

UNMESH DESHPANDE & ASSOCIATES
ADVOCATE

5, Sonali Sadan, Revenue Colony, Shivajinagar, Pune -05 Ph No. 8379051111

Date: 10/09/2022

Format - A
(Circular No. 28/2021)

To,
MAHARERA,

LEGAL TITLE REPORT


SUB- Title clearance report with respect to Wing 'D' "**MIDORI TOWER PHASE - II**" in the larger project "**MIDORI TOWER**" upon the net plot area adm. 17717.36 Sq.Mtrs. (After deducting the area under reservation of DP road adm. 136.37 Sq. Mtrs. + area under reservation of green belt adm. 2616.27 Sq. Mtrs.) out of the total area adm. 2 Hec 04.97 Ares upon the layout of Survey No. 15/2 , 15/3+4+5(p), 15/3+4+5/1, 15/3+4+5/2, 15/3+4+5/3, 15/3+4+5/4, 15/3+4+5/5, 15/3+4+5/7, 15/3+4+5/8, 16/1 to 5/2/1, 16/1 to 5/2/2, 16/1 to 5/2/3, 16/1 to 5/2/4, 16/1 to 5/2/5, 16/1 to 5/2/6, 16/1 to 5/2/7, 16/1 to 5/2 (p) and S. No.14/6(P)/7(P)/8(P) situated at village Pimple Nilakh Taluka Haveli District Pune and within the limits of Pimpri Chinchwad Municipal Corporation, Pune.

TO WHOM IT MAY CONCERN :-

1. DESCRIPTION OF PROPERTY:-


All that piece and parcel of ownership units scheme in form of Wing 'D' "**MIDORI TOWER PHASE - II**" having structure of Ground Floor + Podium- 1 + Podium- 2 + Podium- 3 + Podium- 4 + Podium -5 + 1st To 24th upper Floor having 103 Tenements and having total F.S.I. adm. 16457.94 Sq. Mtrs. as per building sanctioned in the larger project "**MIDORI TOWER**" upon the net plot area adm. 17717.36 Sq. Mtrs. (after deducting the area under reservation of DP road adm. 163.37 Sq. Mtrs. + area under reservation of green belt adm. 2616.27 Sq. Mtrs.)out of the total area adm. 2 Hec 04.97 Ares upon the layout of Survey No. 15/2, 15/3+4+5 (p), 15/3+4+5/1, 15/3+4+5/2, 15/3+4+5/3, 15/3+4+5/4, 15/3+4+5/5, 15/3+4+5/7, 15/3+4+5/8, 16/1 to 5/2/1, 16/1 to 5/2/2, 16/1 to 5/2/3, 16/1 to 5/2/4, 16/1 to 5/2/5, 16/1 to 5/2/6, 16/1 to 5/2/7, 16/1 to 5/2 (p) and S. No.14/6(P)/7(P)/8(P) situated at village Pimple Nilakh Taluka Haveli District Pune and within the limits of Pimpri Chinchwad Municipal Corporation, Pune.

2. I have investigated the title of the said project on the request of **VIKRAM DEVELOPERS AND PROMOTERS**, through its both the Partners 1) **MR. VIKRAM VENKATRAO GAIKAWAD** and 2) **MR. ANKUSH BHIMRAO ASABE** and following documents i.e. :-


Unmesh Deshpande
Advocate
LLM, DLL & LW, DHL

Sr. No.	Particulars	Date of Document
1.	Sale Deed reg. at Serial No. 16987/89 Regarding S. No. 16/1 To 5/2/2 (Purchaser - Deoram Subrao Naik)	07/11/1989
2.	Sale Deed reg. at Serial No. 16988/89 Regarding S. No. 16/1 To 5/2/7 (Purchaser - Suresh Pantu Pednekar)	07/11/1989
3.	Sale Deed reg. at Serial No. 10301/89. Regarding S. No. 15/3+4+5/1 (Purchaser - Pushpa Popatlal Shah)	15/11/1989
4.	Sale Deed reg. at Serial No. 17302/89 Regarding S. No. 16/1 To 5/2/5 (Purchaser - Veena B. Rathi & others)	15/11/1989
5.	Sale Deed reg. at Serial No. 15607/89 Regarding S. No. 16/1 To 5/2/1 (Purchaser - Balkrishna N. Karwa')	09/10/1989
6.	Sale Deed reg. at Serial No. 15608/89 Regarding S. No. 15/3+4+5/3 (Purchaser - Kevalchand D. Lalwani)	09/10/1989
7.	Sale Deed reg. at Serial No. 16472/89 Regarding S. No. 15/3+4+5/2 (Purchaser - Mrudula R. Karva)	24/10/1989
8.	Sale Deed reg. at Serial No. 16473/89 Regarding S. No. 16/1 To 5/2/4 (Purchaser - Bharti R. Rathi & Others)	24/10/1989
9.	Sale Deed reg. at Serial No. 16474/89 Regarding S. No. 15/3+4+5/8 (Purchaser - Uma Pradeep Panpaliya And others)	24/10/1989
10.	Sale Deed reg. at Serial No. 16475/89 Regarding S. No. 16/1 To 5/2/6 (Purchaser - Vijay K Maheshwari & other)	24/10/1989
11.	Sale Deed reg. at Serial No. 16476/89 Regarding S. No. 16/1 To 5/2/3 (Purchaser - Vijaya Subhash Gadiya)	24/10/1989
12.	Sale Deed reg. at Serial No. 18705/89 Regarding S. No. 15/3+4+5/4 (Purchaser - Pradeep Laxman Garge)	12/12/1989
13.	Sale Deed reg. at Serial No. 0210/90 Regarding S. No. 15/3+4+5/7 (Purchaser - Purshottam Santurkar)	04/01/1990
14.	Sale Deed reg. at Serial No. 4925/90 Regarding S. No. 15/3+4+5/6 (Purchaser - Ramchandra T. Sony)	23/03/1990
15.	Sale Deed reg. at Serial No. 5945/90 Regarding S. No. 15/3+4+5/5 (Purchaser - Prateema Rajkumar Kaushik and others)	11/04/1990
16.	Sale Deed reg. at Serial No. 1883/93 Regarding S. No. 16/1 To 5/2 Part (Purchaser - Gangubai Bali Gaikawad & other)	30/03/1993
17.	Sale Deed reg. at Serial No. 4831/96 Regarding S. No. 15/3+4+5 Part (Purchaser - Asha Suresh Sasar)	28/06/1996
18.	Four Sale Deeds reg. at Serial No. 2680/2008, 2681/2008, 2682/2008 and 2683/2008 Regarding S. No. 15/3+4+5 Part (Purchaser - Chandrasheknar Nimhan)	16/04/2008
19.	Sale Deed reg. at Serial No. 7925/2009	11/11/2009

	Regarding S. No. 15/3+4+5/3 and 8 (Purchaser - M/s. Vikram Developer)	
20.	Sale Deed reg. at Serial No. 7918/2009 Regarding S. No. 16/1 To 5/2/1, 2 & 7 (Purchaser - M/s. Vikram Developer)	17/11/2009
21.	Sale Deed reg. at Serial No. 7919/2009 Regarding S. No. 16/1 To 5/2/3 (Purchaser - M/s. Vikram Developer)	17/11/2009
22.	Sale Deed reg. at Serial No. 7927/2009 Regarding S. No. 16/1 To 5/2/6 (Purchaser - M/s. Vikram Developer)	17/11/2009
23.	Sale Deed reg. at Serial No. 7929/2009 Regarding S. No. 16/1 To 5/2/4 (Purchaser - M/s. Vikram Developer)	17/11/2009
24.	Sale Deed reg. at Serial No. 9072/2010 Regarding S. No. 15/3+4+5 Part (Purchaser - M/s. Vikram Developer)	19/10/2010
25.	Sale Deed reg. at Serial No. 2143/2011 Regarding S. No. 16/1 To 5/2/5 (Purchaser - M/s. Vikram Developer)	11/05/2011
26.	Sale Deed reg. at Serial No. 7584/2011 Regarding S. No. 15/3+4+5/7 (Purchaser - M/s. Vikram Developer)	08/08/2011
27.	Sale Deed reg. at Serial No. 11628/2011 Regarding S. No. 15/3+4+5/2 (Purchaser - M/s. Vikram Developer)	13/12/2011
28.	Two Sale Deeds reg. at Serial No. 1148/2012 And 3976/2012, Regarding S. No. 15/3+4+5/1 (Purchaser - M/s. Vikram Developer)	06/02/2012 & 14.05.2012
29.	Sale Deed reg. at Serial No. 6012/2013 Regarding S. No. 15/3+4+5/5 (Purchaser - M/s. Vikram Developer)	08/05/2013
30.	Sale Deed reg. at Serial No. 6117/2013 Regarding S. No. 15/3+4+5 Part (Purchaser - M/s. Vikram Developer)	10/05/2013
31.	Sale Deed reg. at Serial No. 6118/2013 Regarding S. No. 15/3+4+5 Part (Purchaser - M/s. Vikram Developer)	11/05/2013
32.	Agreement to Sell & Power of Attorney Serial No. 2952/2013 and 2953/2013 Regarding S. No. 15/4+4+5/4 (Executed by Pradeep Laxman Garge in favour of M/s. Vikram Developer)	Both dated 28/06/2013
33.	Sale Deed reg. at Serial No. 8988/2013 Regarding S. No. 16/1 To 5/2 Part (Purchaser - M/s. Vikram Developer)	18/07/2013
34.	Release Deed reg. at Serial No. 1609/2020 Regarding : Fifteen properties totally admeasuring H. 00=78.25.40 Ares. (Executed by M/s. Vikram Developer in favour of Vikram Developers and Promoters)	20/02/2020
35.	Assignment of Development Rights and Power of Attorney Serial No. 2467/2020 and 2468/2020 Regarding No. 15/4+4+5/4 (Executed by M/s. Vikram Developer in favour of Vikram Developers and Promoters)	Both dated 17/03/2020
36.	Sale Deed reg. at Serial No. 11832/2022	05/05/2022
37.	IOD/Layout Sanctioned Vide Commencement Certificate No. BP/EC/Pimple Nilakh/01/2018	22/06/2019



