



सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदंडणी न करावयाच्या दस्तांसाठी लागू नाही.

Print Date 16-03-2021 12:56:42

MH013230218202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 Mar 2021	Receipt	Receipt no.: 1111990559
	Name of the Applicant :	ADV RAHUL P. BHONDVE
	Details of property of which document has to be searched :	Dist :Pune Village :Dhanori S.No/CTS No/G.No. : 7
	Period of search :	From :2020 To :2021
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH013230218202021E		
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Ref. No.
RPB/Tit/09/2021

DATE: 17/03/2021

FORMAT A
(Circular No. 28/2021)

To,
MahaRERA,
Pune City, Pune.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to Survey No. 7, Hissa No. 1, Survey No. 7 Hissa No. 2 and Survey No. 7, Hissa No. 2/1 situated at Village Dhanori, Taluka- Haveli, Dist.- Pune, within limit of Pune Municipal Corporation and within jurisdiction of Sub-Registrar, Haveli, hereinafter referred to as the Said Property, more particularly described in the schedule written herein under.

I have investigated the title of Said Property on the request of “AKSHAY ENTERPRISES” through its sole Proprietor Mrs. Asmita Ashok Kataria, and following documents i.e. :-

1) DESCRIPTION OF PROPERTY:

SCHEDULE I OF THE PROPERTY

All that piece and parcel of Land or portion admeasuring 00 Hectare 22 Ares out of total land property admeasuring 01 H 96 R and bearing Survey No. 7, Hissa No. 1 admeasuring 01 H 96 R assessed at Rs05. 34 P., situated at Village Dhanori, Taluka- Haveli, Dist.- Pune, within limits of Pune Municipal Corporation and falling in residential zone as per sanctioned Development Plan of extended areas of Pune and bounded as under:



LEGAL LIGHT HOUSE
RAHUL P. BHONDVE
ADVOCATE

Office Address : 102, DHAMALE LAXURIYA, 436 B- Narayan Peth, Pune – 411 030, Mob. 8805533141, LL- (020)2444 2482.
E-mail: rahulbhondve02@gmail.com

On or Towards East : By S. No. 8, Dhanori,
On or Towards South : By remaining land out of S. No. 7/1, Dhanori,
On or Towards West : By property of Life Seasons Development LLP,
On or Towards North : By S. No. 69 (P) and forest land, Dhanori.

Together with appurtenant thereto.

Hereinafter called and referred as '**The Said Schedule I Property**'.

SCHEDULE II OF THE PROPERTY

All that piece and parcel of Land or portion admeasuring 00 Hectare 08 Ares out of total land property admeasuring 01 H 34 R and bearing Survey No. 7, Hissa No. 2 admeasuring 01 H 78 R assessed at Rs 01. 14 P., situated at Village Dhanori, Taluka- Haveli, Dist.- Pune, within limits of Pune Municipal Corporation and falling in residential zone as per sanctioned Development Plan of extended areas of Pune and bounded as under:

On or Towards East : By S. No. 8, Dhanori,
On or Towards South : By land out of S. No. 7/2/1, Dhanori,
On or Towards West : By property of Life Seasons Development LLP,
On or Towards North : By property of Life Seasons S. No. 7/2.

Together with appurtenant thereto.

Hereinafter called and referred as '**The Said Schedule II Property**'.

SCHEDULE III OF THE PROPERTY

All that piece and parcel of Land or portion admeasuring 00 Hectare 81 Ares out of total land property admeasuring 01 H 48 R and bearing Survey No. 7, Hissa No. 2/1 total admeasuring 01 H 64 R assessed at Rs 01. 05 P., situated at Village Dhanori, Taluka- Haveli, Dist.- Pune, within limits of Pune Municipal Corporation and falling in residential zone as per sanctioned Development Plan of extended areas of Pune and bounded as under:



On or Towards East	:	By S. No. 8, Dhanori,
On or Towards South	:	By remaining land out of S. No. 7/3, Dhanori,
On or Towards West	:	By No. 5, Dhanori,
On or Towards North	:	By S. No. 7/2, Dhanori.

Together with appurtenant thereto.

Hereinafter called and referred as '**The Said Schedule III Property**'.

