allotted to each of the family came to be reduced as 79 Ars instead of the earlier of 80 Ars. (iv) The said allotment of land with the final area of 79 Ars was duly recorded vide M. E. No. 4662 dated 3/8/1993.

(C) (i) It is stated that under the above-quoted orders from the Collector, Pune the following pieces of lands were allotted to the under-mentioned persons on 'New Term' restrictions and their respective names were duly recorded on the 7 x 12 extract vide M. E. No. 4662 dated 3/8/1993. (ii) Possession of the said respective piece of land was given to the concerned land-owner on 9/8/1989 by the Circle Officer, Yerwada. (iii) Accordingly the land bearing S. No. 9 to 14 Hissa No. 1/33 area admeasuring 0 Hectare 79 Ares was allotted to Shri Balu Gangaram Jadhav on 'New Undivided Tenure' and subject to the terms and conditions mentioned in the said order dated 11/07/1989 and the same was recorded on the 7/12 extract vide Mutation Entry No. 4662 dated 03/08/1993.

W. Jadhav

(D) The said Allottee-owner Shri Balu Gangaram Jadhav expired on 11/03/1988 leaving behind him Smt. Sakhubai (widow), Shri Suresh, Shri Santosh, Shri Pandurang, Shri Satish (four sons), Mrs. Mirabai Machhindra Gaikwad, Mrs. Savita Kundan Gagde (two married daughters) as the only legal heirs and their names were entered on the 7 x 12 extract vide Mutation Entry No. 7377 dated 06/09/2001.

(E) (i) Thereafter, the aforesaid co-owners Smt. Sakhubai Balu Jadhav, Shri. Suresh Balu Jadhav, Shri. Santosh Balu Jadhav, Shri. Pandurang Balu Jadhav, Smt. Lilabai Pandurang Jadhav, Shri. Satish Balu Jadhav, Sau. Mirabai Machhindra Gaikwad, Sau. Savita Kundan Gagde granted the development rights of the said land to Panasia Constructions through Partner Shri Anandram Dagaduram Mutha. (ii) The Owners executed Power of Attorney dated 05/09/2000 duly registered at the Office of the Sub-Registrar Haveli No. 3 at Serial No. 237/2000 in favour of Shri. Anandram Dagaduram Mutha and Shri. Rajendra Uttamchand Dugad. (iii) Subsequently, the said developer Panasia Constructions through Partner Shri. Rajendra Uttamchand Dugad for self and as duly constituted attorney of the landowners assigned their development rights of the said land in favour of Intel Shelters Private Limited through Directors Shri. Aniruddha Uttam Seolekar and Shri. Anandram Dagaduram Mutha.

(F) As per Order of the Commissioner, Pune bearing No. Mah-2/ Jamin/ Pune/CR/4800 dated 13/01/2005 granted permission to sale/transfer/convey the captioned property to Pinni Co-operative Housing Society Ltd. subject to terms and conditions mentioned therein. Some of the essential terms and conditions are as under :

- (i) The holder of the said Property shall deposit an amount of Rs. 8,72,160/- along-with interest of Rs. 98/- amounting to 75% amount of unearned income and occupancy charges before the sale and transfer of the said Property;
- (ii) The said Property will be held by the purchaser on occupancy class II basis and shall use the same for non-agricultural purpose;
- (iii) The Purchaser shall not sale the said Property without prior permission of the Commissioner/Government and on obtaining such permission shall pay an appropriate amount towards unearned profits.
- (iv) Permission to sale non agricultural land cannot be construed that non agricultural use of the said land has been permitted however the same is subject to permission of the Town Planning and Pune Municipal Corporation.

(G) (i) In terms of the aforesaid Order dated 13/01/2005, the said 1. Smt. Sakhubai Balu Jadhav, 2. Shri. Suresh Balu Jadhav, 3. Shri. Santosh Balu Jadhav, 4. Shri. Pandurang Balu Jadhav, 5. Shri. Satish Balu Jadhav, 6. Sau. Mirabai Macchindra Gaikwad & 7. Sau. Savita Kundan Gagde through POA holder Shri. Anandram Dagaduram Mutha alongwith Panasia Constructions through Partner Shri. Anandram Dagaduram Mutha as the Consenting Party No. 1 AND Intel Shelters Private Limited through Directors Shri. Aniruddha Uttam Seolekar as the Consenting Party No. 2 sold /transferred the land bearing S. Nos. 9 to 14, Hissa No. 1/33, area admeasuring 0 Hectare 79 Ares to Pinni Co-operative Housing Society Limited (Purchaser) vide a Sale Deed dated 04/02/2005 duly registered at the Office of the Sub-Registrar Haveli No. 6 at Serial No. 726/2005 on the 07/02/2005. (ii) Name of purchaser came to be entered on the 7 x 12 extract vide Mutation Entry No. 8320 dated 17/02/2005. (iii) Reading of the Sale Deed dated 04/02/2005 registration No. 726/2005 at Sub-Registrar Haveli No. 6 makes it clear that even after the said sale transaction, the rights and interests of M/s Intel Shelters Private Limited (Consenting Party No. 2) as the Developer shall remain intact and fully operative and the

W. L. ...

Purchaser viz M/s Pinni Co-operative Housing Society Limited shall be bound by the said stipulation (Refer Para No. 6 of the said Sale Deed). (iv) It is further found that the name of Intel Shelters Private Limited came to be changed as 'Oxford Shelters Private Limited' under Fresh Certificate of Incorporation No. U45202PN2001PTC016030 dated 05/03/2010 from Registrar of Companies, Maharashtra State, Pune.

