

M/S. RAJIV PATEL AND ASSOCIATES

ADVOCATES

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001.

Ref No. :

Date :

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece and parcel of land or ground admeasuring Hectares 01=65 Ares bearing Survey No.282 Hissa No.1B/1 situate, lying and being at Village Lohegaon within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune (hereinafter referred to as the "said Land").

We have investigated the title of M/S.NIVASA ASSOCIATES, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Office at Office No.210, Gera Gardens, Koregaon Park, Pune 411001, to the said Land on the request of the said M/s.Nivasa Associates, and following documents i.e. -

1. Description of the said Land

All that piece and parcel of land or ground admeasuring Hectares 01=65 Ares bearing Survey No.282 Hissa No.1B/1 situate, lying and being at Village Lohegaon within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune.

2. The document of allotment of the said Land -

Deed of Conveyance dated 16.02.2021 (duly Registered under Serial No.2804 of 2021 with the Sub-Registrar Haveli XXVI, Pune) executed by and between (1) SHRI.HANUMANT JAYWANT THEURKAR, (2) SOU. SARASWATI HANUMANT THEURKAR (3) SHRI. KAILAS HANUMANT THEURKAR (3A) AKSHADA KAILAS THEURKAR (3B) HARSHAL KAILAS THEURKAR (3C) HEMLATA KAILAS THEURKAR (3D) SHRI ABHIDEET KAILAS THEURKAR (4) SHRI. RAJU AKA RAJENDRA HANUMANT THEURKAR, (4A) SHRI ROHAN RAJU THEURKAR (4B) NAMRATA RAJU THEURKAR (4C) SAVITA RAJU THEURKAR, (5) SHRI SANTOSH HANUMANT THEURKAR (5A) SHRI SHUBHUM SANTOSH THEURKAR (5B) ADITI SANTOSH THEURKAR, (5C) SUJATA SANTOSH THEURKAR, (6) SHOBHA ANIL BORKAR, (6A) SHRI MAYUR ANIL BORKAR and (6B) SHRI AKSHAY ANIL BORKAR (therein referred to collectively as "the Vendors" of the First Part, CANRICH BUILDERS LLP, [formerly known as CANRICH BUILDERS PRIVATE LIMITED], a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 44, Panchratna Building, Opera House, Mumbai 400004 (therein referred to as "the Confirming Party")



of the Second Part and the said M/S.NIVASA ASSOCIATES (therein referred to as "the Purchaser" of the Third Part, whereby the said Shri.Hanumant Jaywant Theurkar and Others (with the consent of the said Carrich Builders LLP) assigned, transferred, assured and conveyed the said Land to/in favour of the said M/s.Nivasa Associates.

3. 7/12 Extract in respect of land bearing Survey No.282 Hissa No.1B/1, Lohegaon, Pune from the year 1953 to 2021 and Mutation Entries bearing Nos.3504, 4206, 4561, 5070, 9504, 14659, 14813, 15076 and 51344 in respect thereof,
4. Search Reports in respect of the said Land for 30 years from 1991 to 2019 and 2019 to 2021 by Adv.Kailash Thorat.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that the title of the said M/S.NIVASA ASSOCIATES to the said Land is free, clear, marketable and without any encumbrance on or in respect thereof.

Owners of the said Land – M/S.NIVASA ASSOCIATES.

The Report reflecting the flow of the title of the said M/S.NIVASA ASSOCIATES to the said Land is enclosed herewith as **Annexure "A"**.

Dated this 14th day of September, 2021.



M/S RAJIV PATEL & ASSOCIATES

A handwritten signature in black ink, likely of the proprietor, Rajiv Patel.

PROPRIETOR

Encl : **Annexure "A"**.