2) THE DOCUMENTS OF PLOT:

- a. Copy of 7/12 Extract of S. No. 7/1, 7/2 and 7/2/1,
- b. Copy of Mutation Entries on 7/12 Extract of S. No. 7/1, 7/2 and 7/2/1,,
- c. Copy of Sale Deed Dt. 19/07/2000,
- d. Copy of Development Agreement Dt. 04/04/2005,
- e. Copy of Development Agreement Dt. 21/05/2005,
- f. Copy of two Development Agreements Dt. 27/05/2005,
- g. Copy of Development Agreement Dt. 08/05/2008,
- h. Copy of Sale Deed Dt. 30/12/2011,
- i. Copy of Agreement to Sale Deed Dt. 31/01/2018,
- j. Copy of Sale Deed and POA Dt. 17/04/2018,
- k. Copy of Zone Certificate,
- l. Copy of Title Report of Adv. ParikshitDarak, Dt. 16/07/2018,
- m. Copy of Commencement Certificate Dt. 19/03/2019,
- n. Copy of Transfer Deed Dt. 16/06/2020, and all other related deeds and documents.

3) I have taken Search of above referred property on the Centralized Search System in the Office of Joint District Registrar, Pune, for 12 years (i.e. 2010 to Feb. 2021).

4) 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 the Title of the M/s. Akshay Enterprises through its sole Proprietor Mrs. Asmita Ashok Kataria is clear, marketable and without any encumbrances and is having exclusive and absolute authority to develop the 'Said Property'.



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ADVOCATE

Office Address : 102, DHAMALE LAXURIYA, 436 B- Narayan Peth, Pune - 411 030, Mob. 8805533141, LL- (020)2444 2482.
E-mail: rahulbhondve02@gmail.com

5) OWNER OF THE SAID PROPERTY:

M/s. Akshay Enterprises through its sole Proprietor Mrs. Asmita Ashok Kataria is Owner of the Said Scheduled I, II and III Properties having area of 00 H 22 Ares out of S. No. 7/1, 00 H 8 Ares out of S. No. 7/2 and 00 H 81 Ares out of S. No. 7/2/1, total 01 Hectare 11 Ares situated in Dhanori, Pune.

- 6)** The Report reflecting the flow of the title of the M/s. Akshay Enterprises through its sole Proprietor Mrs. Asmita Ashok Kataria on the Said Property is enclosed herewith as annexure.

Encl: Annexure

THIS LEGAL TITLE REPORT IS GIVEN ON 17/03/2021.

 17/3/21

RAHUL P. BHONDVE
ADVOCATE

Housiey.com



DATE: 17/03/2021

FORMAT A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

1. PREVIOUS HISTORY OF SAID PROPERTY: -

Thereafter it appears that,

THAT the Schedule I property bearing S. No. 7/1, and was originally belonging to and owned by one MarutiVithuTingre, who died intestate on 19/10/1927 and the names of his legal heir i.e. sons 1. TukaramMarutiTingre 2. DagaduMarutiTingre and name of TukaramMarutiTingre was entered in the revenue records as Manager of the joint family by M.E. No. 242 dated 16/02/1928.

THAT the Schedule II property bearing S. No. 7/2, and was originally belonging to and owned by one RaojiVithuTingre. Said RaojiVithuTingre and SakharanRaojiTingresold said S. No. 7/2 to TukaramMarutiTingre by registered Sale Deed dated 25/01/1951, by virtue of the same name of TukaramMarutiTingre was recorded as Owner in record of rights by certified M. E. 688.

THAT Tukaram Maruti Tingre and other joint family members applied to the Mamlatdar and accordingly Mamledar, haveli vide his Order No. RTS/WS/II/547/57 dated 28/03/1957 partitioned between family members i.e. Tukaram Maruti Tingre, his brothers and sons. By virtue of the same S. No. 7/1 and 7/2 came to the share of Dagadu Tukaram Tingre. The Revenue officer gave effect of said partition order on 7/12 record by M. E. No. 919.

THAT Tukaram Maruti Tingre availed loan of Rs. 2200/- from Dhanori Vividh Karyakari Seva Society and by pursuance of M. E. No. 933 was entered in other rights column of the 7/12 revenue record and created charge on Schedule I and II property.



