

**YOGESH KORKI**

Advocate

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Ref:

Date: 25/04/2017

**SUPPLEMENTARY SEARCH AND TITLE REPORT**

**CLIENT: M/S. ROSE DREAM DEVELOPERS**

**OWNERS:** 1) MR. PRATHMESH SUNIL KOCHETA, 2)  
MRS. BADAMBAI HUKUMCHAND KOCHETA, 3) MR.  
BHARAT BALKISHAN AGROYA, 4) MR. SUDHIR  
GOVINDRAO HALIKAR, 5) SMT. LAXIMBAI  
GOVINDRAO HALIKAR, 6) MR. NINAND NIMBAJI PATIL,  
7) MRS. ANANDA SUNIL KOCHETA, 08) MRS. ROLI  
BHARAT AGROYA, 09) MRS. VAISHALI PURUSHOTTAM  
HALIKAR.

As per instructions of my client, I have carried out the investigation of title of the property mentioned below. I have perused the documents that were made available to me and relied on the same, and have also carried out an independent search with respect to the said property described hereunder and I have already given the search and title report on 30/04/2015 and on 14/06/2016 I have given supplementary Search and Title Report with respect to the property mentioned herein under and as per the request of the my client I am giving this supplementary Search and Title Report for the year 2016 to 2017 both inclusive. This communication sets out the outcome of the said search and my observations thereon.

**I. DESCRIPTION OF THE SAID PROPERTIES:**

All that consists of the property bearing Gat No. 9B/1/1 total admeasuring about 00H 80.82R, which is situated at village Kiwale, Tal. Haveli, Dist. Pune and also within the limits of the Grampanchyat Kiwale and also within the limits of Taluka Panchyat Samiti Haveli and also within the limits of Zillah Parishad Pune and



also within the jurisdiction of Sub-Registrar, Tal Haveli, Dist. Pune. (Hereinafter referred to as "SAID PROPERTY-I") and All that consists of the property bearing Gat No. 9B/1/2 total admeasuring about 00H 46.27R including Pot Kharaba which is situated at village Kiwale, Tal. Haveli, Dist. Pune and also within the limits of the Grampanchyat Kiwale and also within the limits of Taluka Panchyat Samiti Haveli and also within the limits of Zillah Parished Pune and also within the jurisdiction of Sub-Registrar, Tal Haveli, Dist. Pune. (Hereinafter referred to as "SAID PROPERTY-II")

## II. DOCUMENTS REFERRED:

In connection with the above I have inspected the certified copies of the following documents –

1. 7/12 Extract.
2. M.E. 4806, 4807, 8676, 9169, 9272, 9501, 9859, 11802, 12405, 12407 & 12708.
3. Certified copy of sale deed dated 02/12/2011 executed by Mrs. Vasundhara Madhav Deshpande & others infavour of Mrs. Ananda Sunil Kocheta & others, which is registered in the office of Sub-Registrar Haveli XI at Sr. No. 13945/2011.
4. Copy of Gift Deed dated 22/01/2013 executed by Mr. Balkishan Radhakishan Agroya infavour of Mr. Bharat Balkishan Agroya, which is registered in the office of Sub-Registrar Haveli No. XVII at Serial No. 893/2013.
5. Copy of Gift Deed dated 24/06/2013 executed by Nirmala Nimbaji Patil infavour of Mr. Ninad Nimbaji Patil, which is registered in the office of Sub-Registrar Haveli No. XVII at Serial No. 5719/2013.
6. Copy of Gift Deed dated 05/08/2013 executed by Mr. Sunil Hukumchand Kocheta infavour of Mr. Prathmesh Sunil Kocheta, which is registered in the office of Sub-Registrar Haveli No. XVII at Serial No.6879/2013.
7. Copy of Specific Power of Attorney dated 05/08/2013 executed by Mr. Prathmesh Sunil Kocheta infavour of Mrs. Ananda Sunil Kocheta, which is registered in the office of Sub-Registrar Haveli No. XVII at Serial No.6880/2013.
8. Copy of General Power of Attorney dated 02/08/2013 executed by Mr. Prathmesh Sunil Kocheta infavour of Mr. Sunil Kocheta, which is registered in the office of Sub-Registrar Haveli No. XVII at Serial No.6880/2013.