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38.	IOD/Layout Sanctioned Vide Commencement Certificate No. BP/EC/Pimple Nilakh/03/2019	12/04/2019
39.	IOD/Layout Sanctioned vide Commencement Certificate No. BP/EC/Pimple Nilakh/01/2020	11/02/2020
40.	IOD/Layout Sanctioned vide Commencement Certificate No. BP/EC/Pimple Nilakh/01/2021	18/08/2021
41.	IOD/Layout Sanctioned vide Commencement Certificate No. BP/EC/Pimple Nilakh/02/2021	23/09/2021
42.	IOD/Layout Sanctioned vide Commencement Certificate No. B.P/ EC/Pmiple Nilakh/05/2022	12/01/2022
43.	Building Sanctioned Plan vide Commencement Certificate No. BP/Pimple Nilakh/29/2007	30/03/2007
44.	Building Sanctioned Plan vide Commencement Certificate No. No. BP/PN/57/2008	05/09/2008
45.	Building Sanctioned Plan vide Commencement Certificate No. BP/PN/24/2011	16/05/2011
46.	Building Sanctioned Plan vide Commencement Certificate No. BP/ PN/ 14/ 2012	29/03/2012
47.	Building Sanctioned Plan vide Commencement Certificate No. BP/Pimple Nilakh/51/2019	30/08/2019
48.	Building Sanctioned Plan vide Commencement Certificate No. B.P/ Pmiple Nilakh/58/2021	14/10/2021
49.	Building Sanctioned Plan vide Commencement Certificate No. B.P/ Pmiple Nilakh/30/2022	05/05/2022
50.	Non Agricultural Use Permission Order vide No. PRH/ NA/ SR/ 383/2007	29/08/2007
51.	Non Agricultural Use Permission Order vide No. JAMIN/ NA/ SR/ 547/ 2019	26/12/2019
52.	Completion Certificate in respect of Building No. A, B and C No. 56/2012	29/03/2012.
53.	Search and Title Report issued by Adv. Amrutlal Shah	20/03/2020
54.	Environmental Clearance Certificate	31/03/2020
55.	Registered Deed of Mortgage executed & registered in the office of Sub Registrar Haveli 9 (Katraj) at Sr. No. 5044/2021	03/09/2021
56.	Expansion Environmental Clearance	12/03/2022
57.	Sale Deed registered in the office of Sub- Registrar Haveli No. 2 at Sr. No. 11832/2022	15/06/2022

3. Copies of 7/12 extracts -

- Survey No. 15/3+4+5 and 15/3+4+5/1 to 8 and Relevant Mutation Extracts.
- Survey No. 16/1To5/2 and 16/1 To 5/2/1 to 7.
- S.No.14/6(P)/7(P)/8(P)
- Mutation Entries - 214, 244, 443, 451, 587, 607, 778, 780, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 4221, 4226, 4894, 5236, 5582, 6209, 4301, 5579, 5580, 5580, 5581, 5615, 5858, 5860, 5862, 5859 and 5980.

- I conducted search of Index II registers for last 30 years i.e. from 1985 till 2021 on the website of IGR Maharashtra. However I did not find any adverse entry except the documents mentioned in my flow of the title.


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On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that, title to the said property of **VIKRAM DEVELOPERS AND PROMOTERS** in respect of Scheduled Property is clean, clear and marketable and **VIKRAM DEVELOPERS AND PROMOTERS** are entitle to carry out the activities of development and sale of units upon the said property.

5. OWNER OF LAND :-

OWNER OF THE LAND	SURVEY NOS.	AREA OF LAND
VIKRAM DEVELOPERS AND PROMOTERS	15/2, 15/3+4+5 (p), 15/3+4+5/1, 15/3+4+5/2, 15/3+4+5/3, 15/3+4+5/4, 15/3+4+5/5, 15/3+4+5/7, 15/3+4+5/8, 16/1 to 5/2/1, 16/1 to 5/2/2, 16/1 to 5/2/3, 16/1 to 5/2/4, 16/1 to 5/2/5, 16/1 to 5/2/6, 16/1 to 5/2/7, 16/1 to 5/2 (p) and 14/6(P)/7(P)/8(P)	20497.00 Sq.Mtrs

6. QUALIFYING COMMENT/ REMARK :-

A] Title of **VIKRAM DEVELOPERS AND PROMOTERS** in respect of said Proposed Project/ Said Project described in clause no. 1 above is clean, clear, marketable and free of any encumbrances and charges subject to charge of State Bank of India.

B] **VIKRAM DEVELOPERS AND PROMOTERS** shall be entitled to implement the unit's scheme in form of "**Midori Tower PHASE - II' Wing 'D'**" having structure of Ground Floor + Podium- 1 + Podium- 2 + Podium- 3 + Podium- 4 + Podium -5 + 1st To 24th upper Floor having 103 Tenements and having total F.S.I. adm. 16457.94 Sq. Mtrs. as per building sanctioned in the larger project "**Midori Tower**" upon the area adm. 17717.36 Sq.Mtrs. (after deducting the area under reservation of DP road adm. 163.37 Sq. Mtrs. + Area under reservation of green belt adm. 2616.27 Sq. Mtrs.) out of the total area adm. 2 Hec 04.97 Ares upon the layout of Survey No. 15/2, 15/3+4+5(p), 15/3+4+5/1, 15/3+4+5/2, 15/3+4+5/3, 15/3+4+5/4, 15/3+4+5/5, 15/3+4+5/7, 15/3+4+5/8, 16/1 to 5/2/1, 16/1 to 5/2/2, 16/1 to 5/2/3, 16/1 to 5/2/4, 16/1 to 5/2/5, 16/1 to 5/2/6, 16/1 to 5/2/7, 16/1 to 5/2 (p) and 14/6(P)/7(P)/8(P) situated at village Pimple Nilakh Taluka Haveli District Pune and within the limits of Pimpri Chinchwad Municipal Corporation, Pune.

C] **VIKRAM DEVELOPERS AND PROMOTERS** are entitled to implement the Project of development as per Development Control Rule & modifications from time to time.

7. The report reflecting the flow of title in respect of the said Properties in enclosed herewith as Annexure "A" hereto.

Encl: Annexure

Date : 12/09/2022



Unmesh Deshpande

Advocate
Unmesh Deshpande
Advocate
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**UNMESH DESHPANDE & ASSOCIATES
ADVOCATE**

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Date: 12/09/2022

Annexure - A
(FLOW OF THE TITLE OF THE SAID LAND/ PROJECT)

1. Copies of 7/12 extracts


- a. Survey No. 15/3+4+5 and 15/3+4+5/1 to 8 and Relevant Mutation Extracts.
- b. Survey No. 16/1To5/2 and 16/1 To 5/2/1 to 7 & Relevant Mutation Extracts.
- c. Survey No. 14/6(P)/7(P)/8(P) & Relevant Mutation Extracts.
- d. Mutation Entry Nos. - 214, 244, 443, 451, 587, 607, 778, 780, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 4221, 4226, 4894, 5236, 5582, 6209, 4301, 5579, 5580, 5580, 5581, 5615, 5858, 5860, 5862, 5859 and 5980

2. I conducted search of Index II registers for last 30 years i.e. from 1985 till 2022 on the website of IGR Maharashtra.

3. TITLE HISTORY:

(i) TITLE HISTORY TILL DIVISION OF S. NO. 15/3+4+5 AND 16/1 TO 6-

- a) That in the year 1930 or prior thereto land bearing Survey No. 15 Hissa No. 3+4+5 and S. No. 16 Hissa No. 1 to 6 originally belonged to Mr. Mahadu Bapu Sathe.
- b) That Mr. Mahadu Bapu Sathe died intestate on 05/05/1934 leaving behind his son Mr. Hari Mahadu Sathe. Accordingly name of Mr. Hari Mahadu Sathe was entered to record of rights of the said property S. No. 15/3+4+5 and 16/1 to 6. Mutation Entry to this effect bears No. 214 dated 13/07/1934.
- c) That Mr. Hari Mahadu Sathe and his brother effected partition of their ancestral properties including property bearing S. No. 15/3+4+5 and 16/1 to 6. In the said partition property bearing S. No. 15/3+4+5 and 16/1 to 6 came to the exclusive share of Haribhau Mahadu Sathe. Mutation Entry to this effect bears No. 443 dated 12/5/1957.
- d) That landowner Mr. Haribhau Mahadu Sathe had obtained loan amount for pipeline, accordingly encumbrance of Tagai was mutated in other rights column of S. No. 15/3+4+5 and S. No. 16/1 and other properties. Mutation Entry to this effect bears No. 587.
- e) That Mr. Haribhau Mahadu Sathe repaid the loan amount, accordingly encumbrance of Tagai in the other rights column of S. No. 15/3+4+5 and S. No.