ANNEXURE "A"**FLOW OF TITLE OF THE SAID LAND**

- 1) One Genu Shivaji Sathe was the owner of all that piece and parcel of land or ground then admeasuring 7 Acres 24 Gunthas bearing Survey No.282 Hissa No.1, Village Lohgaon, Taluka Haveli, District Pune.
- 2) The name of one Shankar Maruti Garud was entered in the "Other Rights" Column of the VII/XII Extract pertaining to the said land bearing Survey No.282 Hissa No.1, Lohgaon, Pune as "the Tenant" thereof vide Mutation Entry bearing No.3504 dated 11.11.1948.
- 3) Vide a Sale Deed dated 13.01.1960 (duly registered under Serial No.75 of 1960 with the Sub-Registrar, Haveli I, Pune), the said Genu Shivaji Sathe assigned, transferred, assured and conveyed a portion admeasuring 4 Acres 02.75 Gunthas out of the said land bearing Survey No.282 Hissa No.1, Lohgaon, Pune to/in favour of Yamunabai Jaywant Theurkar. The said portion so conveyed by the said Genu Shivaji Sathe to/in favour of the said Yamunabai Jaywant Theurkar was assigned "Pot Hissa No.1" of Hissa No.1B of Survey No.282, Lohgaon, Pune vide Mutation Entry No.4206 dated 23.03.1960 with a remark subject to Section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948 entered in the "Other Rights" column thereof vide the said Mutation. However, after due inquiry, the said remark of pertaining to Section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948 was deleted from the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.282 Hissa No.1B/1, Lohgaon, Pune vide Mutation Entry No.5070 dated 22.09.1975.
- 4) The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Lohgaon vide Mutation Entry No.4561 dated 30/1/0/1967 and accordingly the area of the said land bearing Survey No.282 Hissa No. 1B/1, Lohgaon was shown as Hectares 01=65 Ares.



- 5) The said Yamunabai Jaywant Theurkar availed of a loan from the Canara Bank Lohegaon Branch, Pune and, as Security for repayment of such Loan a charge in favour of the Bank was entered in the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.282 Hissa No.1B/1, Lohegaon, Pune vide Mutation Entry No.9504 dated 01.11.1980. However, on repayment of such loan, such charge of the said Canara Bank Lohegaon Branch, Pune was deleted from the "Other Rights" column of the VII/XII Extract pertaining to the said land bearing Survey No.282 Hissa No.1B/1, Lohegaon, Pune vide Mutation Entry No.14813 dated 23.06.1993.
- 6) The said Yamunabai Jaywant Theurkar died intestate on 15.02.1991, leaving behind her as her only heirs and next-of-kin her husband namely, Jaywant Yeshwant Theurkar and her son namely, Hanumant Jaywant Theurkar. The names of the said heirs of the said Late Yamunabai Jaywant Theurkar were duly entered on the VII/XII Extract pertaining to the said land bearing Survey No.282 Hissa No.1B/1, Lohegaon, Pune as the holders thereof vide Mutation Entry No.14659 dated 21.12.1992.
- 7) The said Jaywant Yeshwant Theurkar died intestate on 08.04.1993, leaving behind him as his only heir and next-of-kin his son namely, the said Shri.Hanumant Jaywant Theurkar. The name of the said Jaywant Yeshwant Theurkar was deleted from the VII/XII Extract pertaining to the said land bearing Survey No.282 Hissa No.1B/1, Lohegaon, Pune as one of the holders thereof vide Mutation Entry No.15076 dated 20.12.1993.
- 8) On coming into force of the Urban Land (Ceiling & Regulation) Act, 1976, the said Shri.Hanumant Jaywant Theurkar submitted/ filed a Statement/ Return under the provisions of Sub-Section (1) of Section 6 of the said Urban Land (Ceiling & Regulation) Act, 1976 with the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune in respect of the vacant urban land held by the said Shri.Hanumant Jaywant Theurkar, including the said Land.