Hukumchand Kocheta, which is registered in the office of Sub-Registrar Latur (City) at Serial No.5156 /2013.

9. Copy of Joint Development/Venture Agreement dated 11/08/2015 executed by Mr. Prathmesh Sunil Kocheta, Mrs. Badambai Hukumchand Kocheta, Mr. Bharat Balkishan Agroya, Mr. Sudhir Govindrao Halikar, Smt. Laximibai Govindrao Halikar, Mr. Ninand Nimbaji Patil, Mrs. Ananda Sunil Kocheta, Mrs. Roli Bharat Agroya, Mrs. Vaishali Purushottam Halikar infavour of M/s. Rose Dream Developers, which is registered in the office of Sub-Registrar Haveli No. XXIV at Serial no. 6533/2015.
10. Copy of Power of Attorney dated 11/08/2015 executed by Mr. Prathmesh Sunil Kocheta, Mrs. Badambai Hukumchand Kocheta, Mr. Bharat Balkishan Agroya, Mr. Sudhir Govindrao Halikar, Mr. Ninand Nimbaji Patil, Mrs. Ananda Sunil Kocheta, Mrs. Roli Bharat Agroya, Mrs. Vaishali Purushottam Halikar infavour of M/s. Rose Dream Developers, which is registered in the office of Sub-Registrar Haveli No. XXIV at Serial no. 6534/2015.
11. Copy of Counter Part/Duplicate of Joint Development/Venture Agreement dated 11/08/2015 executed by Mr. Prathmesh Sunil Kocheta, Mrs. Badambai Hukumchand Kocheta, Mr. Bharat Balkishan Agroya, Mr. Sudhir Govindrao Halikar, Smt. Laximibai Govindrao Halikar, Mr. Ninand Nimbaji Patil, Mrs. Ananda Sunil Kocheta, Mrs. Roli Bharat Agroya, Mrs. Vaishali Purushottam Halikar infavour of M/s. Rose Dream Developers, which is registered in the office of Sub-Registrar Haveli No. XXIV at Serial no. 6535/2015.

### III. TITLE INCIDENTS:

It appears that the property bearing Gat No. 9 total admeasuring about 08H 51R including Pot Kharaba, which is situated at village Kiwale, Tal. Haveli and also within the jurisdiction of Sub-Registrar, Tal Haveli, Dist. Pune. [Hereinafter referred to as the "**SAID ENTIRE PROPERTY**"]. The Said Entire Property was originally jointly owned by Mr. Rameshchandra Vithaldas Dhanraj alias Virendra Haridas and Jammenjay Haridas. [Hereinafter referred to as the "**SAID ORIGINAL OWNER**"].

It appears from the revenue records that the Mr. Shankar Ganesh Sahastrabuddhe was tenant in the said entire property [Hereinafter referred to as the "**SAID TENANT**"].



It also appears from the revenue record that the Hon'ble Agricultural Land Tribunal Haveli passed the order on 09/09/1971 in case No. 8/1963 [Hereinafter referred to as the "SAID ORDER"] and as per the order of Agricultural Land Tribunal Haveli the said tenant paid the purchase price and the said tenant purchased the said entire property. Thus the said tenant i.e. Mr. Shankar Ganesh Sahastrabuddhe became sole and absolute owner of the said entire property and accordingly his name was entered in the 7/12 extract and other revenue records as owner and holder of the said entire property.