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16/1 was deleted from record of rights by order of Mamledar vide Order No. TAG/772/72 dated 7/5/1973. Mutation Entry to this effect bears no. 778.

- f) That Haribhau Mahadu Sathe and others effected partition of their ancestral properties including S. No. 15/3+4+5 and S. No. 16/1 to 5. According to said partition survey numbers and their owners are as under -


Survey Number	Owner
16/1 to 5/1	Haribhau Mahadu Sathe
16/1 to 5/2	Shantaram Haribhau Sathe
15/3+4+5	Haribhau Mahadu Sathe

Mutation Entry to this effect bears No. 780.

(ii) SURVEY NO. 16/1 TO 5/2

- a) As mentioned above in clause no. 'f' the owner of S. No. 16/1 to 5/2 namely Mr. Shantaram Haribhau Sathe executed Power of Attorney in favour of Mr. Vinayak Mahadev Nimhan on 12/07/1989 in respect of portion adm. 80 Ares from and out of S. No. 16/1 and 5/2 totally adm. 1 Hec. 04 Ares 70 Sq. Mtrs. The said Power of Attorney is registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 834/1989. On the basis of the said Power of Attorney Mr. Vinayak Mahadev Nimhan sold and conveyed various portions to third party purchasers as detailed hereunder -

Name of seller	Name of purchaser	Area (Ares)	New Survey No.	Date & Registration No	Mutation Entry No.
Shantaram Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Balkrishna Narayandas Karwa	3.70 Ares from and out of S. No. 16/1 to 5/2	16/1 to 5/2/1	9/10/1989 15607/1989	2168
Shantaram Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Deoram Subrao Naik	3.80 Ares from and out of S. No. 16/1 to 5/2	16/1 to 5/2/2	7/11/1989 16987/1989	2169
Shantaram Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Vijaya Subhash Gadiya	3.80 Ares from and out of S. No. 16/1 to 15/2	16/1 to 15/2/3	24/10/1989 15476/1989	2170
Shantaram Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Bharati Ramesh Rathi and others	3.70 Ares from and out of S. No. 16/1 to 15/2	16/1 to 5/2/4	24/10/1989 16473/1989	2171
Shantaram Hari Sathe and others	Veena Bhupendrana	3.75 Ares from and out	16/1 to 5/2/5	15/11/1989 17302/1989	2172


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through POA Holder Mr. Vinayak Mahadev Nimhan	rayan Rathi and others	of S. No. 16/1 to 15/2			
Shantaram Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Vijay Krushnaswar up Maheshwari and others	3.75 Ares from and out of S. No. 16/1 to 5/2	16/1 to 5/2/6	24/10/1989 16475/1989	2173
Shantaram Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Suresh Pantu Pednekar	3.80 Ares from and out of S. No. 16/1 to 5/2	16/1 to 5/2/7	7/11/1989 16988/1989	2174
Shantaram Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Gangubai Bali Gaikwad and others	449 Sq. Mtrs. from and out of S. No. 16/1 to 5/2	16/1 to 5/2 (part)	30/03/1993 1883/1993	5615
	Total area	30.79 Ares			

b. That one of the co- sharers of area adm. 449 Sq. Mtrs. from S. No. 16/1 to 5/2 namely Mrs. Gangubai Bali Gaikdwad died intestate leaving behind her legal heirs i.e. Son Khanderao Sakharan Shinde (from her first husband) and 2 sons from second husband namely Shashikant Bali Gaikwad and late Chandrakant Bali Gaikwad represented through his legal heir Smt. Pushpalata Chandrakant Gaikwad.

c. That above mentioned third party purchasers sold and conveyed their respective shares to M/s. Vikram Developers through its Proprietor Mr. Vikram Venkatrao Gaikwad by virtue of various registered Sale Deeds as detailed hereunder -


Name of the purchaser	Name of the seller	Area adm. and Survey No.	Date, Registration No. & Haveli no.	Mutation Entry No.
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	1) Balkrishna N. Karwa 2) Deoram Subrao Naik 3) Suresh Pantu Pednekar	1) 3.70 Ares, S. No. 16/1 to 5/2/1 2) 3.80 Ares, S. No. 16/1 to 5/2/2 3) 3.80 Ares, S. No. 16/1 to 5/2/7	17/11/2009 7918/2009 Haveli No. 2	5860
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	Vijaya Subhash Gadiya	3.80 Ares, S. No. 16/1 to 5/2/3	17/11/2009 7919/2009 Haveli No. 2	5862
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	Bharati Ramesh Rathi and others	3.70 Ares, S. No. 16/1 to 5/2/4	17/11/2009 7929/2009 Haveli No. 2	5858
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	Veena Rathi and others	3.75 Ares, S. No. 16/1 to 5/2/5	11/05/2011 2143/2011 Haveli No. 2	5980

M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	Vijay Krushnaswarup Maheshwari	3.75 Ares, S. No. 16/1 to 5/2/6	17/11/2009 7927/2009, Haveli No. 2	5859
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	Sakharam Bali Gaikwad, Pushpalata Chandrakant Gaikwad and Khanderao Sakharam Shinde	4.49 Ares from S. No. 16/1 to 5/2	18/07/2013 8988/2013, Haveli No. 18	
	Total	30.79 Ares		

- d. That Mr. Vinayak Mahadev Nimhan also granted the rights of development and sale of units in respect of 47.21 Ares from and out of 80 Ares in favour of M/s. Om Constructions through its partner Mr. Bhikalal Dayajibhai Chotliya by virtue of a Development Agreement and Power of Attorney, both, dated 24/4/2006. The said Development Agreement and Power of Attorney, both, are registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 2848/2006 and 2849/2006.
- e. Thereafter M/s. Om Constructions through its Partner Mr. Bhikalal Dayajibhai Chotliya transferred the rights of development and sale of units in respect of said 47.21 Ares in favour of Vikram Developers and Promoters through its Partner Mr. Vikram Venktarao Gaikwad by virtue of Development Agreement and Power of Attorney, both, dated 03/08/2006. The said Development Agreement and Power of Attorney, both, are registered in the office of Sub Registrar Haveli No. 19 at Sr. No. 5506/2006 and 5507/2007. Consideration of the said Development Agreement is agreed in form of consideration which is totally paid by developer.


(iii) S.NO. 15/3+4+5 (PART):

- a. As mentioned above i.e. in clause no. 'f' the owner of S. No. 15/3+4+5 i.e. Mr. Haribhau Mahadu Sathe died intestate on 17/02/1993 leaving behind his legal heirs i.e. sons Shantaram, Ramdas, Rohidas, Bhanudas, Balu Hari Sathe, widow Smt. Thakubai Hari Sathe and daughters Krushnabai Sitaram Koditkar, Alka Pandurang Gavali, Yamuna Ramchandra Shelake, Kunda alias Pushpa Mahadev Dhapate and Sunita Vikas Kalokhe.
- b. That legal heirs of late Haribhau Mahadu Sathe i.e. Shantaram, Ramdas, Rohidas, Bhanudas, Balu Hari Sathe, Smt. Thakubai Hari Sathe, Krushnabai Sitaram Koditkar, Alka Pandurang Gavali, Yamuna Ramchandra Shelake, Pushpa Mahadev Dhapate and Sunita Vikrant Kalokhe executed Power of Attorney in favour of Mr. Vinayak Mahadev Nimhan on 6/9/1996. The said Power of Attorney is in respect of S. No. 15/3+4+5 adm. 98 Ares. The said Power of Attorney is notarized with Notary Public Adv. D. B. Khaladkar at Sr. No. 2031/1998. On the basis of the said Power of Attorney


Unmesh Deshpande
Advocate
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Mr. Vinayak Mahadev Nimhan sold and conveyed various portions from and out of S.
No. 15/3+4+5 to various third party purchasers as detailed hereunder -


Name of seller	Name of purchaser	Area (Ares/ Sq.Mtrs.)	New Survey No	Date & Registration No.	Mutation Entry No.
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Pushpa Popatlal Shah	3.70 Ares from S. No. 15/3+4+5	15/3+4+5/1	15/11/1989 10301/1989	2159
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Mrudula Ramkaran karva	9 Ares from S. No. 15/3+4+5	15/3+4+5/2	24/10/1989 16472/1989	2160
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Kevalchand Deepchand Lalwani	3.60 Ares from S. No. 15/3+4+5	15/3+4+5/3	09/10/1989 15608/1989	2161
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Pradeep Laxman Garge	4.75 Ares from S. No. 15/3+4+5	15/3+4+5/4	12/12/1989 18705/1989	2162
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Prateema Rajkumar Kaushik	4.50 Ares from S. No. 15/3+4+5	15/3+4+5/5	11/4/1990 5945/1990	2163
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Ramchandra Tejmai Sony	3.75 Ares from S. No. 15/3+4+5	15/3+4+5/6	23/03/1990 4925/1990	2164
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Purushottam Venkat Santurkar	4.50 Ares from S. No. 15/3+4+5	15/3+4+5/7	04/01/1990 0210/1990	2165
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Uma Pradeep Panpaliya	3.60 Ares from S. No. 15/3+4+5	15/3+4+5/8	24/10/1989 16474/1989	2166
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Sangita Rajendra Sathe	464.68 Sq. Mtrs. from S. No. 15/3+4+5	15/3+4+5 (part)	03/09/1999 6460/1999	4221


Unmesh Deshpande
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Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Dwarka Bhanudas Sathe	1.31 Ares from S. No. 15/3+4+5	15/3+4+5 (part)	03/09/1999 6810/1999	(4226 rejected) 4894
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Asha Suresh Sasar	989.31 Sq. Mtrs. from S. No. 15/3+4+5	15/3+4+5 (part)	28/06/1996 4831/1996	4301
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Chandrashekhar V. Nimhan	129.25 Sq. Mtrs. from S. No. 15/3+4+5	15/3+4+5 (part)	16/04/2008 2683/2008	5579
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Chandrashekhar Nimhan	437.18 Sq. Mtrs. from S. No. 15/3+4+5	15/3+4+5 (part)	16/04/2008 2682/2008	5580
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Chandrashekhar Nimhan	191.55 Sq. Mtrs. from S. No. 15/3+4+5	15/3+4+5 (part)	16/04/2008 2680/2008	5581
Smt. Thakubai Hari Sathe and others through POA Holder Mr. Vinayak Mahadev Nimhan	Chandrashekhar Nimhan	406.44 Sq. Mtrs. from S. No. 15/3+4+5	15/3+4+5 (part)	16/04/2008 2681/2008	5582
	Total	64.89 Ares			

Accordingly, names of purchasers were entered to record of rights of their respective survey numbers.