- 9) Proceedings under the provisions of Sub-Section (3) of Section 8 of the said Urban Land (Ceiling & Regulation) Act, 1976 were duly held and which Proceedings culminated in an Order dated 18.07.2006 under Sub-Section (4) of Section 8 of the said Act in ULC Case No.1796-B whereunder the said land bearing Survey No.282 Hissa No.1B/1, Lohegoan, Pune held by the said Shri.Hanumant Jaywant Theurkar was declared to be "surplus" in his hand.
- 10) Pursuant to Application in that behalf made by the said Shri.Hanumant Jaywant Theurkar to the Government of Maharashtra, the said land bearing Survey No.282 Hissa No.1B/1, Lohegoan, Pune was exempted from the provisions of Chapter III of the said Act under the provisions of Section 20 thereof vide an Order of Exemption dated 25.07.2006 read with a Corrigendum thereto dated 31.05.2012 made by the said Additional Collector and Competent Authority subject to the terms, conditions and stipulations contained therein.
- 11) Vide an Agreement for Development dated 03.09.2006 (duly registered under Serial No.7086 of 2006 with the Sub-Registrar, Haveli VIII, Pune), the said Shri.Hanumant Jaywant Theurkar with the confirmation of the members of his family granted rights of development of the said land bearing Survey No.282 Hissa No.1B/1, Lohegoan, Pune to/in favour of the said Carrich Builders LLP [then known as Carrich Builders Private Limited] at or for the consideration and on the terms and conditions mutually agreed upon.
- 12) The said Shri.Hanumant Jaywant Theurkar and the members of his family also executed on 19.08.2013 an Agreement intended to be supplemental to the said Agreement for Development dated 03.09.2006 [read with a Deed of Confirmation thereto dated 10.05.2021, duly registered under Serial No.5822 of 2021 with the Sub-Registrar, Haveli I, Pune] whereby certain agreed conditions arising from the fact that the said Order of Exemption applied to the said land bearing Survey No.282 Hissa No.1B/1, Lohegoan, Pune were recorded by the said Shri.Hanumant Jaywant Theurkar and the members of his family and the said Carrich Builders LLP [then known as Carrich Builders Private Limited]. The said Supplemental Agreement dated 19.08.2013 was registered under Serial No.4075 of 2013 with the Sub-Registrar, Haveli XXII, Pune.



- 13) pursuant to Application made by the said Canrich Builders LLP [then known as Canrich Builders Private Limited] in that behalf, the concerned Air-Force Authorities have granted their "NOC" under the provisions of Section 9A of the Aircrafts Act, 1934 and other applicable Notifications/ Circulars of the Defence Authorities for construction to be carried out on the said Land subject to the terms and conditions stipulated therein.
- 14) The said Canrich Builders LLP procured the extension (upto 30.08.2020) from the Office of the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune (vide its Letter dated 08.11.2019 bearing No.U/LC/C-20/P-278/416/19) of the time stipulated under the said Order of Exemption dated 25.07.2006 read with the said Corrigendum thereto dated 31.05.2012 by making payment of the amount of the Penalty/Charges determined to be payable, interalia, in respect of the said Land.
- 15) Vide an Agreement for Sale dated 30.11.2019 (duly registered under Serial No.19426 of 2019 with the Sub-Registrar, Haveli XII, Pune) read with a Deed of Confirmation thereto dated 16.12.2019 (duly registered under Serial No.19428 of 2019 with the Sub-Registrar, Haveli XII, Pune) executed by and between the said (1) SHRI.HANUMANT JAYWANT THEURKAR, (2) SOU. SARASWATI HANUMANT THEURKAR (3) SHRI. KAILAS HANUMANT THEURKAR (3A) AKSHADA KAILAS THEURKAR (3B) HARSHAL KAILAS THEURKAR (3C) HEMLATA KAILAS THEURKAR (3D) SHRI ABHJEET KAILAS THEURKAR (4) SHRI. RAJU AKA RAJENDRA HANUMANT THEURKAR, (4A) SHRI ROHAN RAJU THEURKAR (4B) NAMRATA RAJU THEURKAR (4C) SAVITA RAJU THEURKAR, (5) SHRI SANTOSH HANUMANT THEURKAR (5A) SHRI SHUBHUM SANTOSH THEURKAR (5B) ADITI SANTOSH THEURKAR, (5C) SUJATA SANTOSH THEURKAR, (6) SHOBHA ANIL BORKAR, (6A) SHRI MAYUR ANIL BORKAR and (6B) SHRI AKSHAY ANIL BORKAR (therein referred to collectively as "the Vendors" of the First Part, CANRICH BUILDERS LLP, [formerly known as CANRICH BUILDERS PRIVATE LIMITED], a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 44, Panchratna Building, Opera House, Mumbai 400004 (therein referred to as "the Confirming Party") of the Second Part and the said M/S.NIVASA ASSOCIATES (therein referred to as "the Purchaser" of the Third Part, the said Shri.Hanumant Jaywant Theurkar and Others (with the consent of the said Canrich Builders LLP) agreed to sell to the said M/s.Nivasa

Associates and the said M/s.Nivasa Associates agreed to purchase from the said Shri.Hanumant Jaywant Theurkar and Others free from all encumbrances, charges, doubts or claims the said Land and further, the said Canrich Builders LLP agreed to assign and transfer in favour of the said M/s.Nivasa Associates and the said M/s.Nivasa Associates agreed to acquire from the said Canrich Builders LLP free from all encumbrances, charges, doubts or claims the rights of purchase/ development of the said Land and all and whatsoever the beneficial right, title or interest of the said Canrich Builders LLP therein at or for the consideration and on the terms and conditions therein contained.