It appears from the revenue records that the said tenant i.e. Mr. Shankar Ganesh Sahastrabuddhe was expired on 21/08/1977 and the said tenant i.e. Mr. Shankar Ganesh Sahastrabuddhe executed his last will dated 25/03/1974, which is registered at the office of the Sub-Registrar Haveli No. I, which is at serial No. 678/1974 [Hereinafter referred to as the "SAID WILL"] and thereby Mr. Shankar Ganesh Sahastrabuddhe bequeathed the said entire property bearing Gat No.9 in two parts, which was subsequently allotted Hissa No. A and Hissa No. B and the said division was also confirmed and recorded by revenue authorities vide Mutation Entry No.1904. It also further appears from revenue record that the as per the last will dated 25/03/1974 the Mr. Shankar Ganesh Sahastrabuddhe devolved the Hissa No. B out of Gat No. 9 admeasuring about 04H 05R upon his grand daughters Miss. Angha Shashikant Sahastrabuddhe and Miss. Meghana Shashikant Sahastrabuddhe. It appears from Mutation Entry No. 1904 that the Miss. Angha Shashikant Sahastrabuddhe and Miss. Meghana Shashikant Sahastrabuddhe are minors at that time, the father of Miss Angha and Miss Meghana was entered as guardian in the 7/12 extract and other revenue records.

It appears from the revenue record that Miss. Angha Shashikant Sahastrabuddhe and Miss. Meghana Shashikant Sahastrabuddhe



had applied to the Sub-Divisional office, Haveli for obtaining permission to sell the said property under section 43 and 25 of Bombay Tenancy and Agricultural Land Act 1948 to M/s. Devi Farms Pvt. Ltd. and accordingly the permission was granted to them by Sub-Divisional Officer Haveli on 11/01/1991, by order bearing No.43-SR-90 [Hereinafter referred to as the "SAID PERMISSION ORDER"]. It also specifically mentioned in the said permission order that the Sale Deed was executed within the period of three months in favour of M/s. Devi Farms Pvt. Ltd. from the date of permission granted, it appears from the record that vide letter dated 06/05/1991 the Sub-Divisional Officer, Haveli extended the time for execution of the Sale Deed from 10/04/1991 to 10/07/1991.

It appears from revenue record that after obtaining sell permission Miss. Angha Shashikant Sahastrabuddhe and Miss. Meghara Shashikant Sahastrabuddhe through their Power of Attorney Holder Mr. Shashikant Shankar Sahastrabuddhe, sold the portion of land admeasuring 02H 03R out of total area 04H 05R to M/s. Devi Farms Pvt. Ltd. by executing Sale Deed dated 10/07/1991, which is duly registered with the Sub-Registrar Haveli-II, at Serial No. 12887/1991 [Hereinafter referred to as the "SAID SALE DEED-I"]. As per the registered Said Sale Deed-I the name of M/s. Devi Farms Pvt. Ltd. was duly mutated to the 7/12 extract to the extent of purchased area vide Mutation Entry No. 4635 and Gat No. 9B was sub divided in two parts i.e. Gat No. 9B was remained with owner and Gat No. 9B/1 was allotted to M/s. Devi Farms Pvt. Ltd. It appears that as per the Said Sale Deed-I M/s. Devi Farms Pvt. Ltd. became sole and absolute owner of the purchased area. The M/s. Devi Farms Pvt. Ltd. thereafter prepared a private layout of the said purchased area comprising of various plots, roads etc.

It appears from the revenue record that on 09/09/1992 M/s. Devi Farms Pvt. Ltd. through its Director Mr. Kisan P. Bane sold out the area admeasuring about 00H 80.82R to Smt. Sulbha Baburao



Aapte and Mamata Baburao Aapte by way of registered Sale Deed [Hereinafter referred to as the "SAID SALE DEED-II"] and as per Said Sale Deed-II the name of purchaser was duly mutated to revenue record vide Mutation Entry No. 4806 and as per the Said Sale Deed-II the Gat No.9B/1 was subdivided and Gat No. 9B/1 was remain with M/s. Devi Farms Pvt. Ltd., with remaining area and Gat No.9B/1/1 was given to the purchaser and name of the purchaser was recorded in 7/12 extract to the extent of purchased area i.e. 00H 80.82R i.e. property described hereinabove Said Property-I vide Mutation Entry No. 4806.