- c. That purchaser owner of portion adm. 3.70 Ares bearing S. No. 15/3+4+5/1 namely Mrs. Pushpa Popatlal Shah died intestate on 16/09/2006 leaving behind his legal heirs i.e. husband Popatlal Hirachand Shah, sons Anil, Rajesh Popatlal Shah and daughter - in - law Smt. Meena Sunil Shah, grandson Master Siddharth Sunil Shah and granddaughter Miss. Soniya Sunil Shah (legal heirs of late son Sunil Popatlal Shah).
- d. That purchaser owner of portion adm. 4.50 Ares bearing S. No. 15/3+4+5/7 namely Mr. Purushottam Venkatrao Santurkar died intestate leaving behind his legal heirs i.e. widow Padmalata Purushottam Santurkar, sons Vivek, Vinay and Vishwas Purushottam Santurkar. Accordingly names of legal heirs of late Purushottam Venkatrao Santurkar were entered to record of rights of said S. No. 15/3+4+5/7. Mutation Entry to this effect bears No. 6209.


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- e. That some of third party purchasers as mentioned in clause no. (ii) b above sold and conveyed their respective shares to M/s. Vikram Developer through its Proprietor Mr. Vikram Venkatrao Gaikwad by virtue of various registered Sale Deeds as detailed hereunder –

Name of purchaser	Name of the seller	Area and survey no.	Date Registration No. & Haveli No.
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	1) Kevalchand Deepchand Lalwani 2) Uma Pradip Panpaliya	1) 3.60 Ares, S. No. 15/3+4+5/3 2) 3.60 Ares, S. No. 15/3+4+5/8	17/11/2009 7925/2009, Haveli No. 2
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	Mrudula Ramkaran Karva	9 Ares, S. No. 15/3+4+5/2	13/12/2011 11628/2011, Haveli No. 02
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	1) Popatlal Hirachand Shah, Rajesh Popatlal Shah (legal heirs of late Pushpa Shah) 2) Meena Sunil Shah for herself and natural guardian of Siddharth and Soniya Sunil Shah	1) 2.77.5 Ares from and out of S. No. 15/3+4+5/1 2) 0.92.5 Ares from and out of S. No. 15/3+4+5/1	1) 06/02/2012 1148/2012, Haveli No. 02 2) 14/05/2012 3976/2012, Haveli No. 2
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	Prateema Rajkumar Kaushik and others	4.50 Ares, S. No. 15/3+4+5/5	08/05/2013 6012/2013, Haveli No. 19
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	Padmalata Purushottam Santurkar, Vivek, Vinay and Vishwas Purushottam Santurkar	4.50 Ares, S. No. 15/3+4+5/7	08/08/2011 7584/2011, Haveli No. 02
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	Asha Suresh Sasar	4.50 Ares, S. No. 15/3+4+5 (part)	19/10/2010 9072/2010, Haveli No. 02
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	Chandrakant Vinayak Nimhan	406.44 Sq. Mtrs. S. No. 15/3+4+5 (part)	10/05/2013 6118/2013, Haveli No. 19
M/s. Vikram Developer through proprietor Mr. Vikram Gaikwad	Shantaram Haribhau Sathe and others	10 Ares, S. No. 15/3+4+5 (part)	10/05/2013 9117/2013, Haveli No. 19
	Total	47.46 Ares	

- f. As discussed above M/s. Vikram Developer through its Proprietor Mr. Vikram Venkatrao Gaikwad became absolute owner and possessor of various hissa numbers of S. No. 16/1 to 5/2 and 15/3+4+5 as detailed hereunder –

Survey	Area
16/1 to 5/2/1	3.70 Ares
16/1 to 5/2/2	3.80 Ares
16/1 to 5/2/7	3.80 Ares
16/1 to 5/2/3	3.80 Ares
16/1 to 5/2/4	3.70 Ares
16/1 to 5/2/5	3.75 Ares
16/1 to 5/2/6	3.75 Ares
16/1 to 5/2 (part)	4.49 Ares
15/3+4+5/3	3.60 Ares

15/3+4+5/8	3.60 Ares
15/3+4+5/2	9 Ares
15/3+4+5/1	3.70 Ares
15/3+4+5/5	4.50 Ares
15/3+4+5/7	4.50 Ares
15/3+4+5 (part)	4.50 Ares
15/3+4+5 (part)	4.06 Ares
15/3+4+5 (part)	10 Ares
Total	78.25 Ares

- g. GRANT OF DEVELOPMENT RIGHTS IN FAVOUR OF VIKRAM DEVELOPERS :-** That owner of S. No. 15/3+4+5/4 adm. 4.75 Ares i.e. Mr. Pradeep Laxman Garge granted the rights of development and sale of units in respect of portion adm. 4.75 Ares bearing S. No. 15/3+4+5/4 in favour of M/s. Vikram Developer through its Proprietor Mr. Vikram Venkatrao Gaikwad by virtue of Agreement to Sell and Power of Attorney, both, dated 28/06/2013. The said Agreement to sell and Power of Attorney, both, are registered in the office of Sub Registrar Haveli No. 22 at Sr. No. 2952/2013 and 2953/2013. The consideration of the said Agreement to sell is agreed partly in monetary from and partly in form of construction of one residential block out of total FAR/ FSI in the said S. No. 15/3+4+5/4.
- h.** That M/s. Vikram Developer through its Proprietor Mr. Vikram Venkatrao Gaikwad assigned and transferred the development rights along with all other rights including rights to sell, assign, transfer and convey all the rights acquired by the said Vikram Developers vide above mentioned Agreement to sell dated 28/06/2013 in respect of Property being S. No. 15/4+4+5/4 admeasuring Hecter 00=4.75 Ares in favour of Vikram Developers and Promoters through its Partners Mr. Vikram Venaktrao Gaikwad and Mr. Ankush Bhimrao Asabe by virtue of a Deed of Assignment and Power of Attorney, both, dated 17/03/2020. The said Deed of Assignment and Power of Attorney, both, are registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 2467/2020 and 2468/2020.

(iv) S. NO. 15/2 ADM. 63 ARES :-

- That the land bearing S. No. 15/2 adm. 1 Acres 22 Gunthas belonged to Smt. Hausabai Ganpat Sathe. Mutation Entry to this effect bears No. 244 dated 11/05/1936.
- That upon application of Smt. Hausabai Ganpat Sathe land bearing S. No. 15/2 transferred to her daughter Smt. Kusumbai Motiram Sasar. Mutation entry to this effect bears No.451 dated 5/6/1957.
- That upon enforcement of the provisions of Standards of Weights and Measures Act, 1958 and Indian Currency Act, 1955 the measurement scales of the said Survey numbers were converted to Hectares, Ares from Acres and Gunthas. Mutation Entry to this effect bears No. 607.
- That Smt. Kusumbai Motiram Sasar executed Power of Attorney on 12/7/1989 in favour of Mr. Vinayak Mahadev Nimhan in respect of S. No. 15/2 adm. 63 Ares.


The said Power of Attorney is registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 835/1989.

- v. That Smt. Kusumbai Motiram Sasar died intestate on 30/05/2001 leaving behind her legal heirs i.e. Son Suresh Motiram Sasar and daughters Smt. Shakuntala Bhagwan Kalbhor, Mrs. Kalindi Prabhakar Bhagat and Mrs. Bebi Janardan Bahirat. Mutation Entry to this effect bears No. 5236 dated 14/02/2006.
- vi. That legal heirs of late Kusumbai Motiram Sasar i.e. Suresh Motiram Sasar, Smt. Shakuntala Bhagwan Kalbhor, Mrs. Kalindi Prabhakar Bhagat and Mrs. Bebi Janardan Bahirat granted the rights of development and sale of units in respect of said S. No. 15/2 in favour of M/s. Om Construction through its partner Mr. Bhikalal Dayajibhai Chotliya by virtue of Development Agreement and Power of Attorney, both, dated 28/03/2006. The said Development Agreement and Power of Attorney, both, are registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 2246/2006 and 2247/2006.
- vii. Thereafter Suresh Motiram Sasar, Smt. Shakuntala Bhagwan Kalbhor, Mrs. Kalindi Prabhakar Bhagat and Mrs. Bebi Janardan Bahirat through their Power of Attorney Holder M/s. Om Constructions through its Partner Mr. Bhikalal Dayajibhai Chotliya with consent of Mr. Vinayak Mahadev Nimhan transferred the rights of development and sale of units in respect of said S. No. 15/2 adm. 63 Ares in favour of Vikram Developers and Promoters through its Partner Mr. Vikram Venktarrao Gaikwad by virtue of Development Agreement and Power of Attorney, both, dated 03/08/2006. The said Development Agreement and Power of Attorney, both, are registered in the office of Sub Registrar Haveli No. 19 at Sr. No. 5504/2006 and 5505/2006. Consideration of the said Development Agreement is agreed in form of consideration which is totally paid by developer.