- 16) Pursuant to the said Agreement for Sale dated 30.11.2019, the said M/s.Nivasa Associates made payment of Premium determined to be payable to the Government of Maharashtra, Urban Development Department and, accordingly, vide Order dated 16.12.2020 bearing No.ULC/KA-3/K-20/SR//54/417/19-20, the the Government of Maharashtra, Urban Development Department freed the said Land from the Conditions and Stipulations contained in the said Order of Exemption dated 25.07.2006 read with the said Corrigendum thereto dated 31.05.2012.
- 17) Vide a Deed of Conveyance dated 16.02.2021 (duly Registered under Serial No.2804 of 2021 with the Sub-Registrar Haveli XXVI, Pune), the said Shri.Hanumant Jaywant Theurkar and Others (with the consent of the said Canrich Builders LLP) assigned, transferred, assured and conveyed the said Land to/in favour of the said M/s.Nivasa Associates. The name of the said M/s.Nivasa Associates is duly entered on the VII/XII Extract pertaining to the said Land as the holders thereof vide Mutation Entry No.51344 dated 10.05.2021.
- 18) As part of investigation of title of the then owner, Shri.Hanumant Jaywant Theurkar, to the said Land and the beneficial title of the said Canrich Builders LLP [formerly known as Canrich Builders Private Limited] to the same, we had issued Public Notices in the usual form in the daily newspapers "Indian Express" and "Prabhat and which Public Notices appeared on 31.07.2019. We have received no communication or objection from any person or party in response to our said Public Notices.



- 19) As part of investigation of title of the said M/s.Nivasa Associates to the said Land, we have inspected the Revenue Record pertaining to the said Land from the year 1960/61 onwards. Such search has not disclosed any fact or circumstance prejudicial to the title of the said M/s.Nivasa Associates to the said Land.
- 20) As part of investigation of title of the said M/s.Nivasa Associates to the said Land, we have had search of the available and unmutiated and relevant Index II Record in the Offices of the concerned Sub-Registrars, Taluka Havelli, Pune carried out for the last Thirty Years in respect of the said Land and such search has also not disclosed any fact or circumstance prejudicial or adverse to the title of the said M/s.Nivasa Associates to the said Land.
- 21) We have inspected the Originals of the deeds/documents pertaining to the said Land which is in the possession or power of the said M/s.Nivasa Associates.

On the basis of such investigation of title carried out by us, we are of the opinion that the title of the said M/s.Nivasa Associates to the said Land is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained.

Dated this 14th day of September, 2021.



M/S RAIIV PATEL & ASSOCIATES

A handwritten signature in black ink, likely belonging to the proprietor, written in a cursive style.

PROPRIETOR

P-7307



CHALLAN
MTR Form Number-6



GRN MH006089181202122E		BARCODE		Date 10/09/2021-18:25:25		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 HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		ADV KAILASH M THORAT	
Location PUNE							
Year 2021-2022 From: 01/01/2019 To 10/09/2021				Flat/Block No.		SHIVAJINAGAR	
Account Head Details			Amount in Rs.		Premises/Building		
0030072201 SEARCH FEE			300.00		Road/Street		
					Area/Locality PUNE		
					Town/City/District		
					PIN 4 1 1 0 0 5		
			Remarks (If Any)				
			SURVEY NO. 282 HISSA NO. 1B/1 VILLAGE LOHEGAON TALUKA				
			HAVELI DIST PUNE				
Total			300.00		Amount in Words Three Hundred Rupees Only		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02300042021081083645		007034317	
Cheque/DD No.				Bank Date		RBI Date	
				10/09/2021-18:26:44		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

अदर चालन "टाइम ऑफ़ पेंडेंट" मध्ये नमुद कारणसकडीच लागू आहे. इतर कारणसकडीच किंवा नोंदणी न करवयाच्या दस्तावेजादी लागू नाही.