It appears from the revenue record that Smt. Sulbha Baburao Aapte was expired on 28/08/2002 leaving behind legal heirs daughters namely Nayana Baburao Aapte & Mamata Baburao Aapte and Smt. Sulbha Baburao Aapte on 25/03/1995 executed her last will [Hereinafter referred to as the "SAID WILL"] and said will was registered in the office Sub-Registrar and Smt. Sulbha Baburao Aapte bequeathed her share of said property-I in favour of Mamata Baburao Aapte and therefore the Name of the Smt. Sulbha Baburao Aapte was deleted from the Said Property-I vide Mutation Entry No. 8676.

It appears from the revenue record that Mamata Baburao Aapte sold out the Said Property-I to Mr. Sunil Hukumchand Kocheta, Badambai Hukumchand Kocheta, Mr. Bharat Balkishana Agroya, Mr. Balkisana Radhikisana Agroya, Mr. Sudhir Govindrao Halikar, Laximibai Govindrao Halikar, Nirmala Nimbaji Patil and Mr. Ninand Nimbaji Patil by way registered Sale Deed dated 29/04/2006 [Hereinafter referred to as the "SAID SALE DEED-III"] and as per the Said Sale Deed-III the name of the purchaser was duly recorded on 7/12 extract vide Mutation Entry No. 9501. As per the Said Sale Deed-III Mr. Sunil Hukumchand Kocheta, Badambai Hukumchand Kocheta, Mr. Bharat Balkishana Agroya, Mr. Balkisana Radhikisana Agroya, Mr. Sudhir Govindrao Halikar, Laximibai Govindrao Halikar, Nirmala Nimbaji Patil and Mr. Ninand



Nimbaji Patil became absolute owner and possessor of the Said Property-I.

It appears from the revenue record that on 09/09/1992 M/s. Devi Farms Pvt. Ltd. through its Director Mr. Kisan P. Bane sold out the area admeasuring about 00H 46.27R to Mrs. Vasundhara Madhav Deshpande, Mr. Madhav Govindrao Deshpande, Mr. Kedar Madhav Deshpande, Mr. Anand Madhav Deshpande, Miss. Monika Madhav Deshpande by way of registered Sale Deed [Hereinafter referred to as the "SAID SALE DEED-IV"] and as per the Said Sale Deed-IV the name of purchaser was duly mutated to revenue record vide Mutation Entry No. 4807 and as per the Said Sale Deed-IV the Gat No.9B/1 was subdivided and Gat No. 9B/1 was remain with M/s. Devi Farms Pvt. Ltd. with remaining area and Gat No.9B/1/2 was given to the purchaser and name of the purchaser was recorded in 7/12 extract to the extent of purchased area i.e. 00H 46.27R i.e. property described hereinabove said Property-II vide Mutation Entry No. 4807.

It appears from the record that Mrs. Vasundhara Madhav Deshpande, Mr. Madhav Govindrao Deshpande, Mr. Kedar Madhav Deshpande, Mr. Anand Madhav Deshpande, Miss. Monika Madhav Deshpande nee Mrs. Moinka Viveak Limaye on 29/04/2006 executed Development Agreement and Power of Attorney infavour of Mrs. Ananda Sunil Kocheta, Mrs. Roli Bharat Agrova, Mrs.Nirmala Nimbaji Patil and Mrs. Vaishali Purusottam Halikar and same was registered in the office Sub-Registrar Haveli No. XX, which is at Serial No. 2831/2006 and 2832/2006 respectively.