(v) S. NO. 14/6(P)/7(P)/8(P) ADM. 11.76 ARES :-


M/S Shree Bramhavrund Developers through its Proprietor and Power of Attorney holder of land owners, Mr. Hemant B. Nigudkar have conveyed the land bearing Survey No. 14/6(P)/7(P)/8(P) admeasuring 11.76 Ares (1176.00 Sq. Mtrs.) in favour of M/s. Vikram Developers through its Proprietor Mr. Vikram V. Gaikwad vide a Sale Deed dated 09/01/2008 which is registered at the Office of Sub Registrar Haveli No.9 at Serial No. 267/2008.

Thereafter Vikram Developers and Promoters have purchased the land (Reserved for Green Belt) bearing S.No. 14 Hissa no. 6 (P) + 7 (P)+ 8(P) and plot no. 60 from the sanctioned layout area adm. 1176. 00 Sq.Mtrs. from M/s. Vikram Developers through its Proprietor Mr. Vikram Gaikwad vide Sale Deed dated 15/06/2022 registered in the office of Sub- Registrar Haveli No. 2 at Sr. No. 11832/2022 and already utilize the FSI of said area in the building sanctioned plan dated 05/05/2022.


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4. After the above discussions the position regarding ownership of survey numbers and acquisition of development rights may be summarized as under :-

Survey	Area	Name of the owner/ Developer	Name of the owner
16/1 to 5/2/1	3.70 Ares	M/s. Vikram Developer (owner)	Balkrishna Karwa
16/1 to 5/2/2	3.80 Ares	M/s. Vikram Developer(owner)	Deoram Subrao Naik
16/1 to 5/2/7	3.80 Ares	M/s. Vikram Developer(owner)	Suresh Pantu Pednekar
16/1 to 5/2/3	3.80 Ares	M/s. Vikram Developer(owner)	Vijaya Subhash Gadiya
16/1 to 5/2/4	3.70 Ares	M/s. Vikram Developer(owner)	Bharati Ramesh Rathi and others
16/1 to 5/2/5	3.75 Ares	M/s. Vikram Developer(owner)	Veena Rathi and others
16/1 to 5/2/6	3.75 Ares	M/s. Vikram Developer(owner)	Vijay Maheshwari
16/1 to 5/2 (part)	4.49 Ares	M/s. Vikram Developer(owner)	Sakharam Bali Gaikwad, Pushpalata Chandrakant Gaikwad and Khanderao Sakharam Shinde
16/1 to 5/2 (part)	47.21 Ares	Vikram Developers and Promoters (Developer)	Om Constructions through partner Mr. Bhikalal Chotliya
15/3+4+5/3	3.60 Ares	M/s. Vikram Developer(owner)	Kevalchand Deepchand Lalwani
15/3+4+5/8	3.60 Ares	M/s. Vikram Developer(owner)	Uma Pradip Panpliya
15/3+4+5/2	9 Ares	M/s. Vikram Developer(owner)	Mrudula Ramkaran Karva
15/3+4+5/1	3.70 Ares	M/s. Vikram Developer(owner)	Popatlal Hirachand Shah, Rajesh Popatlal Shah, Meena Sunil Shah for herself and for natural guardian mother of minor son Siddharth and Soniya Sunil Shah
15/3+4+5/5	4.50 Ares	M/s. Vikram Developer(owner)	Prateema Rajkumar Kaushik and others
15/3+4+5/7	4.50 Ares	M/s. Vikram Developer(owner)	Padmalata Purushottam Santurkar, Vivek, Vinay and Vishwas Purushottam Santurkar
15/3+4+5 (part)	4.50 Ares	M/s. Vikram Developer(owner)	Asha Suresh Sasar
15/3+4+5 (part)	4.06 Ares	M/s. Vikram Developer(owner)	Chandrakant V. Nimhan
15/3+4+5 (part)	10 Ares	M/s. Vikram Developer(owner)	Shantaram Haribhau Sathe and others
15/3+4+5/4	4.75 Ares	Vikram Developers and Promoters (Owner)	Pradeep Laxman Garge
15/2	63 Ares	Vikram Developers and promoters (Developer)	Suresh Motiram Sasar and others
14/6(P)/7(P)/8(P)	11.76 Ares (1176.00 Sq. Mtrs.)	M/S Shree Bramhavrund Developers Through Proprietor and POA holder of land owners, Mr. Hemant B. Nigudkar	M/s. Vikram Developers through its Proprietor Mr. Vikram V. Gaikwad
Total	2 Hec 04.97 Ares		


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5. RETIREMENT OF PARTNERS FROM M/S. VIKRAM DEVELOPERS :-

1. That Mr. Vikram Venkatrao Gaikwad and Mr. Vinayak Mahadeo Nimhan formed a Partnership Firm styled as 'Vikram Developers and Promoters' and thereby executed Partnership Deed dated 01/08/2006.
2. That one of the partners of Vikram Developers and Promoters namely Mr. Vinayak Mahadeo Nimhan retired from said partnership firm and new partners namely Mr. Ankush Bhimrao Asabe, M/s. Shree Venkatesh Buildcon Pvt. Ltd. through its Director Mr. Ankush Bhimrao Asabe and Mr. Lahuraj Bhimrao Asabe admitted as the new partners of the said Vikram Developers and Promoters by virtue of Reconstitution Deed of Partnership dated 08/07/2019.

6. ENVIRONMENTAL CLEARANCE CERTIFICATE :- That promoter obtained Environmental Clearance from State Level Environment Impact Assessment Authority as detailed hereunder :-

Certificate No.	Date
SEIAA-EC-0000000436	18/09/2018
SEIAA-EC-0000001613	14/06/2019
SIA/ MH/ MIS/ 135523/2020	31/03/2020
SIA/ MH/ MIS/ 235817/2021	12/03/2022

7. EXCLUSION OF S. NO. 16/1 TO 5/2 (P) ADM. 10 ARES FROM THE PRESENT LAYOUT -

The layout mentioned above does not include the portion adm. 10 Ares from S. No. 16/1 to 5/2 purchased from Mr. Shantaram Sathe and others. However present owner/ developer M/s. Vikram Developer proposes to avail and utilize the said portion and its FSI in the plans to be revised of the present layout.

The promoters propose to carry out construction of additional commercial building 'H' in the layout by utilizing entire balance TDR potential of the entire layout, TDR, balance FSI etc.

8. TRANSFER DEED CUM RELEASE DEED BY VIKRAM DEVELOPER TO VIKRAM DEVELOPERS AND PROMOTERS :-

By Transfer Deed cum Release Deed dated 20/02/2020, registered in the office of the Sub. Registrar, Haveli No. 2, at Serial No. 1609/2020, M/s. Vikram Developer, by its proprietor Mr. Vikram Venkatrao Gaikwad thereby released all his rights, title, interests and claims in respect of the properties bearing 1) Survey No.15/3+4+5/1 admeasuring 3.70 Ares, 2) Survey No. 15/3+4+5/2 admeasuring 09 Ares, 3) Survey No. 15/3+4+5/3 admeasuring 3.60 Ares 4) Survey No.15/3+4+5/5 admeasuring 4.50 Ares, 5) S. No. 15/3+4+5/7 admeasuring 4.50 Ares, 6) Survey No.15/3+4+5/8 admeasuring 3.60 Ares, 7) Survey No. 15/3+4+5 admeasuring 18.564 Ares from and out of totally adm. 33 Ares, 8) Survey No. 16/1 To 5/2/1 admeasuring 3.70 Ares, 09) Survey No. 16/1 To 5/2/2 admeasuring 3.80 Ares, 10) Survey No. 16/1 To 5/2/3 admeasuring 3.80 Ares, 11) Survey No. 16/1 To 5/2/4 admeasuring 3.70 Ares, 12) Survey No. 16/1 To 5/2/5



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admeasuring 3.75 Ares, 13) Survey No. 16/1 To 5/2/6 admeasuring 3.75 Ares, 14) Survey No. 16/1 To 5/2/7 admeasuring 3.80 Ares, & 15) S. No. 16/1 To 5/2 admeasuring 4.49 Ares from and out of totally adm. 01 Hec 12.7 Ares Totally admeasuring Hector 00=78.25.40 Ares. unto & in favour of Vikram Developers and Promoters, through its Partner Mr. Vikram Venkatrao Gaikwad. The due stamp duty has been paid on the said Transfer Deed cum Release Deed. According to said Deed of Transfer cum Release M/s. Vikram Developers by its Proprietor Mr. Vikram Venkatrao Gaikwad intended to acquire or purchase the said properties in the name of Vikram Developers and Promoters from the beginning. The entire consideration amount to the previous owners was also paid from the account of Vikram Developers and Promoters a Partnership Firm, however due to oversight the name of the firm was not mentioned in the payment column of respective sale deed. Thus though the properties were acquired for the partnership firm, due to unavoidable circumstances the name of purchaser was wrongly written as M/s. Vikram Developers instead of correct name Vikram Developers and Promoters. Mr. Vikram Venkatrao Gaikwad being proprietor of M/s. Vikram Developers signed the sale deeds of the Transferee for and on behalf of transferee firm (Vikram Developers and Promoters a Partnership Firm) and thus the transferor had accepted the purchase of the said property for and on behalf of transferee firm, being in fiduciary relationship, with the specific understanding that the actual owner is the transferee firm having incurred the funds for the purchase of said property. Hence the said Transfer Cum Release deed was executed in favour of Vikram Developers and Promoter partnership firm.

