

It further appears that the said Mr. Prabhakar Bhiku Katale, Mrs. Rahibai Prabhakar Katale, Mr. Sandip Prabhakar Katale forself and as guardian of Harshal and Rutuja, Mrs. Ranjana Sandip Katale, Mr. Balkrushna Prabhakar Katale forself and as guardian of Tanmay, Mrs. Yogita Balkrushna Katale and Mrs. Anita Shantaram Bhosale alias Anita Prabhakar Katale assigned development rights of the land admeasuring about 00 Hectare 30 Ares out of Survey No. 93/5 Kiwale Village in favour of M/s. Tatvam Constructions Pvt. Ltd., vide Agreement to Sell dated 29/05/2012, which is duly registered in the office of Sub Registrar Haveli No. 17, Pune at Serial No. 5291/2012 and Power of Attorney dated 29/05/2012, which is duly registered in the office of Sub Registrar Haveli No. 17, Pune at Serial No. 5292/2012.

That in consideration of aforesaid Agreement to Sell the Said M/s. Tatvam Construction Pvt. Ltd. agreed to allot 12,500 Square Feet buildup constructed premised in favour of Mr. Sandip Prabhakar Katale and Mr. Balkrushna Prabhakar Katale.

It further appears that the said Mrs. Mangal Bharat Dangat alias Mangal Namdeo Katale (daughter of Mr. Namdev Bhiku Katale) consented the aforesaid transactions pertaining to said land in favour of M/s. Tatvam Constructions Pvt. Ltd., vide Confirmation Deed dated 27/07/2012, which is duly registered in the office of Sub Registrar Haveli No. 18, Pune at Serial No. 7316/2012 bearing registration date 31/07/2012 and Power of Attorney dated 27/07/2012, which is duly registered in the office of Sub Registrar Haveli No. 18, Pune at Serial No. 7317/2012 bearing registration date 31/07/2012 and the said Mrs. Mangal Bharat Dangat released her right title and interest in the aforesaid land in favour of Mr. Ramchandra Namdeo Katale, vide Release Deed dated 01/01/2013, which is duly registered in the office of the Sub Registrar Haveli No. 18, Pune at Serial No. 830/2013.



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That in the aforesaid manner M/s. Tatvam Constructions Pvt. Ltd. became absolute owner of land admeasuring about 00 Hectare 36 Ares out of the said land and acquired development rights of land admeasuring about 00 Hectare 30 Ares out of the said land.

Survey No. 93/6 Kiwale Village admeasuring about 10,000 Square Meters

It appears that the land bearing Survey No. 93/6, Kiwale Village belonged to Mr. Bhiku Babaji Katale since the year 1968. Accordingly his name was mutated on the 7/12 extract vide Mutation Entry No. 1376.

It further appears that the said Mr. Bhiku Babaji Katale died on 21/12/1985 leaving behind him Mr. Shankar Bhiku Katale (Son), Mr. Prabhakar Bhiku Katale (Son) and Late. Namdev Bhiku Katale died on 02/07/1968 leaving behind him Mr. Ramchandra Namdev Katale (Son) and Mrs. Mangal Bharat Dangat (Married Daughter) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract of the aforesaid land vide Mutation Entry no. 5066. However name of Mrs. Mangal Bharat Dangat (married daughter of Late. Namdev Bhiku Katale) was not mutated on the 7/12 extract of the aforesaid land.

It further appears that the said Mr. Ramchandra Namdev Katale with the consent of Mr. Shankar Bhiku Katale and Mr. Prabhakar Bhiku Katale sold the land admeasuring about 00 Hectare 10 Ares of his share out of Survey No. 93/6 Kiwale Village to Mr. Nitin Panditrao Mahale vide Sale Deed dated 15/08/2000, which is duly registered in the office of Sub Registrar Haveli No. 5, Pune at Serial No. 6222/2000. In furtherance of the same the name of Mr. Nitin Panditrao Mahale was mutated on 7/12 Extract, vide Mutation Entry No. 7760.



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It further appears that the said Mr. Nitin Panditrao Mahale with the consent of Mr. Ravindra Ramchandra Katale sold land admeasuring about 00 Hectare 10 Ares out of Survey No. 93/6 Kiwale Village to M/s. Maruti Developers vide Sale Deed dated 06/03/2012, which is duly registered in the office of Sub Registrar Haveli No. 18, Pune at Serial No. 2254/2012 on 07.03.2012 and Power of Attorney dated 06/03/2012, which is duly registered in the office of Sub Registrar Haveli No. 18, Pune at Serial No. 2255/2012 on 07.03.2012. In furtherance of the same the name of M/s. Maruti Developers was mutated on 7/12 Extract vide Mutation Entry No. 11769.