It appears from the revenue record that Mrs. Vasundhara Madhav Deshpande, Mr. Madhav Govindrao Deshpande, Mr. Kedar Madhav Deshpande, Mr. Anand Madhav Deshpande, Miss. Monika Madhav Deshpande sold out the Said Property-II to Mrs. Ananda Sunil Kocheta, Mrs. Roli Bharat Agrova,



Mrs.Nirmala Nimbaji Patil and Mrs. Vaishali Purusottam Halikar by way registered Sale Deed dated 02/12/2011, which is registered in the office of Sub-Registrar Haveli No. X , at Serial No. 13945/2011 [Hereinafter referred to as the "SAID SALE DEED-V"] and as per the Said Sale Deed-V the name of the purchaser was duly recorded on 7/12 extract vide Mutation Entry No.11802. As per the Said Sale Deed-V Mrs. Ananda Sunil Kocheta, Mrs. Roli Bharat Agroya, Mrs.Nirmala Nimbaji Patil and Mrs. Vaishali Purusottam Halikar became absolute owner and possessor of the Said Property-II.

It appears from the revenue record that the some area of the said property-I & said property-II was acquired for Pune-Mumbai express way and remark to that effect was entered in other rights Coolum of 7/12 extract vide Mutation entry No. 9169. It further appears from Mutation Entry No. 9272 that notification dated 16/09/2005 bearing Letter No. Special Land Acquisition 1/kavi/SL/16/2002 was corrected and the effect of this correction given in 7/12 extract vide mutation entry No. 9272. It appears from the revenue record that as per the order of Special land Acquisition Officer No.1 Pune, Pune-Mumbai-Pune Express Way, bearing No. Special Land Acquisition No.1/kavi/82/08 dated 17/04/2008, the remark of Acquisition from other rights Coolum was removed by the revenue authority of the Said Property-I and Said Property-II vide Mutation Entry No. 9859.

It appears from the revenue record that on 22/01/2013 Mr. Balkishan Radhakishan Agroya executed Gift Deed of his undivided 1/8 share of Said Property-I infavour of his son Mr. Bharat Balkishan Agroya and same was registered in the office Sub-Registrar Haveli No. XVII, which is at Serial No. 893/2013. [Hereinafter referred to as the "SAID GIFT DEED-I"]. As per the registered Gift Deed the name of Donee i.e. Mr. Bharat Balkishan Agroya was recorded in the revenue record on 7/12 extract of Said Property-I vide Mutation Entry No. 12708.



It appears from the revenue record that on 24/06/2013 Nirmala Nimbaji Patil executed Gift Deed of his undivided 1/8 share of Said Property-I and undivided 1/4 share of Said Property-II infavour of his son Mr. Nimad Nimbaji Patil and same was registered in the office Sub-Registrar Haveli No. XVII, which is at Serial No. 5719/2013. [Hereinafter referred to as the "SAID GIFT DEED-II"]. As per the registered Gift Deed the name of Donee i.e. Mr. Nimad Nimbaji Patil was recorded in the revenue record on 7/12 extract of Said Property-I and Said Property-II vide Mutation Entry No. 12405.

It appears from the revenue record that on 05/08/2013 Mr. Sunil Hukumchand Kocheta executed Gift Deed of his undivided 1/8 share of Said Property-I infavour of his son Mr. Prathmesh Sunil Kocheta and same was registered in the office Sub-Registrar Haveli No. XVII, which is at Serial No. 6679/2013. [Hereinafter referred to as the "SAID GIFT DEED-III"]. As per the registered Gift Deed the name of Donee i.e. Mr. Prathmesh Sunil Kocheta was recorded in the revenue record on 7/12 extract of Said Property-I vide Mutation Entry No. 12707.

It appears from record that on 05/08/2013 Mr. Prathmesh Sunil Kocheta was executed specific Power of Attorney with respect to Said Property-I infavour of his mother i.e. Mrs. Ananda Sunil Kocheta and same was registered in the office Sub-Registrar Haveli No. XVII, which is at Serial No. 6680/2013. [Hereinafter referred to as the "SAID POWER OF ATTORNEY-I"].