(H) Thereafter, Smt. Sakhubai Balu Jadhav and others *all in person* have executed a Confirmation deed dated 01/10/2007 Regn no. 7945/2007 at Sub Registrar, Haveli No. 10 to confirm the earlier Sale Deed dated 04/02/2005 duly registered at the Office of the Sub-Registrar Haveli No. 6 at Serial No. 726/2005 on the 07/02/2005. (ii) Subsequently, vide M. E. No. 9233 dated 04/7/2007 the personal names of chairman and of secretary of the said Society came to be deleted from 7 x 12 extract.

(I) (i) The said Pinni Co-operative Housing Society Limited (along-with adjoining Sharad Co-operative Housing Society Limited holding the land S. No. 9 to 14 Hissa No. 1/34) obtained non-agricultural permission from the Collector, Pune vide its Order No. PMN/NA/SR/331/2012 dated 10/05/2013 for the land admeasuring 15419.60 sq. mtrs. out of S. Nos. 9 to 14, Hissa No. 1/33 and S. No. 9 to 14, Hissa No. 1/34 after deducting an area admeasuring 380.40 sq. mtrs earmarked for road subject to terms and conditions mentioned therein. (ii) Accordingly the remark of Non Agricultural use has been recorded in the other right column of the 7/12 extract vide Mutation Entry No. 12192 dated 01/07/2013. (iii) It is seen that the Pune Municipal Corporation has sanctioned a building layout in respect of the land bearing S. No. 9 to 14, Plot No. 1/33 (and also Plot No. 1/34) vide Commencement Certificate bearing No. 0278/19 dated 14/05/2019. (iv) It is clear that the present land Hissa No. 1/33 and Hissa No. 1/34 have been amalgamated and NAA order has been issued by the Collector, Pune jointly for both the lands. The development charges are also paid for both the hissa numbers i.e. 1/33 and No. 1/34. (v) Therefore, developmental activity of Hissa No. 1/33 shall have to be carried with Hissa No. 1/34.

(J) (i) From reading of Mutation Entry No. 12590 dated 04/06/2014 it is found that the Deputy Registrar of Co-operative Societies, Pune City (4) Pune vide its Order dated 22/05/2014 bearing No. Uni (4) 427 / Gruha / Pinni Vibhajan / Ka/17/Adesh/2014 subdivided the Pinni Co-operative Housing Society Limited into 7 sub societies. (ii) Accordingly, properties held by the said society were also divided into such 7 sub societies and the captioned property came to be allotted in the name of Pinni 4 Co-operative Housing Society Limited which is a registered society under Registration No. PNA/PNA(4)/HSG/(TC)/15739/2014-15 dated 22/05/2014. (iii) The effect of the same has been duly given to the 7/12 extract vide Mutation Entry No. 12590 dated 04/06/2014.

(K) (i) M/s Pinni 4 Co-operative Housing Society Limited (Vendor) + M/s Oxford Shelters Private Limited (Consenting Party) agreed to sell and transfer the said land bearing S. No. 9 to 14 Hissa No. 1/33 area admeasuring 0 H 79 Ars (i.e. 7900 sq.mtrs) to M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal (Purchaser). (ii) An Agreement to Sale dated 31/3/2021 Regn No. 5006/2021 at Sub Registrar, Haveli No. 1 came to be registered on 15/4/2021.

(L) (i) Thereafter, M/s Pinni 4 Co-operative Housing Society Limited applied to Collector, Pune for conversion of its holding from Class II to Class I. (ii) The Collector, Pune held inquiry and ordered the said Society about payment of conversion premium of Rs. 2,10,33,750/- which has been duly paid and tendered on 16/3/2021. (iii) Consequently, the Collector, Pune issued



Order No. PML/Class-I Rupantar/SR/10/2021 dated 31/3/2021 ordering conversion of the said land from Class II to Class I holder.