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ADVOCATE

Office Address : 102, DHAMALE LAXURIYA, 436 B- Narayan Peth, Pune – 411 030, Mob. 8805533141, LL- (020)2444 2482.
E-mail: rahulbhondve02@gmail.com

THAT by pursuance of M. E. No. 1001 the name of Dhanori Vividh Karyakari Seva Society was entered in other rights column of the 7/12 revenue record of scheduled property, as Dagadu Tukaram Tingre availed a loan of Rs. 2,000/- and created charge on said land property.

THAT in pursuance of the Weights and Measurements Act 1956 and Indian Coinage Act 1955, the Metric system was implemented to the entire Dhanori Village and accordingly the area of Village Dhanori was converted by the M. E. No. 1183 and Schedule I property S. No. 7/1 was converted to 01 H 96 with Pot kharaba and assessed at Rs. 05.57 Paisa and S. No. 7/2 was converted to 03 H 42 with Pot kharaba and assessed at Rs. 02.19 Paisa.

THAT Dagadu Tukaram Tingre availed loan of Rs. 22,600/- from Canara Bank and by pursuance of M. E. No. 1376 was entered in other rights column of the 7/12 revenue record and created charge on Schedule I and II property.

THAT as per application filed by Dagadu Tukaram Tingre the names of two brothers namely Narayan Tukaramtingre and Krushna Tukaram Tingre were entered on 7/12 record of S No. 7/2 as Owners as per cultivation as both the said brothers were possessed and cultivating said land and effect was given on revenue records by M. E. No. 1663.

THAT by pursuance of M. E. No. 2005 the name of Dhanori Vividh Karyakari Seva Society was entered in other rights column of the 7/12 revenue record of scheduled properties, as Dagadu Tukaram Tingre availed a loan of Rs. 4,000/- and created charge on said land property.

THAT Dagadu Tukaram Tingre availed loan of Rs. 16,000/- from Canara Bank and by pursuance of M. E. No. 2377 was entered in other rights column of the 7/12 revenue record and created charge on Schedule I and II property.

THAT Narayan Tukaram Tingre availed loan of Rs. 33,500/- from Canara Bank and by pursuance of M. E. No. 2384 was entered in other rights column of the 7/12 revenue record and created charge on Schedule II property.



THAT all the owners Narayan TukaramTingre for himself and as Karta with three others sold and conveyed an area admeasuring 01 H 64 Ares out of total area of S. No. 7/2 to Machhindra Sahadev Mhaske by Sale Deed dated 13/02/1992. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 631/1992. accordingly said S. No. 7/2 was sub divided as S. No. 7/2 and 7/2/1 and the name of purchaser was recorded in the records of rights of S. No. 7/2/1 admeasuring an area of 01 H 64 R and names of original owners remained for balance area of S. No. 7/2 and the same was entered into the revenue records by M. E. No. 6486.

THAT by virtue of M.E. no. 7358 the name of Canara Bank was deleted in other rights column of the 7/12 revenue record of said land, as Dagadu Tukaram Tingrere paid a total loan and bank released charge on said land property.

THAT by virtue of M.E. no. 7359 and certificate issued by bank the name of Canara Bank was deleted in other rights column of the 7/12 revenue record of said land, as Narayan TukaramTingre repaid a total loan and bank released charge on said land property.

SCHEDULE I PROPERTY Survey No. 7/1 admeasuring 01H 96R:

THAT Dagadu Tukaram Tingre with his family members sold and transferred an area of 00H 96 Ares to Namdeo Kashinath Khoseby registered Sale Deed dated 24/08/1995. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 4258/1995. Accordingly the name of purchaser Namdeo Kashinath Khose was recorded in the records of rights of S. No. 7/1 for an area admeasuring an area of 00 H 96 R and names of original owners remained for balance area of S. No. 7/1 and the same was entered into the records of the revenue office by M. E. No. 7126.