9. NA ORDER:-

(1) That Collector, Pune granted the Non Agricultural Use Permission Order vide No. PRH/ NA/ SR/ 383/2007 date- 29/08/2007 in respect of area adm. 9168.36 Sq. Mtrs. from S. No. 15/3+4+5/1, 15/3+4+5/2, 15/3+4+5/3, 15/3+4+5/4, 15/3+4+5/5, 15/3+4+5/7, 15/3+4+5/8, 15/3+4+5, 16/1 to 5/2/1, 16/1 to 5/2/2, 16/1 to 5/2/3, 16/1 to 5/2/4, 16/1 to 5/2/5, 16/1 to 5/2/6, 16/1 to 5/2/7, 16/1 to 5/2, 15/2.

(2) That Collector, Pune granted the Non Agricultural Use Permission Order vide No. JAMIN/ NA/ SR/ 547/ 2019 dated 26/12/2019 in respect of area adm. 7362.12 Sq. Mtrs. from S. No. 15/3+4+5/1, 15/3+4+5/2, 15/3+4+5/3, 15/3+4+5/4, 15/3+4+5/5, 15/3+4+5/7, 15/3+4+5/8, 15/3+4+5, 16/1 to 5/2/1, 16/1 to 5/2/2, 16/1 to 5/2/3, 16/1 to 5/2/4, 16/1 to 5/2/5, 16/1 to 5/2/6, 16/1 to 5/2/7, 16/1 to 5/2, 15/2.


10. DETAILS OF PLAN SANCTION :- The Pimpri Chinchwad Municipal Corporation, Pune has sanctioned the plans of a single commercial Building comprising of Wing A, B, C, D, E, F&G and H (consisting of commercial units) upon said Land and the revisions thereof from time to time under the Commencement Certificates as detailed hereunder :-


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Sr. No.	Layout/ Building Sanctioned No.	Commencement Certificate No.	Date
1	IOD/Layout Sanctioned	Commencement Certificate No. BP/EC/Pimple Nilakh/01/2018	22.06.2019
2	IOD/Layout Sanctioned	Commencement Certificate No. BP/EC/Pimple Nilakh/03/2019	12.04.2019
3	IOD/Layout Sanctioned	Commencement Certificate No. BP/EC/Pimple Nilakh/01/2020	11.02.2020
4	IOD/Layout Sanctioned	Commencement Certificate No. BP/EC/Pimple Nilakh/01/2021	18.08.2021
5	IOD/Layout Sanctioned	Commencement Certificate No. BP/EC/Pimple Nilakh/02/2021	23.09.2021
6	IOD/Layout Sanctioned	Commencement Certificate No. B.P/EC/Pmiple Nilakh/05/2022	12/01/2022
7	Building Sanctioned Plan	Commencement Certificate No. BP/Pimple Nilakh/29/2007	30.03.2007
8	Building Sanctioned Plan	Commencement Certificate No. No. BP/PN/57/2008	05.09.2008
9	Building Sanctioned Plan	Commencement Certificate No. BP/PN/24/2011	16.05.2011
10	Building Sanctioned Plan	Commencement Certificate No. BP/PN/ 14/ 2012	29.03.2012
11	Building Sanctioned Plan	Commencement Certificate No. BP/Pimple Nilakh/51/2019	30.08.2019
12	Building Sanctioned Plan	Commencement Certificate No. B.P/ Pmiple Nilakh/58/2021	14/10/2021
13	Building Sanctioned Plan	Commencement Certificate No. B.P/ Pmiple Nilakh/30/2022	05/05/2022

11. ACCORDING TO PLANS ACCOMPANYING IOD (MENTIONED ABOVE), THE AREAS HAVE BEEN EARMARKED AS UNDER :-

Sr. no.	Particulars	Area As per Layout under IOD (Area in Sq. Mtrs.)	Area As per building sanctioned plan (Area in Sq. Mtrs.)
1	TOTAL AREA OF PLOT	20497.00	20497.00
2	Deductions for a) Green Belt Reservation 2616.27 b) DP Road - PAD reservation area 163.37	2779.64	2779.64
3	Balance Area/ Net Plot Area of Plot	17717.36	17717.36
4	Open Space	1771.74	1771.74
5	a) Built-Up Area With Preference To Basic F.S.I. As Per Front Road Width	19489.10	19489.10
	b) Built-Up Area With Preference To Basic F.S.I. As Per Green Belt	2877.90	1326.5835
	c) Built-Up Area With Preference To Basic F.S.I. As Per Green Belt area above blue line	-	224.73
	Total Basic F.S.I. 5 (a+b+c)	22366.99	21040.41
6	Addition of F.S.I. on payment of Premium Maximum Permissible Premium FSI	10248.50	8858.68


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7	In - situ F.S.I./ T.D.R Loading a) Slum T.D.R - 6112.49 Sq.Mtrs. b) T.D.R. Area - 12872.65 Sq.Mtrs. c) Total in Situ / T.D.R loading proposed	18985.14	- - -
8	Total entitlement of F.S.I. in the Proposal	51600.64	29899.09
9	b) Previous Sanctioned Built up area	11643.39	11643.39
	c) Balance Area / F.S.I.	39957.25	18255.70
	d) F.S.I. for Commercial	7995.49	-
	e) Ancillary Area F.S.I. for commercial	6396.39	3485.44
	f) F.S.I. for residential	31961.76	8339.34
	Total Entitlement	77174.07	41723.87
10	Maximum utilization limit of F.S.I. (building potential)	77174.07	41723.87
11	Total Built up Area in the proposal		
	a) Previous Existing Sanctioned Built up Area	11643.39	11643.39
	b) Proposed Commercial Built up Area (as per 'P' line)	14391.88	7842.25
	c) Proposed Residential Built up Area (as per 'P' line)	51133.74	22213.51
	Total built up area in the proposal	71169.01	41699.15

12. The Details Of Phases, Buildings and details of units as Per the Layout Under IOD/ as Proposed :-

Wing & Present Status	Phase & (Status Plans)	Details of F.S.I floor and flats as per Approved Layout		Details of F.S.I floor and flats as per Building Sanctioned Plan	
		F.S.I	Floor & Flat Details	F.S.I	Floor & Flat Details
Wing - A Residential Completed	Phase - I	4091.94 Sq.Mtrs.	Having structure of P1 + P2 +1 st to 12 th Floor having total 47 Tenements (Comprises of 24 : 3 BHK & 23 : 2 BHK)	4091.94 Sq.Mtrs.	Having structure of P1 + P2 +1 st to 12 th Floor having total 47 Tenements (Comprises of 24 : 3 BHK & 23 : 2 BHK)
Wing - B Completed		4091.94 Sq.Mtrs.	having Structure of P1 + P2 +1 st to 12 th Floor having total 47 Tenements (Comprises of 24 : 3 BHK & 23 : 2 BHK)	4091.94 Sq.Mtrs.	having Structure of P1 + P2 +1 st to 12 th Floor having total 47 Tenements (Comprises of 24 : 3 BHK & 23 : 2 BHK)
Wing - C Residential Completed		3459.51 Sq.Mtrs	having Structure of P1 + P2 +1 st to 12 th Floor having total 47 Tenements	3459.51 Sq.Mtrs	having Structure of P1 + P2 +1 st to 12 th Floor having total 47 Tenements


Unmesh Deshpande
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 LLM, DLL & LW, DHL

			(Comprises of 24 : 3 BHK & 23 : 1 BHK)		(Comprises of 24 : 3 BHK & 23 : 1 BHK)
Wing - 'D' (Construction yet to Commence)	Phase - II	29933.89 Sq.Mtrs. (For Both Wing D & E)	having structure of Ground Floor + Podium- 1 + Podium- 2 + Podium- 3 + Podium- 4 + Podium -5 + 1 st To 24 th upper Floor having 108 Tenements and (Comprises of 96- 3 BHK & 12 - 4 BHK)	16457.94 Sq.Mtrs.	having structure of Ground Floor Podium- 1 + Podium- 2 + Podium- 3 + Podium- 4 + Podium -5 + 1 st To 24 th upper Floor having total 103 Tenements (Comprises of 91- 3 BHK & 12 -4 BHK)
& Wing 'E' (Construction yet to Commence) Residential	Phase - III		having structure of Basement- 1+ Basement -2 + Basement -3 + Ground Floor + Podium-1 + Podium - 2 + Podium -3 + Podium - 4 + Podium -5 + 1 st To 24 th upper Floor having 92 Tenements Comprises of all 3 BHK)	1113.03 Sq.Mtrs.	having Structure of Basement- 1+ Basement -2 + Basement -3 + Ground Floor + Podium-1 + Podium -2 + Podium -3 + Podium - 4 + Podium -5 + 1 st Floor to 2 nd Floor having 4 Tenements Comprises of all 3 BHK)
Wing - F & G (Construction yet to Commence)	Phase - IV	20912.44 Sq.Mtrs.	having Structure of Basement- 1 + Basement -2 + Basement -3 + + Ground Floor + Podium- 1 + Podium- 2 + Podium- 3 + Podium- 4 + Podium- 5 + 1 st Floor to 24 th Floor Having Structure of Basement- 1 + Basement -2 + Basement -3 + + Ground Floor + Podium- 1 + Podium- 2 + Podium- 3 + Podium- 4 + Podium- 5 + 1 st Floor to 24 th Floor having 87 Tenements in Wing 'F' comprises of all - 2 BHK having 119 Tenements in Wing 'G' comprises of all - 2 BHK	4355.13 Sq.Mtrs.	having Structure of Wing 'F' Basement- 1 + Basement -2 + Basement -3 + + Ground Floor + Podium-1 + Podium -2 + Podium -3 + Podium - 4 + Podium -5 + 1 st Floor to 2 nd Floor Having Structure of Wing 'G' Basement- 1 + Basement -2 + Basement -3 + + Ground Floor + Podium-1 + Podium -2 + Podium -3 + Podium - 4 + Podium -5 + 1 st Floor to 7 th Floor having 37 Tenements in Wing 'F & G' Comprises of all 2 BHK