(M) (i) Subsequently, M/s Pinni 4 Co-operative Housing Society Limited (Vendor) + M/s Oxford Shelters Private Limited (Consenting Party) sold and transferred the said land bearing S. No. 9 to 14 Hissa No. 1/33 area admeasuring 0 H 79 Ars (i.e. 7900 sq.mtrs) to M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal (Purchaser) vide registered Sale Deed dated 11/6/2021 Regn No. 6989/2021 at Sub Registrar, Haveli No. 1. (ii) A General Power of Attorney dated 11/6/2021 Regn No. 6991/2021 at Sub Registrar, Haveli No. 1 has also been executed in favour of the Purchaser. (iii) Name of the purchaser is yet to be entered on the 7 x 12 extract by appropriate mutation entry.

(N) As per Zone Certificate No. 2360 dated 12/1/2021 issued by Pune Municipal Corporation the lands S. No. 9 to 14 of Village falls in residential zone with 24 meter wide R. P. road passing through it.

(O) The Xerox copies of the following documents have been perused :-

- (i) 7 x 12 extracts of the land S. No. 9 to 14 Hissa No. 1 for the period from 1964-65 to 1973-74 and from 1975-76 to 1985-1986;
- (ii) 7 x 12 extracts of the land S. No. 9 to 14 Hissa No. 1/33 for the period from 1993-94 to 2016-2017;
- (iii) Extracts of Mutation Entry No. 2858, 3083, 4200, 4662, 7377, 8320, 9233, 12192 and 12590;
- (iv) Power of Attorney dated 05/09/2000 duly registered at the Office of the Sub-Registrar Haveli No. 3 at Serial No. 237/2000 in favour of Shri. Anandram Dagaduram Mutha and Shri. Rajendra Uttamchand Dugad;
- (v) Order No. Mah-2/ Jamin/ Pune/CR/4800 dated 13/01/2005 issued by the Commissioner, Pune;
- (vi) Sale Deed dated 04/02/2005 duly registered at the Office of the Sub-Registrar Haveli No. 6 at Serial No. 726/2005 favouring Pinni Co-operative Housing Society Limited (Purchaser);
- (vii) Confirmation deed dated 01/10/2007 Regn no. 7945/2007 at Sub Registrar, Haveli No. 10 by Smt. Sakhubai Balu Jadhav and others *all in person*;
- (viii) Fresh Certificate of Incorporation No. U45202PN2001PTC016030 dated 05/03/2010 from Registrar of Companies, Maharashtra State, Pune about change of name of 'Oxford Shelters Private Limited';
- (ix) NAA Order No. PMN/NA/SR/331/2012 dated 10/05/2013 issued by Collector, Pune;
- (x) Commencement Certificate bearing No. 0278/19 dated 14/05/2019 from PMC;
- (xi) Zone Certificate No. 2360 dated 12/1/2021 issued by PMC;
- (xii) Registration Certificate No. PNA/PNA(4)/HSG/(TC)/15739/2014-15 dated 22/05/2014 in the name of 'Pinni 4 Co-operative Housing Society Limited';
- (xiii) Agreement to Sale dated 31/3/2021 Regn No. 5006/2021 at Sub Registrar, Haveli No. 1;
- (xiv) Order No. PML/Class-I Rupantar/SR/10/2021 dated 31/3/2021 issued by Collector, Pune;
- (xv) Sale Deed dated 11/6/2021 Regn No. 6989/2021 at Sub Registrar, Haveli No. 1;

U.D. Abhyankar

(xvi) General Power of Attorney dated 11/6/2021 Regn No. 6991/2021 at Sub Registrar, Haveli No. 1.

III. PERMISSIONS/NOCs/DOCUMENTS REQUIRED

Name of the purchaser - M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal be got entered on the 7 x 12 extract by appropriate mutation entry.

IV. ENCUMBRANCES

A total 30 year's Search of this property comprising (i) for the period 1992 to 2001 at Haveli No. 3 all the registers excepting for 1995 to 1999 were available with the registers for the years 1992, 1993, 1994, 2000 and 2001 are having some loose sheets and (ii) for the period 2002 to 31/1/2021, the on-line computer service on the web-site gr.maharashtra.gov is available. In the available registers/on-line entries, no encumbrance was found recorded.

V. CONCLUSION/CERTIFICATE

From the fore-goings I am of the opinion that based on the copies of the documents produced and subject to the compliance of remark stated in Item No. III hereinbefore :-

- (a) The present purchaser-owner i.e. M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal is having clear and marketable title to the subject landed property;
- (b) Further, subject to the availability of the Index II registers, there is no encumbrance found recorded.
- (c) And accordingly, this Report is issued.



(V.D.ABHYANKAR)
Advocate

No. CMP/10/2021

No. CMP/11/2021

Date : 17th June 2021

SEARCH AND TITLE REPORT

I. INTRODUCTION

(A) All that piece and parcel of land bearing S. No. 9 to 14 Hissa No. 1/34 area admeasuring 0 H 79 Ars (i.e. 7900 sq.mtrs), assessed for land revenue at Rs. 4=80 paise situate at Village Mundhwa within PMC limits, Dist : Pune and name of owner as per the 7 x 12 extract is Sharad I Co-operative Housing Society Limited and the name of purchaser is M/s Unique Choice Associates I.L.P through its Partner Shri Abhishek Raj Agarwal.