THAT Dagadu Tukaram Tingre with his family members sold and transferred an remaining area of 01H 00 Ares to Krishna Dnyanu Mulik by registered Sale Deed dated 24/08/1995. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 4257/1995. Accordingly the name of purchaser Krishna Dnyanu Mulik was recorded in the records of rights of S. No. 7/1 for an area admeasuring an area of 01 H 00 R and the same was entered into the records of the revenue office by M. E. No. 7127.



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RAHUL P. BHONDVE
ADVOCATE

Office Address : 102, DHAMALE LAXURIYA, 436 B- Narayan Peth, Pune - 411 030, Mob. 8805533141, LL- (020)2444 2482.
E-mail: rahulbhondve02@gmail.com

THAT Namdeo Kashinath Khose sold and transferred an area of 00H 48 Ares out of his 00H 96 Ares to Dinesh Lakhimchand Mittal by registered Sale Deed dated 15/07/1999. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 3655/1996. Accordingly the name of purchaser Dinesh Lakhimchand Mittal was recorded in the records of rights of S. No. 7/1 for an area admeasuring an area of 00 H 48 R and names of original owners remained for balance area of S. No. 7/1 and the same was entered into the records of the revenue office by M. E. No. 7820.

THAT Krishna Dnyanu Mulik sold and transferred an area of 00H 50 Ares out of his 01h 00 Ares to Subhash Sitaram Goyal by registered Sale Deed dated 16/07/1996. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 3658/1996. Accordingly the name of purchaser Subhash Sitaram Goyal was recorded in the records of rights of S. No. 7/1 for an area admeasuring an area of 00 H 50 R and the same was entered into the records of the revenue office by M. E. No. 7821.

THAT Krishna Dnyanu Mulik sold and transferred remaining area of 00H 50 Ares to Ravindra Sitaram Goyal by registered Sale Deed dated 15/07/1996. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 3656/1996. Accordingly the name of purchaser Ravindra Sitaram Goyal was recorded in the records of rights of S. No. 7/1 for an area admeasuring an area of 00 H 50 R and the same was entered into the records of the revenue office by M. E. No. 7822.

THAT Namdeo Kashinath Khose sold and transferred remaining area of 00H 48 Ares to Dhanraj Lakhimchand Mittal by registered Sale Deed dated 15/07/1999. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 3657/1996. Accordingly the name of purchaser Dhanraj Lakhimchand Mittal was recorded in the records of rights of S. No. 7/1 for an area admeasuring an area of 00 H 48 R and names of original owners remained for balance area of S. No. 7/1 and the same was entered into the records of the revenue office by M. E. No. 7823.

THAT by virtue of the various sale deeds mentioned above out of total Survey No. 7/1, Dinesh Lakhimchand Mittal was owned 48 Ares, DhanrajLakhimchand Mittal got 48 Ares, Subhash Sitaram Goyal entitled to 50 Ares and Rajendra Sitaram Goyal



owned 50Ares out of total area 01 H 96 Ares and their names were entered as owner and possessor for their respective area on the 7/12 records of Village record.

SCHEDULE II PROPERTY Survey No. 7/2 admeasuring 01H 78R:

THAT Narayan Tukaram Tingre with his family members sold and transferred an area of 01H 00 Ares to Bhausaheb Limraj Mulay by registered Sale Deed dated 24/08/1995. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 4256/1995. Accordingly the name of purchaser Bhausaheb Limraj Mulay was recorded in the records of rights of S. No. 7/2 for an area admeasuring an area of 01 H 00 R and names of original owners remained for balance area of S. No. 7/2 and the same was entered into the records of the revenue office by M. E. No. 7128.

THAT Narayan Tukaram Tingre with his family members sold and transferred remaining area of 00H 78 Ares to Ratnabai Shivaji Bande by registered Sale Deed dated 24/08/1995. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 4259/1995. Accordingly the name of purchaser Ratnabai Shivaji Bande was recorded in the records of rights of S. No. 7/2 for an area admeasuring an area of 00 H 78 R and the same was entered into the records of the revenue office by M. E. No. 7129.