Mobile No. : 9975398918



KAILASH M. THORAT

BSL. LL.B
ADVOCATE

OFFICE :

OFFICE NO. 3A, THIRD FLOOR,
SHOBHA CHAMBERS, CTS NO. 321/1
SHIVAJINAGAR GAVTHAN,
SHIVAJINAGAR, PUNE-411005,
CELL : 9975398916
Email-adv.kailashthorat@gmail.com

SR No. 507/2021-22

Date: 10/09/2021

MEMORANDUM OF SEARCH OF THE RECORD OF THE GOVERNMENT WEBSITE CARRIOD OUT ON 10/09/2021

1. Name of Party on whose behalf search taken : M/s. Rajiv Patel & Associates
2. Instructed by : Mr. Rajiv Patel
3. Lands in respect of which Search taken : Survey No. 282 Hissa No. IB/1 situated at Village Lohgaon, Taluka Haveli Dist Pune
4. Period for which search taken : 2019 to 2021
5. Entries Found : As per mentioned below

Parties	Date and Nature of Document	Survey No/Area of land	Registration No.	Haveli No.
Vendor: Mr. Hanumant Jaywant Theurkar through Power of Attorney Holder Mr. Vishal A. Popat Purchaser: M/s. Nivasa Associates through Partner Mr. Rahul Ram Mehata	Agreement Dated 30/11/2019	Survey No. 282/1B/1 total area admeasuring 01 Hectare 65 Ares situated at Village Lohgaon, Taluka Haveli Dist Pune	19426/2019	12
Party No. 1: Mr. Hanumant Jaywant Theurkar and others Consenting Party: Mrs. Saraswati Hanumant	Confirmation Deed Dated 16/12/2019	Survey No. 282/1B/1 total area admeasuring 01 Hectare 65 Ares situated at Village Lohgaon, Taluka Haveli Dist Pune	19428/2019	12



KAILASH M. THORAT

BSL. LL.B
ADVOCATE

OFFICE :

OFFICE NO. 3A, THIRD FLOOR,
SHOBHA CHAMBERS, CTS NO. 321/1
SHIVAJINAGAR GAVTHAN,
SHIVAJINAGAR, PUNE-411005,
CELL : 9975398916
Email-adv.kailashthorat@gmail.com

SR No. 507/2021-22

Theurkar and others				
Vendor: Mr. Hanumant Jaywant Theurkar through Power of Attorney Holder Mr. Vishal A. Popat Purchaser: M/s. Nivasa Associates through Partner Mr. Rahul Ram Mehata	Sale Deed Dated 16/02/2021	Survey No. 282/1B/1 total area admeasuring 01 Hectare 65 Ares situated at Village Lohgaon, Taluka Haveli Dist Pune	2804/2021	26
Party No. 1: Mr. Kailas Hanumant Theurkar and others Party No. 2: Mr. Raju alias Rajendra Hanumant Theurkar and others	Confirmation Deed Dated 10/05/2021	Confirmation to the Document No. 52/2020 and 53/2020 registered at Sub Registrar Haveli No. 23, Document No. 7086/2006 registered at Sub Registrar Haveli No. 8 and Document No. 4075/2013 registered at Sub Registrar Haveli No. 22 Pune	5822/2021	1

NATURE OF SEARCH :

E-Search of Index II registers from the 2019 to 2021 taken on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>].

I have taken an online search of Index II registers from 2019 to 2021 on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>] and I have relied on the same.

PARTICULARS OF SEARCH:

From the available Index II records I have taken search with respect to the captioned property on Government Website for 3 years (i.e. 2019 to 2021) and my report is as under-



KAILASH M. THORAT

BSL. LL.B
ADVOCATE

OFFICE :

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SR No. 507/2021-22

In the available Index II registers I have not found any other entries pertaining to the captioned property. It is further clarified that, this is only with respect to the Index II registers perused and does not cover the other Index II registers not available for perusal.


This search report is issued purely on the basis of Index II search made available at Government Website and does not deal with any kind of search with respect to Record of Rights, registers and other relevant document showing title with respect to the captioned property.

I have paid the requisite search fees vide Receipt No. MH006089181202122E dated 10/09/2021.

This Search report is subject to the available Index II records presented to me during the course of my search at the Government Website.

This search report is till 10th September 2021

Accordingly my search report.


MR. KAILASH M. THORAT
ADVOCATE BSL. LL.B
Office No. 3A, Third Floor,
Shobha Chambers, CTS No.
321/1, Shivajinagar, Pune-5

Disclaimer: The contents of this report are the facts respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct, consequential or punitive loss, damage or expense. The report/opinion is for use of the person to whom it is addressed and is not for the use of any other person.