(B) A total 30 year's Search of this property comprising for the period 1992 to 2001 was carried at the Office of Sub Registrar, Haveli No. 3 and for the period from 2002 to 31/1/2021 search was conducted of on-line entries available on the web-site of *igr.maharashtra.gov*. Also, few xerox copies of documents pertaining to the subject property have been perused.

II. DEVOLUTION OF TITLE WITHIN LAST 30 YEARS

(A) (i) As could be ascertained from the documents produced, the lands comprising S. No. 9 to S. No. 14 total area 225 Acres 23 Gunthas situate at Village Mundhwa within PMC limits, (then within grampanchayat limits, Tal : Haveli), Dist : Pune were, in the year around 1968-69, sub-divided into two parts - first S. No. 9 to 14/1 area 135 Acres 23 Gunthas which continued with the entry 'for drainage', and the other S. No. 9 to 14/2 area 90 Acres 00 Gunthas was recorded with the entry 'for revenue department' as seen in M. E. No. 2858 dated 4/10/1968. (ii) Upon implementation of Metric system, the area of the lands came to be converted in hectare and are and the revenue assessment in rupees and paise vide M. E. No. 3083 dated 30/1/1971.

(B) (i) It is further found that in the year around 1975-76, the land S. No. 9 to 14/2 was further sub-divided and a new S. No. 9 to 14/2/1 area 0 H 89 Ars was created vide M. E. No. 4200 dated 26/6/1989. (ii) Subsequently, the Collector, Pune vide Order No. PML/1042-4 dated 11/7/1989 allotted an area of 80 Ars (i.e. two acres) each of the 70 families belonging to Notified Tribes out of the lands S. No. 9 to 14/1 and S. No. 9 to 14/2/1. The allotment of the land has been on 'New Tenure'. (iii) Thereafter, under the order from Collector, Pune bearing No. 398/4 dated 16/2/1993 the area allotted to each of the family came to be reduced as 79 Ars instead of the earlier of 80 Ars. (iv) The said allotment of land with the final area of 79 Ars was duly recorded vide M. E. No. 4662 dated 3/8/1993.

(C) (i) It is stated that under the above-quoted orders from the Collector, Pune the following pieces of lands were allotted to the under-mentioned persons on 'New Term' restrictions and their respective names were duly recorded on the 7 x 12 extract vide M. E. No. 4662 dated 3/8/1993. (ii) Possession of the said respective piece of land was given to the concerned land-owner on 9/8/1989 by the Circle Officer, Yerwada. (iii) Accordingly the land bearing S. No. 9 to 14 Hissa No. 1/33 area admeasuring 0 Hectare 79 Ares was allotted to Shri Namdev Gangaram Jadhav on 'New Undivided Tenure' and subject to the terms and conditions mentioned in the said order dated 11/07/1989 and the same was recorded on the 7/12 extract vide Mutation Entry No. 4662 dated 03/08/1993.



(D) (i) The said Shri Namdev Gangaram Jadhav obtained permission from the Divisional Commissioner, Pune vide Order bearing No. Mah-2/Jamin/Pune/CR/5646 dated 03/12/2007 to sell/transfer/convey the said land to M/s Sharad Sahakari Gruhrachana Sanstha Ltd. subject to terms and conditions mentioned therein. (ii) Pursuant to the aforesaid Order dated 03/12/2007, the said Shri Namdev Gangaram Jadhav, Mrs. Sundarabai Namdev Jadhav, Ms. Pushpa Namdev Jadhav, Mrs. Nanda Suresh Gaikwad, Shri Ashok Namdev Jadhav, Mrs. Renuka Ashok Jadhav, Shri Rajendra Namdev Jadhav and Mrs. Lata Rajendra Jadhav (Land-owners) and M/s Hritik Technologies and Realty Private Limited (Consenting Party) sold and transferred the land bearing S. Nos. 9 to 14 Hissa No. 1/34 area admeasuring 0 Hectare 79 Ares to M/s Sharad Sahakari Gruhrachana Sanstha Ltd (Purchaser) vide registered Sale Deed dated 01/1/2008 Regn No. 59/2008 at Sub-Registrar Haveli No. 11. (iii) Name of purchaser was duly entered on the 7/12 extract vide Mutation Entry No. 9471 dated 03/1/2008. (iv) Copy of challan of payment of Rs. 14,81,250=00 towards 75% Nazrana is annexed to the sale deed. (v) 'M/s Sharad Sahakari Gruhrachana Sanstha Ltd' is duly registered having registration No. PNA/ PNA(4) /HSG/ (T.O.) /1226/2007-08 dated 09/7/2007.