THAT Bhausaheb Limraj Mulay sold and transferred an area of 00H 50 Ares out of his 01H 00 Ares to Dhanraj Lakhimchand Mittal by registered Sale Deed dated 29/09/1997. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 2722/1997. Accordingly the name of purchaser Dhanraj Lakhimchand Mittal was recorded in the records of rights of S. No. 7/1 for an area admeasuring an area of 00 H 50 R out of S. No. 7/2 and the same was entered into the records of the revenue office by M. E. No. 7816.

THAT Bhausaheb Limraj Mulay sold and transferred remaining area of 00H 50 Ares out of his 01H 00 Ares to Dinesh Lakhimchand Mittal by registered Sale Deed dated 27/09/1996. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 5080/1996. Accordingly the name of purchaser Dinesh Lakhimchand Mittal was recorded in the records of rights of S. No. 7/1 for an area admeasuring



an area of 00 H 50 R out of S. No. 7/2 and the same was entered into the records of the revenue office by M. E. No. 7824.

THAT Ratnabai Shivaji Bande sold and transferred an area of 00H 78 Ares to Jayprakash Sitaram Goyal by registered Sale Deed dated 15/07/1996. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 3654/1996. Accordingly the name of purchaser Jayprakash Sitaram Goyal was recorded in the records of rights of S. No. 7/2 for an area admeasuring an area of 00 H 78 R and the same was entered into the records of the revenue office by M. E. No. 7819.

THAT Jayprakash Sitaram Goyal sold an area of 00H 34 Ares out of his 78 Ares to Mukesh Vasantlal Shah and Paresh Arvindkumar Shah by registered Sale Deed dated 24/04/2000. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 4112/2000. Accordingly the name of purchaser Mukesh Vasantlal Shah and Paresh Arvindkumar Shah was recorded in the records of rights of S. No. 7/2 for an area admeasuring an area of 00 H 34 Ares and the same was entered into the records of the revenue office by M. E. No. 14441.

THAT by virtue of the various sale deeds mentioned above out of total Survey No. 7/2, Dhanraj Lakhimchand Mittal was owned 50 Ares, Dinesh Lakhimchand Mittal got 50 Ares, Jayprakash Sitaram Goyal entitled to 44 Ares and Mukesh Vasantlal Shah and Paresh Arvindkumar Shah jointly entitled to 34 Ares out of total area 01 H 78 Ares and their names were entered as owner and possessor for their respective area on the 7/12 records of Village record.

SCHEDULE III PROPERTY Survey No. 7/2/1 admeasuring 01H 64R:

THAT Macchhindra Sahadev Mhaske sold and transferred an area of 00H 64 Ares to Chandrabhaga Sahebrao Matere by registered Sale Deed dated 28/08/1995. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 4362/1995. Accordingly the name of purchaser Chandrabhaga Sahebrao Matere was recorded in the records of rights of S. No. 7/2/1 for an area admeasuring an area of 00 H 64 R and the same was entered into the records of the revenue office by M. E. No. 7130.



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RAHUL P. BHONDVE
ADVOCATE

Office Address : 102, DHAMALE LAXURIYA, 436 B- Narayan Peth, Pune - 411 030, Mob. 8805533141, LL- (020)2444 2482.
E-mail: rahulbhondve02@gmail.com

THAT Macchhindra Sahadev Mhaske sold and transferred balance area of 01H 00 Ares to Namdeo Kashinath Khose by registered Sale Deed dated 28/08/1995. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 436/1995. Accordingly the name of purchaser Chandrabhaga Sahebrao Matere was recorded in the records of rights of S. No. 7/2/1 for an area admeasuring an area of 01 H 00 R and the same was entered into the records of the revenue office by M. E. No. 7131.

THAT Namdeo Kashinath Khose sold an area of 50 Ares out of 01H 00 Ares to Umesh Sitaram Goel by registered Sale Deed dated 27/09/1996. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 5081/1995 (the said Sale Deed was completed on 27/09/1997 by keeping sae serial number). Accordingly the name of purchaser Umesh Sitaram Goel was recorded in the records of rights of S. No. 7/2/1 for an area admeasuring an area of 00 H 50 R and the same was entered into the records of the revenue office by M. E. No. 7825.