It appears from record that on 02/08/2013 Mr. Prathmesh Sunil Kocheta was executed General Power of Attorney infavour of his father i.e. Mr. Sunil Hukumchand Kocheta and same was registered in the office Sub-Registrar Latur (City) which is at Serial No. 5156/2013. [Hereinafter referred to as the "SAID POWER OF ATTORNEY-II"].



It appears from the record that on 11/08/2015 Mr. Prathmesh Sunil Kocheta, Mrs. Badambai Hukumchand Kocheta, Mr. Bharat Balkishan Agrova, Mr. Sudhir Govindrao Halikar, Smt. Laximibai Govindrao Halikar, Mr. Ninand Nimbaji Patil, Mrs. Ananda Sunil Kocheta, Mrs. Roli Bharat Agrova, Mrs. Vaishali Purushottam Halikar executed Joint Development / Venture Agreement of Said Property-I and Said Property-II infavour of M/s. Rose Dream Developers, through its partner 1) Mr. Sunil Hassanand Ramchandani, 2) Mr. Prakash Sitaldas Ratnani, 3) Mr. Karan Gulab Ratnani, 4) Mr. Vishal Rajkumar Dharmani, which is registered in the office of Sub-Registrar Haveli No. XXIV at Serial No. 6533/2015.[Hereinafter referred to as the "SAID JOINT DEVELOPMENT /VENTURE AGREEMENT"]

It appears from the record that on 11/08/2015 Mr. Prathmesh Sunil Kocheta, Mrs. Badambai Hukumchand Kocheta, Mr. Bharat Balkishan Agrova, Mr. Sudhir Govindrao Halikar, Smt. Laximibai Govindrao Halikar, Mr. Ninand Nimbaji Patil, Mrs. Ananda Sunil Kocheta, Mrs. Roli Bharat Agrova, Mrs. Vaishali Purushottam Halikar executed co related Power of Attorney of Joint Development / Venture Agreement of Said Property-I and Said Property-II infavour of M/s. Rose Dream Developers, through its partner 1) Mr. Sunil Hassanand Ramchandani, 2) Mr. Prakash Sitaldas Ratnani, 3) Mr. Karan Gulab Ratnani, 4) Mr. Vishal Rajkumar Dharmani, which is registered in the office of Sub-Registrar Haveli No. XXIV at Serial No. 6534/2015. [Hereinafter referred to as the "SAID POWER OF ATTORNEY-III"]

It appears from the record that on 11/08/2015 Mr. Prathmesh Sunil Kocheta, Mrs. Badambai Hukumchand Kocheta, Mr. Bharat Balkishan Agrova, Mr. Sudhir Govindrao Halikar, Smt. Laximibai Govindrao Halikar, Mr. Ninand Nimbaji Patil, Mrs. Ananda Sunil Kocheta, Mrs. Roli Bharat Agrova, Mrs. Vaishali Purushottam Halikar also executed Counter Part/ Duplicate of



the Joint Development / Venture Agreement of Said Property-I and Said Property-II infavour of M/s. Rose Dream Developers, through its partner 1) Mr. Sunil Hassanand Ramchandani, 2) Mr. Prakash Sitaldas Ratnani, 3) Mr. Karan Gulab Ratnani, 4) Mr. Vishal Rajkumar Dharmani, which is registered in the office of Sub-Registrar Haveli No. XXIV at Serial No. 6535/2015. [Hereinafter referred to as the "SAID COUNTER PART/DUPLICATE OF THE JOINT DEVELOPMENT /VENTURE AGREEMENT"]

That due to the above said Sale Deeds, Gift Deeds the said Mr. Prathmesh Sunil Kocheta, Mrs. Badambai Hukumchand Kocheta, Mr. Bharat Balkishan Agroya, Mr. Sudhir Govindrao Halikar, Smt. Laximibai Govindrao Halikar, Mr. Ninand Nimbaji Patil, Mrs. Ananda Sunil Kocheta, Mrs. Roli Bharat Agroya, Mrs. Vaishali Purushottam Halikar has became absolute owner and possessor of the Said Property-I & Said Property-II. [Hereinafter referred to as the "SAID PRESENT OWNER"].