(E) Reading of the Sale Deed dated 01/1/2008 Regn No. 59/2008 at Sub-Registrar Haveli No. 11 makes it clear that even after the said sale transaction, the rights and interests of M/s Hritik Technologies and Realty Private Limited (Consenting Party) as the Developer shall remain intact and fully operative and the Purchaser viz M/s Sharad Sahakari Gruhrachana Sanstha Ltd shall be bound by the said stipulation (Para No. 18).

(F) (i) The said Sharad Co-operative Housing Society Limited (along-with adjoining Pinni Co-operative Housing Society Limited holding the land S. No. 9 to 14 Hissa No. 1/33) obtained non-agricultural permission from the Collector, Pune vide its Order No. PMN/NA/SR/331/2012 dated 10/05/2013 for the land admeasuring 15419.60 sq. mtrs. out of S. Nos. 9 to 14, Hissa No. 1/33 and S. No. 9 to 14, Hissa No. 1/34 after deducting an area admeasuring 380.40 sq. mtrs earmarked for road subject to terms and conditions mentioned therein. (ii) Accordingly the remark of Non Agricultural use has been recorded in the other right column of the 7/12 extract vide Mutation Entry No. 12192 dated 01/07/2013. (iii) It is seen that the Pune Municipal Corporation has sanctioned a building layout in respect of the land bearing S. No. 9 to 14, Plot No. 1/34 (and also Plot No. 1/33) vide Commencement Certificate bearing No. 0278/19 dated 14/05/2019. (iv) It is clear that the present land Hissa No. 1/34 and Hissa No. 1/33 have been amalgamated and NAA order has been issued by the Collector, Pune jointly for both the lands. The development charges are also paid for both the hissa numbers i.e. 1/34 and No. 1/33. (v) Therefore, developmental activity of Hissa No. 1/34 shall have to be carried with Hissa No. 1/33.

(G) (i) From reading of Mutation Entry No. 12591 dated 04/6/2014 it is clear that the Deputy Registrar of Co-operative Societies, Pune City vide its Order dated 22/05/2014 bearing No. Uni(4)/Gruha/Sharad/Vibhajan/Ka17/Adesh/2014 sub-divided the former Sharad Co-operative Housing Society Limited into four distinct co-operative societies viz (1) M/s Sharad 1 Co-operative Housing Society Limited, (2) M/s Sharad 2 Co-operative Housing Society Limited, (3) M/s Sharad 3 Co-operative Housing Society Limited and (4) M/s Sharad 4 Co-operative Housing Society Limited. (ii) In terms thereof, the immoveable properties held by the former Sharad Co-operative Housing Society Limited were also divided into the said four co-operative societies. (iii) It is seen that the present property came to be allotted in the name of 'M/s Sharad 1 Co-operative Housing Society Limited' bearing Registration No. PNA/PNA(4)/HSG/ (TC)/ 15734/2014-15 dated 22/05/2014 and the effect of the same has been duly given to the 7/12 extract vide Mutation Entry No. 12591 dated 04/06/2014.

Ukran

(H) (i) M/s Hritik Technologies and Realty Private Limited, Mumbai 400051 PLUS M/s Ekta World Pvt Ltd (Mortgagors) had mortgaged the said land S. No. 9 to 14 Hissa No. 1/34 to M/s Piramal Trusteeship Services Pvt Ltd (Mortgagee) by executing registered Deed of Mortgage dated 11/9/2018 Regn No. 4828/2018 at Sub Registrar, Haveli No. 15. (ii) M/s Piramal Trusteeship Services Pvt Ltd (Mortgagee) gave its 'No Objection Certificate' dated 25/3/2021 to M/s Hritik Technologies and Realty Private Limited, Mumbai 400051 subject to the condition that the balance amount shown therein is credited by the Purchaser in a particular account viz M/s Hritik Technologies and Realty Private Limited - 5020004921652 with HDFC Bank, Kalanagar Branch by the purchaser. (iii) After repayment of the said loan, M/s Piramal Trusteeship Services Pvt Ltd (Mortgagee) has executed a registered Deed of Re-conveyance dated 01/6/2021 Regn No. 9669/2021 at Sub Registrar, Haveli No. 23.

(I) (i) M/s Sharad 1 Co-operative Housing Society Limited (Vendor) - M/s Hritik Technologies and Realty Private Limited (Consenting Party) agreed to sell and transfer the said land bearing S. No. 9 to 14 Hissa No. 1/34 area admeasuring 0 H 79 Ars (i.e. 7900 sq.mtrs) to M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal (Purchaser). (ii) An Agreement to Sale dated 31/3/2021 Regn No. 5007/2021 at Sub Registrar, Haveli No. 1 came to be registered on 15/4/2021.

(J) (i) Thereafter, M/s Sharad 1 Co-operative Housing Society Limited applied to Collector, Pune for conversion of its holding from Class II to Class I. (ii) The Collector, Pune held inquiry and ordered the said Society about payment of conversion premium of Rs. 2,10,33,750/- which has been duly paid and rendered on 24/03/2021. (iii) Consequently, the Collector, Pune issued Order No. PML/Class-I Rupantar/SR/11/2021 dated 31/3/2021 ordering conversion of the said land from Class II to Class I holder.