THAT Namdeo Kashinath Khose sold remaining 50 Ares to Jagdish Lakhimchand Mittal by registered Sale Deed dated 27/09/1996. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 5082/1995 (the said Sale Deed was completed on 25/04/1997 and allotted new registration number 2723/1997). Accordingly the name of purchaser Jagdish Lakhimchand Mittal was recorded in the records of rights of S. No. 7/2/1 for an area admeasuring an area of 00 H 50 R and the same was entered into the records of the revenue office by M. E. No. 7817.

THAT Chandrabhaga Sahebrao Matere sold and transferred an area of 00H 64 Ares to Atul Jayprakash Goel by registered Sale Deed dated 27/09/1996. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 5083/1996. Accordingly the name of purchaser Atul Jayprakash Goel was recorded in the records of rights of S. No. 7/2/1 for an area admeasuring an area of 00 H 64 R and the same was entered into the records of the revenue office by M. E. No. 7818.

THAT Jagdish Lakhimchand Mittal sold 16 Ares out of S. No. 7/2/1 to Sanjay Arvind Shah by registered Sale Deed dated 19/07/2000. The same was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 4712/1995. Accordingly the name of purchaser Sanjay Arvind Shah was recorded in the records of rights of S. No.



7/2/1 for an area admeasuring an area of 00 H 16 R and the same was entered into the records of the revenue office by M. E. No. 14442.

THAT by virtue of the various sale deeds mentioned above out of total Survey No. 7/2/1, Atul Jayprakash Goyal was entitled to 64 Ares, Umesh Sitaram Goyal got 50 Ares, Jagdish Lakhimchand Mittal entitled to 34 Ares and Sanjay Arvind Shah owned and entitled to 16 Ares out of total area 01 H 64 Ares and their names were entered as owner and possessor for their respective area on the 7/12 records of Village record.

2. DEVELOPMENT OF LAND PROPERTY:-

Thereafter it appears that,

THAT Jagdish Lakhimchand Mittal, Dhanraj Lakhimchand Mittal and Dinesh Lakhimchand Mittal jointly decided to develop the property owned by them, so they entered into Development Agreement of their area admeasuring 00H 96 Ares out of land bearing S. No. 7/1, area admeasuring 01H 00 Ares out of land bearing S. No. 7/2 and area admeasuring 00H 34 Ares out of land bearing S. No. 7/2/1 totally admeasuring to 02 H 30 Ares and entrusted development rights in the name of Rajendra, Umesh and Subhash Sitaram Goel on 04/04/2005. The said Development Agreement was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 2710/2005 and Power of Attorney registered in the office of sub Registrar Haveli No. 8 at Sr. No. 2711/2005 and thereby allowed said Developers to develop said lands and had put said Developers in possession of the said lands.

THAT Rajendra Goel, Umeash Goel, Sitaram Goel and Jayprakash Sitaram Goel with Atul Jayprakash Goel jointly enter into Development Agreement and Power of Attorney for area owned by them, admeasuring 01 H 00 Ares out of S. No. 7/1, admeasuring 00 H 34 Ares out of S. No. 7/2 and admeasuring 01 H 14 Ares out of S. No. 7/2/1 with Purushottam Mukunddas Lohia of their respective shares in land on 21/05/2005, which was duly registered in the office of Sub Registrar Haveli No. 08 at Sr. no. 4012/2005 and 4013/2005 and thus entrusted development rights in name of developer and have given possession of the said lands.

THAT Rajendra Goel, Subhash Goel, Umesh Goel, Sitaram Goel, Jayprakash Sitaram Goel and Atul Jayprakash Goel with Purushottam Mukunddas Lohia jointly



transferred development rights of the land admeasuring 01 H 00 Ares out of S. No. 7/1, admeasuring 00 H 34 Ares out of S. No. 7/2 and admeasuring 01 H 14 Ares out of S. No. 7/2/1 in favour of Sahara India Commercial Corporation Ltd. by executing Development Agreement and Power of Attorney on 27/05/2005, which was duly registered in the office of Sub Registrar Haveli No. 08 at Sr. no. 4127/2005 and 4128/2005 and thus developer got all the rights to develop the said lands and have got possession of the said lands.