That due to the above said Joint Development/Venture Agreement, said Counter Part of the Joint Development Agreement and Said Power of Attorney, the said present owners has given development rights of the said property-I and said Property-II to M/s. Rose Dream Developers and therewith empowered to sale the tenements which will be constructed thereon to the prospective PURCHASER/. As such or otherwise the said M/s. Rose Dream Developers entitled to develop the said property and sell the tenements / Apartments / units thereon to the any prospective PURCHASER/S. (Hereinafter referred to as "SAID DEVELOPER").

**IV. INDEPENDENT SEARCH AT THE OFFICE OF SUB REGISTRAR:**

I was instructed to take search for a period of last 02 years i.e. from the year 2016 to 2017 (both inclusive). I made the on line



application for search on 25/4/2017 at the office of Sub-Registrar Office Haveli I, Pune. I paid the necessary charges for taking the search of the documents for last 02 years i.e. from 2016 to 2017 (both inclusive) I have been issued the receipt bearing number MH000758498201718E dated 25/04/2017.

I took the search of records maintained under Index II for the purpose of verifying that whether any document is registered pertaining to the Said Property-I & Said Property-II. Index II register maintained in the office of Sub-Registrar Office Haveli I and Index II register maintained in the office of Sub-Registrar Office Haveli I, I found index II of the some years. On search of the records so available for my perusal on that day in the said offices, no entry of any nature pertaining to the Said Property-I & Said Property-II against the interest of my client was found to be have been registered in the said office. The Index II in the said office were not maintained properly and are in loose sheets and in mixed and in torn condition. Some of the pages of the Index II were in such a condition that it was not possible to read the contents of those pages.

I have carried out the search for the period of 2016 to 2017(part) on Computer however no entry of any nature was found to have been registered against the interest of said Vendors/Owners.

In view of the above I give this report that on verification and search of the records so available at Sub-Registrar office at Haveli-I, on the date of search, no entry is found to have been registered against the interest of said vendors/owners in respect of the above Said Property-I & Said Property-II under search.

#### V. OPINION:

On the basis of documents made available to me and subject to whatever stated herein above I am of the opinion that,

- i) *The Said Mr. Prathmesh Sunil Kocheta, Mrs. Badambai Hukumchand Kocheta, Mr. Bharat Balkishan Agrova, Mr.*



*Sudhir Govindrao Halikar, Smt. Laxmibai Govindrao Halikar, Mr. Ninand Nimbaji Patil, Mrs. Ananda Sunil Kocheta, Mrs. Roli Bharat Agroya, Mrs. Vaishali Purushottam Halikar are the Owners of the Said Property-I & Said Property-II.*

*ii) The title of Mr. Prathmesh Sunil Kocheta, Mrs. Badambai Hukumchand Kocheta, Mr. Bharat Balkishan Agroya, Mr. Sudhir Govindrao Halikar, Smt. Laxmibai Govindrao Halikar, Mr. Ninand Nimbaji Patil, Mrs. Ananda Sunil Kocheta, Mrs. Roli Bharat Agroya, Mrs. Vaishali Purushottam Halikar as owners to the Said Property-I & Said Property-II appears to be clean, clear and marketable.*

*The M/s. Rose Dream Developer is holding exclusive rights to develop the said Property-I & said property-II in accordance to permissions granted by concern Authorities.*

Presumption: Submitted documents and information's are genuine

  
YOGESH KORKE  
ADVOCATE \* PUNE \*  
ORKELOCATE