(K) (i) Subsequently, M/s Sharad 1 Co-operative Housing Society Limited (Vendor) - M/s Hritik Technologies and Realty Private Limited (Consenting Party) sold and transferred the said land bearing S. No. 9 to 14 Hissa No. 1/34 area admeasuring 0 H 79 Ars (i.e. 7900 sq.mtrs) to M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal (Purchaser) vide registered Sale Deed dated 11/6/2021 Regn No. 6988/2021 at Sub Registrar, Haveli No. 1. (ii) A General Power of Attorney dated 11/6/2021 Regn No. 6990/2021 at Sub Registrar, Haveli No. 1 has also been executed in favour of the Purchaser. (iii) Name of the purchaser is yet to be entered on the 7 x 12 extract by appropriate mutation entry.

(L) As per Zone Certificate No. 2360 dated 12/1/2021 issued by Pune Municipal Corporation the lands S. No. 9 to 14 of Village falls in residential zone with 24 meter wide R. P. road passing through its.

(M) The Xerox copies of the following documents have been perused :-

- (i) 7 x 12 extracts of the land S. No. 9 to 14 Hissa No. 1 for the period from 1964-65 to 1973-74 and from 1975-76 to 1985-1986;
- (ii) 7 x 12 extracts of the land S. No. 9 to 14 Hissa No. 1/34 for the period from 1993-94 to 2016-2017;
- (iii) Extracts of Mutation Entry No. 2858, 3083, 4200, 4662, 9471, 12192 and 12591;
- (iv) Order No. Mah-2/ Jamin/ Pune/CR/4800 dated 13/01/2005 issued by the Commissioner, Pune;
- (v) Sale Deed dated 01/1/2008 Regn No. 59/2008 at Sub-Registrar Haveli No. 11;

W.D. Abhyankar

- (vi) NAA Order No. PMN/NA/SR/331/2012 dated 10/05/2013 issued by Collector, Pune;
- (vii) Commencement Certificate bearing No. 0278/19 dated 14/05/2019 from PMC;
- (viii) Zone Certificate No. 2360 dated 12/1/2021 issued by PMC;
- (ix) Registration Certificate No. PNA/PNA(4)/HSG/ (TC)/ 15734/2014-15 dated 22/05/2014 in the name of 'M/s Sharad I Co-operative Housing Society Limited';
- (x) 'No Objection Certificate' dated 25/3/2021 issued by M/s Piramal Trusteeship Services Pvt Ltd (Mortgagee);
- (xi) Deed of Re-conveyance dated 01/6/2021 Regn No. 9669/2021 at Sub Registrar, Haveli No. 23;
- (xii) Agreement to Sale dated 31/3/2021 Regn No. 5007/2021 at Sub Registrar, Haveli No. 1;
- (xiii) Order No. PML/Class-I Rupantar/SR/11/2021 dated 31/3/2021 issued by Collector, Pune;
- (xiv) Sale Deed dated 11/6/2021 Regn No. 6988/2021 at Sub Registrar, Haveli No. 1;
- (xv) General Power of Attorney dated 11/6/2021 Regn No. 6990/2021 at Sub Registrar, Haveli No. 1.

III. PERMISSIONS/NOCs/DOCUMENTS REQUIRED

Name of the purchaser - M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal be got entered on the 7 x 12 extract by appropriate mutation entry.

IV. ENCUMBRANCES

A total 30 year's Search of this property comprising (i) for the period 1992 to 2001 at Haveli No. 3 all the registers excepting for 1995 to 1999 were available with the registers for the years 1992, 1993, 1994, 2000 and 2001 are having some loose sheets and (ii) for the period 2002 to 31/1/2021, the on-line computer service on the web-site igr.maharashtra.gov is available. In the available registers/on-line entries, no encumbrance was found recorded.

V. CONCLUSION/CERTIFICATE

From the fore-goings I am of the opinion that based on the copies of the documents produced and subject to the compliance of remark stated in Item No. III hereinbefore :-

- (a) The present purchaser-owner i.e. M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal is having clear and marketable title to the subject landed property;
- (b) Further, subject to the availability of the Index II registers, there is no encumbrance found recorded.
- (c) And accordingly, this Report is issued.