THAT Jagdish Lakhimchand Mittal, Dhanraj Lakhimchand Mittal and Dinesh Lakhimchand Mittal through their Power of Attorney holders Rajendra Sitaram Goel, Subhash Sitaram Goel with their consent entered into Development Agreement of their area admeasuring 00H 96 Ares out of land bearing S. No. 7/1, area admeasuring 01H 00 Ares out of land bearing S. No. 7/2 and area admeasuring 00H 34 Ares out of land bearing S. No. 7/2/1 and entrusted development rights in the name of Sahara India Commercial Corporation Ltd. on 27/05/2005. The said Development Agreement was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 4129/2005 and Power of Attorney registered in the office of sub Registrar Haveli No. 8 at Sr. No. 4130/2005 and thereby allowed said Developers to develop said lands and had put said Developers in possession of the said lands.

THAT there after Sahara India Commercial Corporation Ltd. assign and transferred their development rights of 00H 96 Ares out of land bearing S. No. 7/1, area admeasuring 01H 00 Ares out of land bearing S. No. 7/2 and area admeasuring 00H 34 Ares out of land bearing S. No. 7/2/1 in favour of their subsidiary company Kushal City Homes Mau Pvt. Ltd. on 08/05/2008 by executing Development Agreement and substituted POA which was duly registered in the office of sub Registrar Haveli No. 8 at Sr. No. 4080/2008 and Power of Attorney registered in the office of sub Registrar Haveli No. 8 at Sr. No. 4081/2008 and thereby allowed said Developers to develop said lands and had put said Developers in possession of the said lands. In the said Development Agreement some mistakes occurred so parties to the said Agreement executed Deed of Correction on 29/07/2008 registered in the office of sub Registrar Haveli No. 8 at Sr. No. 6306/2008.

THAT said Jagdish Lakhimchand Mittal, Dhanraj Lakhimchand Mittal, Dinesh Lakhimchand Mittal, Rajendra Sitaram Goel, Umesh Sitaram Goel and Subhash Sitaram Goel, Jagdish Sitaram Goel and Atul Jayprakash Goel through their Power of



Attorney holder Purushottam Mukundaslohia and Sahara India Commercial Corporation Pvt. Ltd. and Kushal City Homes Mau Pvt. Ltd. with consenting parties Mr. Purushottam Mukundaslohia and Sahara India Commercial Corporation Pvt. Ltd. and Kushal City Homes Mau Pvt. Ltd. have transferred all their Ownership with all development and other rights of the land bearing Survey No. 7/1, 7/2 and 7/2/1 in favour of Sahara Prime City Limited by a registered Conveyance Deed/ Sale Deed. The said document is duly registered in the office of Sub Registrar Haveli No. 4 Pune Sr. No. 12323/2011 dated 30/12/2011. By virtue of the said Sale Deed Sahara Prime City Limited acquired all right title and interest in the said property and the name of Sahara Prime City Limited was entered in revenue records of the said land by M. E. No. 21550.

THAT as per Certificate dated 31/07/2017 issued by City Engineer Office of Pune Municipal Corporation, said Survey No. 7 of Dhanori comes under Residential Zone as per sanctioned Development plan.

THAT said Sahara Prime City Limited have vide Agreement to Sale dated 31/01/2018 registered in the office of Sub Registrar Haveli No. 23 Pune Sr. No. 1687/2018 on 02/02/2018 have agreed to Sale the land bearing S. No. 7/1, 7/2 and 7/2/1 owned by them to 1) M/s A Plus Design House LLP 2) Life Seasons Development LLP and 3) M/s Akshay Enterprises. The said document was registered in counterpart original and the counterparts were registered ay Sr. No. 1689/2018 and 1690/2018 on 02/02/2018 in the office of Sub Registrar Haveli No. 23.

THAT by executing Sale Deed dated 17/04/2018 Sahara Prime City Limited have sold conveyed and transferred all the rights interest and title of the Said Properties to 1) M/s A Plus Design House LLP 2) Life Seasons Development LLP and 3) M/s Akshay Enterprises. The Said Sale Deed is registered in the office of Sub Registrar Haveli No. 23 Pune Sr. No. 5809/2018 and thus sold the land bearing S. No. 7/1, 7/2 and 7/2/1 owned by them to 1) M/s A Plus Design House LLP 2) Life Seasons Development LLP and 3) M/s Akshay Enterprises. The said document was registered in counterpart original and the counterparts were registered at Sr. No. 5811/2018 and 5812/2018 on 02/02/2018 in the office of Sub Registrar Haveli No. 23. The Sahara Prime City Limited has also issued Power of Attorney dated 17/04/2018 with respect of said land and same is registered at Sr. No. 5810/2018.