It further appears that the said M/s. Maruti Developers sold land admeasuring about 00 Hectare 10 Ares out of Survey No. 93/6 Kiwale Village to M/s. Tatvam Construction Pvt. Ltd., vide Sale Deed dated 02/05/2012, which is duly registered in the office of Sub Registrar Haveli No. 17, Pune at Serial No. 4359/2012 and Power of Attorney dated 02/05/2012, which is duly registered in the office of the Sub Registrar Haveli No. 17, Pune at Serial No. 4360/2012. In furtherance of the same its name was mutated on 7/12 Extract vide Mutation Entry No. 11818.

That in the aforesaid manner M/s. Tatvam Constructions Pvt. Ltd. became absolute owner of land admeasuring 00 Hectare 10 Ares out Survey No. 93/6 Kiwale village.

It appears that the said Mr. Ramchandra Namdev Katale, Mrs. Bebitai Ramchandra Katale, Mr. Ravindra Ramchandra Katale and Mr. Avinash Ramchandra Katale interalia authorised Mr. Anil Rangnath Adhav to transfer the land admeasuring about 00 Hectare 40 Ares out of Survey No. 93/6 Kiwale village vide Power of Attorney dated 08/11/2010, which is duly registered in the office of the Sub Registrar Haveli No. 18, Pune at Serial No. 10031/2010.



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It appears that the said Mr. Ramchandra Namdev Katale, Mrs. Bebitai Ramchandra_Katale, Mr. Ravindra Ramchandra Katale and Mr. Avinash Ramchandra Katale sold the land admeasuring about 00 Hectare 25 Ares of his share out of Survey No. 93/6 Kiwale village to Mr. Anil Rangnath Adhav vide Sale Deed dated 11/03/2011, which is duly registered in the office of Sub Registrar Haveli No. 18, Pune at Serial No. 2570/2011 and Power of Attorney dated 11/03/2011, which is duly registered in the office of Sub Registrar Haveli No. 18, Pune at Serial No. 2572/2011. In furtherance of the same the name of Mr. Anil Rangnath Adhav was mutated on 7/12 Extract vide Mutation Entry No. 11255.

It appears that the said Mr. Anil Rangnath Adhav with the consent of Mr. Shankar Bhiku Katale sold land admeasuring about 00 Hectare 25 Ares out of Survey No. 93/6 Kiwale village to M/s. Tatvam Constructions Pvt. Ltd., vide Sale Deed dated 12/04/2012, which is duly registered in the office of Sub Registrar Haveli No. 17, Pune at Serial No. 3791/2012 and Power of Attorney dated 12/04/2012, which is duly registered in the office of Sub Registrar Haveli No. 17, Pune at Serial No. 3792/2012. In furtherance of the same its name was mutated on 7/12 Extract vide Mutation Entry No. 11801.

That in the aforesaid manner M/s. Tatvam Constructions Pvt. Ltd. became absolute owner of land admeasuring about 00 Hectare 25 Ares out of Survey No. 93/6 Kiwale village.

It further appears that the partition took place between Mr. Shankar Bhiku Katale and Mr. Prabhakar Bhiku Katale, vide Partition Deed dated 26/05/2011, which is duly registered in the office of the Sub Registrar Haveli No. 18, Pune at Serial No. 5123/2011. In furtherance of the same land admeasuring about 00 Hectare 76 Ares out of at Survey No. 93/6 Kiwale village came to the share of Mr. Shankar Bhiku Katale and land admeasuring



about 00 Hectare 4 Ares out of Survey No. 93/6 Kiwale village came to the share of Mr. Prabhakar Bhiku Katale. In furtherance of the same it was mutated on the 7/12 extract vide Mutation Entry No. 11376.