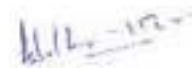
(V.D.ABHYANKAR)
Advocate

No. CMP/09/2022

Date : 16th May 2022

ADDITIONAL SEARCH AND TITLE REPORT

1. Description of property : All that piece and parcel of land bearing S. No. 9 to 14 Hissa No. 1/33 area admeasuring 0 H 79 Ars (i.e. 7900 sq.mtrs), assessed for land revenue at Rs. 4-80 paise situate at Village Mundhwa within PMC limits, Dist : Pune and name of owner as per the 7 x 12 extract is M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal.
2. A total 30 year's Search of this property comprising for the period 1992 to 2001 was carried at the Office of Sub Registrar, Haveli No. 3 and for the period from 2002 to 31/1/2021 search was conducted of on-line entries available on the web-site of *igr.maharashtra.gov*. And after perusal of few documents connected with the property, a Search and Title Report No. CMP/10/2021 dated 17/6/2021 was issued.
3. The said Search and Title Report contained a requisition about getting entered the name of the purchaser - M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal on the 7 x 12 extract by appropriate mutation entry.
4. Now, this Additional Search and Title Report is being issued to record satisfactory compliance of the said requisition and after conducting further search of available records for the period from 17th Jun 2021 to 15th May 2022.
5. Name of the purchaser - M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal has been entered to the 7 x 12 extract vide M. E. No. 14665 dated 13/7/2021 certified on 23/8/2021. Copies of said mutation entry and of 7 x 12 extract dated 06/5/2022 have been perused.
6. For the period from 17th Jun 2021 to 15th May 2022, the on-line computer service at website *igr.maharashtra.gov* is available. In the available entries under the said service, the no entries of encumbrance adversely affecting the title of the present owner of the said property i.e. M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal, was found recorded.
7. Accordingly, this Additional Search Report is issued.


(V.D. ABHYANKAR)
Advocate

No. CMP/09/2022

No. CMP/10/2022

Date : 16th May 2022

ADDITIONAL SEARCH AND TITLE REPORT

1. Description of property : All that piece and parcel of land bearing S. No. 9 to 14 Hissa No. 1/34 area admeasuring 0 H 79 Ars (i.e. 7900 sq.mtrs), assessed for land revenue at Rs. 4=80 paise situate at Village Mundhwa within PMC limits, Dist : Pune and name of owner as per the 7 x 12 extract is M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal.
2. A total 30 year's Search of this property comprising for the period 1992 to 2001 was carried at the Office of Sub Registrar, Haveli No. 3 and for the period from 2002 to 31/1/2021 search was conducted of on-line entries available on the web-site of *igr.maharashtra.gov*. And after perusal of few documents connected with the property, a Search and Title Report No. CMP/11/2021 dated 17/6/2021 was issued.
3. The said Search and Title Report contained a requisition about getting entered the name of the purchaser - M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal on the 7 x 12 extract by appropriate mutation entry.
4. Now, this Additional Search and Title Report is being issued to record satisfactory compliance of the said requisition and after conducting further search of available records for the period from 17th Jun 2021 to 15th May 2022.
5. Name of the purchaser - M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal has been entered to the 7 x 12 extract vide M. E. No. 14664 dated 13/7/2021 certified on 23/8/2021. Copies of said mutation entry and of 7 x 12 extract dated 06/5/2022 have been perused.
6. For the period from 17th Jun 2021 to 15th May 2022, the on-line computer service at website *igr.maharashtra.gov* is available. In the available entries under the said service, the no entries of encumbrance adversely affecting the title of the present owner of the said property i.e. M/s Unique Choice Associates LLP through its Partner Shri Abhishek Raj Agarwal, was found recorded.
7. Accordingly, this Additional Search Report is issued.


(V.D. ABHYANKAR)
Advocate

No. CMP/10/2022



GRN	MHO10440090202021E	BARCODE	[Barcode]						Date	21/01/2021-12:15:36		Form ID		
Department Inspector General Of Registration							Payer Details							
Search Fee Type of Payment Other Items							TAX ID / TAN (If Any)							
							FAN No.(if Applicable)							
Office Name HVL1_HAVELI NO1 SUB REGISTRAR							Full Name	ADV V D ASHYANKAR.						
Location PUNE														
Year 2020-2021 One Time							Flat/Block No.	AMIT TOWER						
Account Head Details					Amount In Rs.		Premises/BUILDING							
0030072201 SEARCH FEE					750.00		Road/Street	BIBVEWADI						
							Area/Locality	PUNE						
							Town/City/District							
							Pin		4	1	1	0	3	7
							Remarks (If Any) SURVEY NO. 9 TO 14 HISSA NO. 1/33 MUNDHWA,PUNE SEARCH FOR 30 YEARS FROM 1992 TO 2021							
							Amount In Words	Seven Hundred Fifty Rupees Only						
Total					750.00									
Payment Details BANK OF INDIA							FOR USE IN RECEIVING BANK							
Cheque/DD Details							Bank CIN	Ref. No.	02202292021012105577 108635413					
Cheque/DD No.							Bank Date	RBI Date	21/01/2021-12:15:36		Not Verified with RBI			
Name of Bank							Bank Branch	BANK OF INDIA						
Name of Branch							Scroll No. . Date	Not Verified with Scroll						

Department ID:

