

ANNEXURE "B"

ABHAY DESHMUKH

Advocate

Office.: No.1, Near Raj Xerox, Next to Shree Chamber Building, Opp. to Shivajinagar Court Gate No. 4, Shivajinagar,

Pune- 411 005. Mob. No. 7719091555

Email id: advabhaydeshmukh@gmail.com

Ref:

Date: 20/08/2019

CERTIFICATE OF TITLE

Re : All that piece and parcel of land or ground admeasuring Hectares 13 = 35 Ares being a part or portion out of the Larger Land admeasuring Hectares 17=50 Ares bearing Gat No. 90 [formerly bearing Gat No. 89 and, before consolidation of holdings in Village Kesnand, bearing corresponding Survey Nos. 167 and 168] situate, lying and being at Village Kesnand within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Kesnand and which portion admeasuring Hectares 13=35 Ares is bounded as follows:

On or towards East:	By Road and thereafter Gat No. 7, 8, 9, 10, 79, 88, 87, Kesnand
On or towards West:	By Remaining Land of Gat No. 90 and Gat No. 94 and 93, Kesnand
On or towards South :	By Wagholi- Kesnand R.P. Road
On or towards West:	By Gat No. 91, Kesnand

1) I have been instructed by VISHAL CHUGERA PROPERTIES INDIA PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act 2013 having its Registered Office at, Vishal Chugera Enterprises, Near Kedari Petrol Pump, Kedari Nagar, Wanowrie, Pune 411040 to investigate the title of (a) Radha Soami Satsang Beas to a portion admeasuring Hectares 10 = 71 Ares out of the above captioned Land (b) the title of the said Vishal Chugera Properties India Private Limited to a portion admeasuring Hectares 02 = 64 Ares thereof and (c) the beneficial title of the said Vishal Chugera Properties India Private Limited to the said portion admeasuring Hectares 10 = 71 Ares. I have carried out such investigation.



2) As part of such investigation, I have taken the following steps:

(a) Inspected the relevant Revenue Record pertaining to the above captioned Land from the year 1953 onwards. Such inspection of the Revenue Record has not disclosed any fact or circumstance prejudicial to the title of the said Radha Soami Satsang Beas / the said Vishal Chugera Properties India Private Limited to their respective holdings out of the above captioned Land.

(b) The provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the above captioned Land.

(c) I have carried out search of the available, unmutilated and relevant Index II Records in the Offices of the concerned Sub-Registrars, Taluka Haveli, District Pune for the past thirty years in respect of the above captioned Land. Such search also has not disclosed any outstanding encumbrance, charge, doubt or claim or any entry prejudicial to the title of the said Radha Soami Satsang Beas to the above captioned Land.

(d) As part of the investigation of the title of the said Radha Soami Satsang Beas to the above captioned Land, I had Notice in the usual form published in the daily newspaper, "Prabhat" (which notice appeared on 07.06.2018). I had Notices published in the newspapers "Maharashtra Times" and "Times of India" and which Notices appeared on 09.06.2018. No legally tenable claim on the above captioned Land was received by me from any person or party in response to my said Public Notices.

(e) I have inspected the originals of Documents of Title pertaining to the above captioned Land which are in the possession of the said Vishal Chugera Properties India Private Limited.



- 3) I have issued on 20.08.2019 my Certificate of Title wherein I have set out all relevant facts and circumstances pertaining to devolution of title to the above captioned Land and other relevant facts and circumstances.
- 4) On the basis of such investigation of title carried out by me, I am of the opinion that the title of the said Radha Soami Satsang Beas to the said portion admeasuring Hectares 10 = 71 Ares out of the above captioned Land, the beneficial title of the said Vishal Chugera Properties India Private Limited thereto and the title of the said Vishal Chugera Properties India Private Limited to the said portion admeasuring Hectares 02 = 64 Ares thereof is free, clear and marketable and that there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained.

(ABHAY DESHMUKH)


ADVOCATE