It further appears that the said Mr. Ramchandra Namdev Katale, Mrs. Bebitai Ramchandra Katale, Mr. Ravindra Ramchandra Katale, Mrs. Rupali Ravindra Katale and Mr. Avinash Ramchandra Katale assigned development rights of land admeasuring about 00 Hectare 5 Ares of his share out of Survey No. 93/6 Kiwale village in favour of M/s. Maruti Developers, vide Development Agreement dated 17/03/2012, which is duly registered in the office of Sub Registrar Haveli No. 18, Pune at Serial No. 2601/2012 and Power of Attorney dated 17/03/2012, which is duly registered in the office of Sub Registrar Haveli No. 18, Pune at Serial No. 2602/2012.

It further appears that the said M/s. Maruti Developers with consent of Mr. Ramchandra Namdev Katale, Mrs. Bebitai Ramchandra Katale, Mr. Ravindra Ramchandra Katale, Mrs. Rupali Ravindra Katale and Mr. Avinash Ramchandra Katale further assigned development rights of land admeasuring about 00 Hectare 5 Ares out of Survey No. 93/6 Kiwale village in favour of M/s. Tatvam Construction Pvt. Ltd., vide Deed of Assignment dated 02/05/2012, which is duly registered in the office of Sub Registrar Haveli No. 17, Pune at Serial No. 4361/2012 and Power of Attorney dated 02/05/2012, which is duly registered in the office of Sub Registrar Haveli No. 17, Pune at Serial No. 4362/2012.

That in consideration of aforesaid Deed of Assignment the said M/s. Tatvam Constructions Pvt. Ltd. agreed to allot 2500 Square Feet buildup constructed premises in favour of Mr. Ramchandra Namdev Katale and others.



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That in the aforesaid manner M/s. Tatvam Constructions Pvt. Ltd. acquired development rights of land admeasuring about 00 Hectare 05 Ares out of Survey No. 93/6 Kiwale village.

It further appears that the said Mr. Shankar Bhiku Katala, Mrs. Kalavati Shankar Katala, Mr. Dattatraya Shankar Katala forself and as guardian of Miss. Sanika, Mrs. Rupali Dattatraya Katala and Mrs. Sunita Anand Sawant (daughter of Mr. Shankar Bhiku Katala) with the consent of Mr. Anil Rangnath Adhav sold land admeasuring about 00 Hectare 60 Ares out of Survey No. 93/6 Kiwale village to M/s. Tatvam Construction Pvt. Ltd. vide Sale Deed dated 12/04/2012, which is duly registered in the office of Sub Registrar Haveli No. 17, Pune at Serial No. 3789/2012 and Power of Attorney dated 12/04/2012, which is duly registered in the office of Sub Registrar Haveli No. 17, Pune at Serial No. 3790/2012. In furtherance of the same its name was mutated on 7/12 Extract vide Mutation Entry No. 11800.

That in the aforesaid manner M/s. Tatvam Constructions Pvt. Ltd. became absolute owner of land admeasuring 00 Hectare 60 Ares out Survey No. 93/6 Kiwale village.

It further appears that the said M/s. Tatvam Constructions Pvt. Ltd. changed the consideration for Sale Deed dated 12/04/2012, as per request of Mr. Shankar Bhiku Katala, Mrs. Kalavati Shankar Katala, Mr. Dattatraya Shankar Katala forself and as guardian of Miss. Sanika, Mrs. Rupali Dattatraya Katala and Mrs. Sunita Anand Sawant. That M/s. Tatvam Construction Pvt. Ltd. Agreed to allot 6500 Square Feet (2500 Square Feet in form of bungalow to constructed on land admeasuring about 00 Hectare 07 Ares and remaining 4000 Square Feet in form of residential premises to be constructed on said land) buildup constructed premises in favour of Mr. Shankar Bhiku Katala and others vide Supplementary Agreement dated 04/08/2014, which is duly



registered in the office of Sub-Registrar Haveli No. 26, Pune at Serial No. 5168/2014.

It further appears that the said Mrs. Mangal Bharat Dangat alias Mangal Namdeo Katale (daughter of Mr. Namdev Bhiku Katale) consented the aforesaid transactions pertaining to said land in favour of M/s. Tatvam Constructions Pvt. Ltd., vide Confirmation Deed dated 27/07/2012, which is duly registered in the office of Sub-Registrar Haveli No. 18, Pune at Serial No. 7316/2012 on 31/07/2012 and Power of Attorney dated 27/07/2012, which is duly registered in the office of Sub-Registrar Haveli No. 18, Pune at Serial No. 7317 /2012 on 31/07/2012 and the said Mrs. Mangal Bharat Dangat released her right title and interest in the aforesaid land in favour of Mr. Ramchandra Namdeo Katale, vide Release Deed dated 01/01/2013, which is duly registered in the office of the Sub-Registrar Haveli No. 18, Pune at Serial No. 930/2013.