Unmesh Deshpande
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Wing - H Commercial (Construction yet to Commence)	Phase- V	14391.88 Sq.Mtrs.	having Structure of Basement-1 + Basement-2 + Basement-3 + Ground Floor + Mezzanine + 1 st to 22 nd upper Floor having 101 commercial units comprises of 3 - Showrooms & 98 - Offices	7842.25 Sq. Mtrs	having Structure of Basement- 1 + Basement -2+ Basement -3 +Ground Floor + Mezzanine + 11 th (P) Floor having 57 Tenements in Wing 'H' comprises of 3 - Showrooms & 54 - Offices
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13. COMPLETION CERTIFICATE :- That M/s. Vikram Developer and Vikram Developer and Promoters completed the construction of Building A, B and C and accordingly obtained part Completion Certificate from Pimpri Chinchwad Municipal Corporation, Pune, vide No. 56/2012 dated 29/03/2012.

14. DEVELOPMENT AND SALE IN RESPECT OF PHASE I IN FORM OF WING A, B AND C -

Promoter completed the construction of the said project i.e. 'MIDORI TOWER PHASE I' comprising of Three buildings i.e. Building A, B and C having total 141 apartments and total FSI adm.11643.39 Sq. Mtrs. and also Obtained Completion Certificate as mentioned above for the said Phase-I thereafter Promoters have also formed Co. Operative Housing Society of flat purchasers under the name and style as "MIDORI TOWER PHASE I CO - OPERATIVE HOUSING SOCIETY" and have registered the same with the Deputy Registrar Co-operative Societies Pune vide Registration No. PNA/ PNA/ (3)HSJ/ (TC) / 15476/2014 dated 05/06/2014. Conveyance Deed registration of Said project Midori Tower Phase- I is in process;

15. PROVISIONS RELATING TO ALL AMENITIES IN MIDORI TOWER -

- (i) Building No. D, E, F&G and H have only access and use right in existing Midori Tower Phase 1's facilities of STP, Gas Bank room, MSEB Transformer room for installing an MSEB Transformer and Diesel Generator Area for installing an additional Diesel Generator set.
- (ii) Midori Tower Phase-1 co-operative housing society shall have exclusive ownership over the space comprising of amenities.
- (iii) Use and ownership of the existing DG set and MSEB Transformer shall be exclusively with Midori Tower Phase 1.
- (iv) The maintenance of said common spaces and facilities (excluding the operation and management of DG sets shall be borne by Phase-1 and organization of unit holders in building No. D, E, F&G and H proportionate to the membership/ number of flats.
- (v) The Maintenance and operating expenses for the existing DG set shall be borne by Midori Tower phase 1 and maintenance of the additional DG set shall be borne by the organization of purchaser in building No. D, E, F&G and H.



Unmesh Deshpande
Advocate
LLM, DLL & LW, DHL

- (vi) However, in event of any modification is required to the STP, GAS Bank, TRANSFORMER SPACE & DG SET SPACE (due to increase in use) then the same shall be sole responsibility of the promoter and the organization of incoming purchasers of building No. D, E, F, G & H, the purchaser society i.e. Midori Tower Phase 1 Co-Operative Housing Society herein shall never be held responsible for the same.
- (vii) While (i) ownership in respect of 'the Parking level- 2 (podium level) area adm. 2227.00 Sq.Mtrs.' includes the amenities Multipurpose hall, Swimming pool, Open amphitheatre, Children's play area with sandpit, Landscape garden etc. exclusive right to use with Phase I i.e. Wing A,B & C shown in the plan annexed herewith. (ii) Ownership in respect of 'the Parking level- 1 (lower level) area adm. 2227.00 Sq.Mtrs.' out of which 957.00 Sq.mtrs exclusively right to use with Phase-I includes the utility area a) 257.32 Sq. Mtrs, b) 129.32 Sq.Mtrs., c) 170.40 Sq.Mtrs, d) 97.80 Sq.Mtrs, e) 157.75 Sq.Mtrs., f) 14.60 Sq.Mtrs. (existing Filtration Plant), g) 129.80 Sq.Mtrs. and the ownership of entire remaining area at the said Parking Level 1 adm. 1270.00 Sq. Mtrs. retained with promoter. In case any redevelopment in Amenities of Swimming Pool, Club House, Children Park and Landscape Garden, Sand pit are required then the promoter have to provide NOC to Midori Tower Phase-1 from proposed phases of the project, Its Promoter's responsibility to Give NOC from Proposed Phases.
- (viii) Society occupants in proposed buildings D, E, F and G in the layout shall not have any rights and interest in the common amenities in open areas of purchaser society and vice versa.
- (ix) Promoter shall install new amenities to proposed Phases/ Societies.
- (x) Purchaser society shall have uninterrupted access to drive way from main road.

16. Accordingly the promoters have planned the Common Amenities and Facilities for Phase- II (Wing D, E, F and G) at Habitable Area admeasuring 1773.00 Sq.Mtrs. at First Floor of Wings E & F. The said habitable area and amenities and facilities to be developed/ provided therein shall be common for all occupants of Wing D, E, F and G (in short referred to as said Amenity/Habitable Floor).

17. COMMERCIAL WING 'H' IN THE PROJECT :-

- a) That the Wing 'H' shall be an independent Commercial Wing comprises as per Layout the structure of basement 1 + basement 2+ Basement- 3 + Ground Floor + mezzanine floor + 22 upper floors. There shall be showrooms at Ground & Mezzanine Floor and professional offices at upper 11 floors;
- b) The parking lots at basement 1, 2 & 3 of Wing H have been allocated against the commercial units in the said Wing 'H' along with Ground entrance lobby shall be exclusively for commercial Wing 'H';


Unmesh Deshpande
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- c) Since the said Wing 'H' adjoins the main road, the owners of Commercial Units and their visitors shall be prohibited to enter and/ or use the separate access/ exit for residential Wing 'D, E, F & G';
- d) The amenities and facilities for Wing "D, E, F & G" shall be separate and unit owners in Wing 'H' shall not have any right or access to same;
- e) The underground and overhead water tank for Wing 'H' shall also be separate;
- f) The Society of unit owners in Wing 'H' shall also be separate from Co-operative Housing Society of flat owners in Wing 'D, E, F & G' and final conveyance of structure of Wing 'H' along with defined FSI according to sanctioned plans with proportionate share in the land in the layout shall be executed in favour of the Co-operative Society of unit owners of Wing 'H'.

18. FORMATION OF ORGANIZATION :- The Said Entire Project "**MIDORI TOWER**" consists of 7 Wings i.e. A, B & C in form of Phase- I, Wing – D in form of Phase- II, Wing E in form of Phase- III, wing F & G in form of Phase- IV & Commercial Wing 'H' in form of Phase – V and there shall be separate organizations in form of one or more co-operative housing societies (*tenant purchaser type*) for Wing D, E, F, G and commercial Wing H as mentioned above.

19. FINAL CONVEYANCE OF WINGS:- The Promoter shall, within three months from the sale of all the units/ apartment in the entire project "**MIDORI TOWER**", cause to be transferred to the respective society/ies all the right, title and the interest of the Owner/ Promoter and/ or the owners in the Wing in which the said Apartment is situated provided there is sale of more than 51% of total apartments in entire project and also provided that such final conveyance shall not adversely affect the rights and interests of the promoter to proceed with the balance development as well as sale of unsold apartments, units etc.

The final conveyance of structure of Wing 'H' along with defined FSI according to sanctioned plans with proportionate share in the land in the layout shall be executed in favour of the Co-operative Society of unit owners of Wing 'H'. Similarly, the final conveyance of Wing 'D, E, F & G' alongwith defined FSI & proportionate share in land as well as the amenities developed for said wings shall be in favour of Co-operative Housing Society of flat owners of said Wings.

20. It is pertinent to note that, One Smt. Krushnabai Sitaram Koditkar (Said Plaintiff) being a member of the original owner family (family of Kusumbai Motiram Sasar) had filed Special Civil Suit No. 535/2016 in the Court of Jt. Civil Judge, Senior Division, Pune, against i) M/s. Vikram Developer, by its proprietor Mr. Vikram Venkatrao Gaikawad, ii) Mr. Vinayak Mahadeo Nimhan and erstwhile owners i.e. Shantaram Haribhau Sathe and others, for cancellation of Power of Attorney dated 06/09/1996 and one Sale Deed dated 10/05/2015. Subsequently, the Plaintiff and the Defendants of the above suit


Unmesh Deshpande
 Advocate
 LLM, DLL & LW, DHL

compromised the said suit amicably out of court and executed an Agreement dated 12/03/2020 for withdrawing the said suit. Pursuant to which the said suit was disposed off by order of the Hon'ble Civil Court Senior Division, Pune dated 12/03/2020.