Matrile No. : 9422321414

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

संघर्ष प्रलय सङ्घर्ष और प्रेम। आगे लज्जुद काण्डवराधीय लज्जु अज्ञे। इतर काण्डवराधी विमल लोदणी न करतवया दसाहादी लज्जु लाने।



GRN	MH010440896202021E	BARCODE	Date		21/01/2021-12-22:11	Form ID
Department			Inspector General Of Registration			
Search Fee			Payer Details			
Type of Payment			Other Items			
Office Name			HVL1_HAVELI NO1 SUB REG:STRAR			
Location			PUNE			
Year			2020-2021 One Time			
Account Head Details			Amount In Rs.			
0030072201 SEARCH FEE			750.00			
Flat/Block No.			AMIT TOWER			
Premises/Building			B-BVEWADI			
Road/Street			PUNE			
Area/Locality			PUNE			
Town/City/District			PIN			
			4 1 1 0 3 7			
Remarks (If Any)			SURVEY NO. 8 TO 14 HISSA NO. 1/34 MUNDHWA PUNE SEARCH FOR 30 YEARS FROM 1902 TO 2021			
Amount In			Seven Hundred Fifty Rupees Only			
Total			750.00			
Payment Details			BANK OF INDIA			
Cheque/DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN			
			Ref. No.			
Name of Bank			22202292021012105598			
Name of Branch			108036031			
			Bank Date			
			RBI Date			
			21/01/2021-12-22:11			
			Not Verified with RBI			
			Bank-Branch			
			BANK OF INDIA			
			Scroll No. , Date			
			Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 સરકારી ધાન આગ વેપાર નાથે નમુન કારનારનાથી હામુ અમે, કારનારનાથી કિંમત લોડની ન કારનારનાથી પરનારનાથી હામુ નથી.



CHALLAN
MTR Form Number-6



CRN	MH00172949302223L	BARCODE			Date	11/05/2022-12:24:55	Form ID	
Department			Inspector General Of Registration					
Type of Payment			Search Fee					
Office Name			HVL 1, HAVELI NO1 SUB REGISTRAR					
Location			PUNE					
Year			2022-2023 Due Time					
Account Head Details			Amount in Rs.					
0030072201 SEARCH FEE			100.00					
Full Name			ADV V D ASH YANKAR					
Flat/Block No.			AMIT TOWER					
Premises/Building			RIVERWADI					
Road/Street			PUNE					
Area/Locality			PUNE					
Town/City/District			PUNE					
PIN			4 1 1 3 3 7					
Remarks (If Any)			S. NO 9 TO 14 HISSA NOS. 1/23 AND 1/34 MUNDHWA PUNE SEARCH FOR 02 YEARS FROM 2021 TO 2022					
Amount in			One Hundred Rupees Only					
Words			100.00					
Total			100.00					
Payment Details			BANK OF INDIA					
Cheque/DD Details			FOR USE IN RECEIVING BANK					
Bank CIN			Net No		02202792622051105377		131983102	
Bank Date			RDR Date		11/05/2022-12:24:55		Not Verified with RBI	
Name of Bank			Bank-Branch		BANK OF INDIA			
Name of Branch			Sort No , Date		Not Verified with Sort			

Department ID : 9422321414
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 टीसी चालन "टाइप ऑफ पेमेंट" अर्थात कारणानुसारच लागू आहे. इतर कारणानेसाठी किंवा नोंदणी न केल्यामुळे दुरुनसदी लागू नाही.



GRN	MHC01728493702223E	BARCODE							Date	11/05/2022-12:24:56			Form ID			
Department: Inspector General Of Registration									Payer Details							
Search Fee									TAX ID / TAN (If Any)							
Type of Payment: Other Items									PAN No.(if Applicable)							
Office Name: HVLT_HAVELI NO1 SUS REGISTRAR.									Full Name:			ADV V D ADHYANKAR				
Location: PUNE																
Year: 2022-2023 One Time									Flat/Block No.			AMIT TOWER,				
Account Head Details						Amount In Rs.			Premises/BUILDING							
00305/2201 SEARCH FEE						100.00			Road/Street			BEEVADI				
									Areal/Locality			PUNE				
									Town/City/District							
									PIN			4 1 1 0 5 7				
									Remarks (If Any)							
									S. NO. 9 TO 14 HISSA NOS. 103 AND 104 MUNDWA PUNE SEARCH							
									FOR 02 YEARS FROM 2021 TO 2022							
Total						100.00			Amount In Words			One Hundred Rupees Only				
Payment Details: BANK OF INDIA									FOR USE IN RECEIVING BANK							
Cheque/DD Details									Bank CIN		Ref. No.		0220229202251100377		131983137	
Cheque/DD No.									Bank Date		HUI Date		11/05/2022-12:24:56		Not Verified with RBI	
Name of Bank									Bank Branch		BANK OF INDIA					
Name of Branch									Scroll No , Date		Not Verified with Scroll					

Department ID

Mobile No. 9422321414

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.