That in the aforesaid manner M/s. Tatvam Constructions Pvt. Ltd. partly became absolute owner and partly acquired development rights of the said land.

2. It further appears that the said M/s. Tatvam Constructions Pvt. Ltd. availed project loan from Indiabulls Commercial Credit Ltd. by creating charge over the said land and construction standing thereon vide Deed of Mortgage dated 01/08/2018, which is duly registered in the office of Sub- Registrar Haveli No. 24, Pune at Serial No. 9878/2018.
3. It further appears that M/s. Tatvam Constructions Pvt. Ltd. has repaid loan amount alongwith interest taken from financial institution i.e. Indiabulls Commercial Credit Ltd. and the registered charge created on the said land and Flat has been duly released by the financial institution i.e. Indiabulls



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Commercial Credit Ltd. by way of Deed of Release of Mortgage dated 05/03/2021, which is duly registered in the office of Sub-Registrar Haveli No. 24, Pune at Serial No. 4662/2021.

4. It further appears that the said M/s. Tatvam Constructions Pvt. Ltd. availed project loan from Hero FinCorp. by creating charge over the said land and construction standing thereon vide Indenture of Mortgage dated 31/03/2021, which is duly registered in the office of Sub-Registrar Haveli No. 24, Pune at Serial No. 6839/2021.

5. OTHER TRANSACTIONS:

That the said Mr. Bhiku Babaji Katale availed loan from Kiwale Vividh Karyakarni Sahakari Society on 07/08/1957 by creating charge over the land at Survey No. 93/6 Kiwale village for Rs. 200/-. In furtherance of the same it was mutated on the 7/12 extract vide Mutation Entry No. 1005.

That the said Mr. Bhiku Babaji Katale availed loan from Kiwale Vividh Karyakarni Sahakari Society on 11/06/1971 by creating charge over the land at Survey No. 93/5 for Rs. 800/-. In furtherance of the same it was mutated on the 7/12 extract vide Mutation Entry No. 1552.

That the said Mr. Bhiku Babaji Katale availed loan from Kiwale Vividh Karyakarni Sahakari Society on 25/06/1973 by creating charge over the land at Survey No. 93/5 and Survey No. 93/6 Kiwale village for Rs. 3100/-. In furtherance of the same it was mutated on the 7/12 extract vide Mutation Entry No. 1658.

That the said Mr. Bhiku Babaji Katale availed tagai loan on 27/07/1973 by creating charge over the land at Survey No. 93/ 5 Kiwale Village for Rs.200/. In further of the same it was mutated on the 7/12 extract vide Mutation Entry No. 1695.



That the said Tahsildar, Haveli, Pune issued Order bearing No. Tahaj/23/89 dated 29/01/1989 for waving the tagai loan. In furtherance of the same the tagai loan of Mr. Bhiku Babaji Katale was waived and it was deleted from 7/12 extract vide Mutation Entry No. 3286.

6. EVIDENCE OF POSSESSION:

According to the documents submitted the possession of the land under report is with M/s. Tatvam Constructions Pvt. Ltd.

7. RERA REGISTRATION:

That the aforesaid project is registered under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority bearing Certificate No. P52100021002 in respect of V Uptown Wing B Tower II on 18/05/2020.

8. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide Commencement Certificate dated 13/01/2016 bearing No. B.P./Kiwale/04/2016 and Revised Commencement Certificate dated 31/07/2017 bearing No. B.P./Kiwale/42/2017 and Revised Commencement Certificate dated 06/04/2018 bearing No. B.P./Kiwale /34/ 2018 and and Revised Commencement Certificate dated 20/07/2022 bearing No. B.P./Kiwale /80/2022.

9. N.A PERMISSION:

That the Collector, Pune granted permission for the Non Agricultural use of the part of the said land, vide its Order dated 19/11/2015 in case no. PCMC/NOC/SR/10/2015 and issued Sanad dated 11/04/2016 bearing No. PCMC/Sanad/SR/135 /2015.