THAT By virtue of the Sale Deed dated 17/04/2018 1) M/s A Plus Design House LLP 2) Life Seasons Development LLP and 3) M/s Akshay Enterprises acquired ownership rights of total land admeasuring 04 H 78 Ares being area of 01 H 96 Ares out of Survey No. 7 Hissa No. 1, 01 H 34 Ares out of Survey No. 7 Hissa No. 2 and 01 H 48 Ares out of Survey No. 7 Hissa No. 2/1. As agreed by and between the parties in the to the Sale Deed 1) M/s A Plus Design House LLP is entitled to 00 Hectare 89 Ares 2) Life Seasons Development LLP is entitled to 02 Hectare 78 Ares and 3) M/s Akshay Enterprises is entitled to 01 Hectare 11 Ares out of said total land admeasuring 04 Hectare 78 Ares out of S. No. 7/1, 7/2 and 7/2/1.

THAT By virtue of the said Sale Deed the names of 1) M/s A Plus Design House LLP 2) Life Seasons Development LLP and 3) M/s Akshay Enterprises were entered in revenue records of the said land by M. E. No. 23746. Out of the total land admeasuring 04 Hectare 78 Ares out of S. No. 7/1, 7/2 and 7/2/1; M/s Akshay Enterprises is entitled to 00 H 22 Ares out of S. No. 7/1, 00 H 8 Ares out of S. No. 7/2 and 00 H 81 Ares out of S. No. 7/2/1, total 01 Hectare 11 Ares.

THAT M/s Akshay Enterprises also got sanction amalgamation, land division and lay out of the building of scheduled properties from Pune Municipal Corporation vide its letter CC/3082/18 dated 03/01/2019.

THAT Tahasildar Haveli, Pune allowed the non-agricultural use of the land admeasuring 7273.22 out of Schedule I, II and III, vide its order no. NA SR/97/19 dated 19/03/2019.

THAT the owners M/s Akshay Enterprises through its proprietor Mrs. Asmita A. Kataria has transferred area admeasuring 1800.02 Sq. Mtrs which was under reservation/ acquisition for 18 meter DP Road and area admeasuring 2026.76 Sq. Mtrs. under reservation of PH/HDH amenity space; total 3826.78 Sq. Mtrs. to Pune Municipal Corporation out of the Scheduled I, II and III by Deed of Transfer dated 16/06/2020 against compensation in the form of FSI. The said Document was duly registered in the office of Sub-Registrar Haveli No. 13 at Sr. no. 4781/2020 on 16/06/2020.



LEGAL LIGHT HOUSE
RAHUL P. BHONDVE
ADVOCATE

Office Address : 102, DHAMALE LAXURIYA, 436 B- Narayan Peth, Pune - 411 030, Mob. 8805533141, LL- (020)2444 2482.
E-mail: rahulbhondve02@gmail.com

THAT M/s Akshay Enterprises also got sanction lay out of the building on Said scheduled properties from Pune Municipal Corporation vide its Commencement Certificate No. CC/0958/20 dated 19/10/2020.

3. REMARKS: -

I have carried out the search for 12 years (i.e. 2010 to March 2021). I have paid the necessary search fees by online E-Search System on 16/03/2021 vide GRN MH013230218202021E.

Form the year 2002 registration system has been changed from manual work to computerized system therefore the search for the said years were available online, therefore I conducted search for the said years online by putting the Property description on official site of IGR Maharashtra. But no adverse entry was found to me. Whatever record was available for my perusal no adverse entry of encumbrance, mortgage, lease, lien, sale etc. was found in respect of the Said Property except above.

THIS LGAL TITLE REPORT IS GIVEN ON 17/03/2021.

RAHUL P. BHONDVE
ADVOCATE