21. PENDING LITIGATION -

- a) That one Smt. Kunda alias Pushpa Mahadev Dhapate has filed R.T.S. Appeal No. 19/2020 Before Hon'ble Sub Division Officer, Haveli thereby objecting the Mutation Entry No. 7406. By said mutation the name of M/s. Vikram Developers and Promoters through Partner Mr. Vikram Vyankatrao Gaikwad has been entered to record of rights.
- b) Basic contention of said objector is that the Power of Attorney dated 06/09/1996 standing in the name of Mr. Vinayak Mahadev Nimhan is illegal and false.
- c) The reply to said objection by M/s. Vikram Developers and Promoters contends that-
 - (i) Said Power of Attorney dated 06/09/1996 has been executed in the year 1996.
 - (ii) Said Power of Attorney has been duly executed by all the erstwhile co-owners.
 - (iii) Thereafter the co-owners through Power of Attorney holder has sold the land to various purchasers.
 - (iv) Further said purchasers have either developed or dealt with their respective portions. Major part of said S. No. 15 has been fully developed.
 - (v) Even M/s. Vikarm Developers and Promoters have carried out construction of Midori Tower Phase I comprising building A, B and C consisting of 141 Flats.
 - (vi) As such the objection illegal, unsustainable, time barred and baseless too.

Despite above position thus report is subject to outcome of above litigation.

- 22. ULC Orders :-** (a) By order U/s. 84 the Deputy Collector, Competent Authority 2 Pune Urban Agglomeration, Pune, in ULC Case No. 1997-SA has declared that the owners (Suresh Motiram Sasar and others) of S. No. 15/2 adm. 6300 Sq. Mtrs. do not hold any vacant land in the property S. No. 15/2, Pimple Nilakh Taluka Haveli District Pune.
- (b) By order U/s. 84 the Deputy Collector, Competent Authority 2, Pune Urban Agglomeration, Pune, in ULC Case No. 2020 - SA has declared that the owners (Shantaram Haribhau Sathe and others) of S. No. 16/1 to 5/2 adm. 11270 Sq. Mtrs. do not hold any vacant land in the property S. No. 16/1 to 5/2, Pimple Nilakh Taluka Haveli District Pune.

- 23. EXISTING CHARGE/ PROJECT FINANCE/ MORTGAGE DETAILS:-** Promoters have availed the loan on plot of land admeasuring 7300.44 Sq. Mtrs. and proposed Residential Phases i.e. Phase- II (Wing 'D') and Phase- III (Wing 'E') in the larger project "Midori Tower" (Excluding Phase - I Wing A, B & C of the project), from State Bank of India, Deccan Gymkhana Branch, Pune by furnishing the security of project land, buildings and commercial & Residential units under Registered Deed of Mortgage



Unmesh Deshpande
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executed on 30/08/2021 same has been registered on 03/09/2021, in the office of Sub Registrar Haveli 9 (Katraj) at Sr. No. 5044/2021.

According to terms of sanction of the loan, the instruments towards the payment of consideration/ price of the apartment shall be received by instruments drawn in the name "Vikram Developers and Promoters", for the repayment of the Project Loan and before Agreement to sale of each flat bank shall issue the No Objection Certificate 'NOC';

24. VERIFICATIONS:


- a. **Public Notice:-** That Adv. Amrutlal J. Shah has certified by his Search and Title Report dated 20/03/2020 that, he issued public notices in daily 'Prabhat' in respect of Survey numbers as detailed hereunder and further he has certified that, he received no objection to said public notices. The details of public notices are as under:-

Sr. No	Public Notice Published on	In respect of Survey No.	Name of the Owner/s
1)	13/12/2010	15/3+4+5/1 15/3+4+5/7	Pushpa Popatlal Shah Purshottam Santurkar
2)	17/03/2011	15/3+4+5/2	Mrudula R. Karva
3)	19/03/2012	15/3+4+5/1	Meena Sunil Shah
4)	03/03/2012	15/3+4+5/4	Pradeep Laxman Garge
5)	25/09/2012	16/1 to 5/2	Gangubai Bali Gaikawad
6)	07/09/2009	15/3+4+5/2	Mrudula Ramkaran Karwa
		15/3+4+5/8	Uma Pradeep Panpaliya Chandrika T. Panpaliya
		15/3+4+5/1	Pushpa Popat Shah
		15/3+4+5/3	Kevalchand D. Lalwani
		15/3+4+5/7	Vivek Purshottam Santurkar Purshottam V. Santurkar
		16/1 to 5/2/6	Vijay K. Maheshwari Pratima V. Maheshwari
		16/1 to 5/2/4	Bharti Ramesh Rathi Satishchandra R. Rathi
		16/1 to 5/2/1	Balkrishna N. Kaewa
		16/1 to 5/2/5	Veena B. Rathi Bhupendranarayan M. Rathi
		16/1 to 5/2/3	Vijaya Subhash Gadiya
		16/1 to 5/2/2	Devram Subram Naik
		16/1 to 5/2/7	Suresh Punnu Pednekar

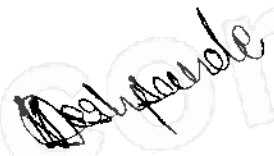
- b) **SEARCH:** I caused to be conducted the search of Index II registers on the website of IGR Maharashtra for last thirty years with a view to trace any document evidencing any encumbrance, charge etc. upon the said Property however I found no encumbrance, charge etc. upon the said Property except the entries and charge detailed above.

25. **OPINION:-** On the basis of the documents, events and verifications mentioned above, I hereby opine that -

SUBJECT TO CHARGE OF STATE BANK OF INDIA -


Unmesh Deshpande
Advocate
LLM, DLL & LW, DHL

- A] Title of Vikram Developers and Promoters in respect of said Proposed Project/ Said Project described in clause no. 1 above is clean, clear, marketable and free of any encumbrances and charges.
- B] Vikram Developers and Promoters shall be entitled to implement the said ownership units scheme in form of Wing No. D **"MIDORI TOWER PHASE - II'** **having structure of** Ground Floor + Parking + Podium- 1 + Podium- 2 + Podium- 3 + Podium- 4 + Podium -5 + 1st To 24th upper Floor having 103 Tenements and having total F.S.I. adm. 16457.94 Sq. Mtrs. as per building sanctioned in the larger project **"MIDORI TOWER"** upon the area adm. 17717.36 Sq.Mtrs. (after deducting the area under reservation of DP road adm. 163.37 Sq. Mtrs. + A area under reservation of green belt adm. 2616.27 Sq. Mtrs.)out of the total area adm. 1 Hec 93.21 Ares upon the layout of Survey No. 15/2, 15/3+4+5 (p), 15/3+4+5/1, 15/3+4+5/2, 15/3+4+5/3, 15/3+4+5/4, 15/3+4+5/5, 15/3+4+5/7, 15/3+4+5/8, 16/1 to 5/2/1, 16/1 to 5/2/2, 16/1 to 5/2/3, 16/1 to 5/2/4, 16/1 to 5/2/5, 16/1 to 5/2/6, 16/1 to 5/2/7, 16/1 to 5/2 (p) and Survey NO. 14/6(p)/7(p)/8(p) situated at village Pimple Nilakh Taluka Haveli District Pune and within the limits of Pimpri Chinchwad Municipal Corporation,Pune.


UNMESH DESHPANDE
ADVOCATE

Unmesh Deshpande
Advocate
LLM, DLL & LW, DHL



CHALLAN
MTR Form Number-6



GRN	MH007567190202223E	BARCODE			Date	10/09/2022-18:37:50		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 Unmesh Deshpande					
Location PUNE											
Year 2022-2023 From 01/04/2022 To 31/03/2023				Flat/Block No.		Revenue Colony					
Account Head Details			Amount In Rs.		Premises/Building						
0030072201 SEARCH FEE			100.00		Road/Street		Shivajinagar				
					Area/Locality		Pune				
					Town/City/District						
					PIN		4 1 1 0 0 5				
					Remarks (If Any)						
					one year search of Midori Tower at survey nos 14 and 15 and 16 pimple						
					nilakh pune						
					Amount In		One Hundred Rupees Only				
Total			100.00		Words						
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN		Ref. No.		00040572022091059921		IK0BWMWYL6	
Cheque/DD No.				Bank Date		RBI Date		10/09/2022-18:24:38		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 8379051111



CHALLAN
MTR Form Number-6



GRN MH002500263202021E		BARCODE		Date 22/07/2020-13:20:08		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 UNMESH DESHPANDE	
Location PUNE				Flat/Block No.			
Year 2020-2021 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			300.00		Area/Locality PUNE		
					Town/City/District		
					PIN		
					4 1 1 0 0 4		
					Remarks (If Any)		
					SEARCH FOR PHASE III WING E IN PROJECT MIDORI TOWER AT SR.		
					NO. 15 AND 16 part PIMPLE NILAKH PCMC		
					Amount in Words		
					Three Hundred Rupees Only		
Total			300.00		Words		
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02003942020072200442		136688310	
Cheque/DD No.				Bank Date		RBI Date	
				22/07/2020-13:21:08		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA	
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

Mobile No. : 8379051111

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याच्या दस्त्यासाठी लागू नाही.