10. ENVIRONMENTAL CLEARANCE CERTIFICATE:

That the Environment Department and MS, SEIAA issued Environmental Clearance Certificate dated 31/12/2015 and dated 26/03/2019 in favour of M/s. Tatvam Constructions Pvt. Ltd. in respect of the said land on the terms and conditions enumerated therein.

11. SEARCH:

I have caused to be taken search of Index II Registers maintained in the office of Sub-Registrar Haveli, Pune in respect of the said land, for the year 30 year i.e. 1993 to 2022 (till date). However from the available documents I have not come across any adverse transaction pertaining to the said land also some of the record had gone for binding and some was missing and not made available for scrutiny. It is pertinent to note that due to centralized system of registration it is not practically possible to conduct search in all the registration offices. I have been informed that there are no other transactions pertaining to the said land barring the aforesaid. Hence my opinion is strictly based on the documents and information supplied me. I have paid search fees vide E challan.

12. I have no hesitation conclude and opinion that M/s. Tatvam Constructions Pvt. Ltd. is the absolute owner of the land admeasuring 00 Hectare 36 Ares out of Survey No. 93/5 and the land admeasuring 00 Hectare 95 Ares out of Survey No. 93/6 Kiwale Village and the Mr. Prabhakar Bhiku Katale, Mrs. Rahibai Prabhakar Katale, Mr. Sandip Prabhakar Katale, Mr. Harshal Sandip Katale, Miss. Rutuja Sandip Katale, Mrs. Ranjana Sandip Katale, Mr. Balkrushna Prabhakar Katale, Mr. Tanmay Balkrushna Katale, Mrs. Yogita Balkrushna Katale and Mrs. Anita Shantaram Bhosale alias Anita Prabhakar Katale are the absolute owner of the land admeasuring 00 Hectare 30 Ares out of Survey No.

93/5 and the Mr. Ramchandra Namdev Katale, Mrs. Bebitai Ramchandra Katale, Mr. Ravindra Ramchandra Katale, Mrs. Rupali Ravindra Katale and Mr. Avinash Ramchandra Katale are the absolute owner of the land admeasuring 00 Hectare 05 Ares out of Survey No. 93/6 Kiwale Village.

13. But the said Mr. Prabhakar Bhiku Katale, Mrs. Rahibai Prabhakar Katale, Mr. Sandip Prabhakar Katale, Mr. Harshal Sandip Katale, Miss. Rutuja Sandip Katale, Mrs. Ranjana Sandip Katale, Mr. Balkrushna Prabhakar Katale, Mr. Tanmay Balkrushna Katale, Mrs. Yogita Balkrushna Katale and Mrs. Anita Shantaram Bhosale alias Anita Prabhakar Katale assigned his development rights of land admeasuring 00 Hectare 30 Ares out of Survey No. 93/5 Kiwale Village to M/s. Tatvam Constructions Pvt. Ltd. and the Mr. Ramchandra Namdev Katale, Mrs. Bebitai Ramchandra Katale, Mr. Ravindra Ramchandra Katale, Mrs. Rupali Ravindra Katale and Mr. Avinash Ramchandra Katale assigned his development rights of land admeasuring 00 Hectare 05 Ares out of Survey No. 93/6 Kiwale Village M/s. Tatvam Constructions Pvt. Ltd. and now M/s. Tatvam Constructions Pvt. Ltd. having actual and physical possession over the same. The said M/s. Tatvam Constructions Pvt. Ltd. having the title of the said land and the said title is good, clear and marketable except the project loan of Hero FinCorp. and M/s. Tatvam Constructions Pvt. Ltd. has partly became absolute owner of the said land and partly acquired development rights in respect of the said land and M/s. Tatvam Constructions Pvt. Ltd. can construct over the said land as per sanctioned plans and specification and entitled to sell the same.

14. **TITLE OPINION:**

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of



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the opinion that the M/s. Tatvam Construction Pvt. Ltd. has partly became absolute owner of the said land and partly acquired development rights of the said land and the title of the said land is valid, clean, clear and marketable except the project loan of Hero FinCorp.

15. NOTE:

It is informed to me that, the documents supplied for scrutiny are genuine and as per the originals and there are no other transactions and/or litigations pertaining to the said property barring the aforesaid, relying upon the same, I have issued the present opinion. I restrict my investigation to verify the title on the available documents and information only.

All the documents are returned to the said M/s. Tatvam Construction Pvt. Ltd. alongwith this title report.

Date: 05/08/2022



Nileshkumar Laxman Shingare