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PSD/21/

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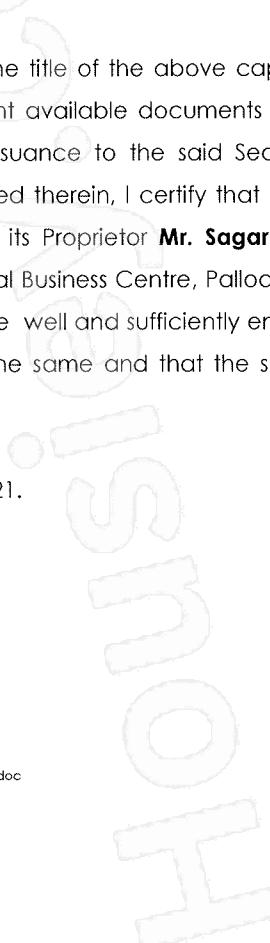
22nd January, 2021.

TITLE CERTIFICATE

Re. : All that piece and parcel of well defined and demarcated land admeasuring 966.99 square metres (being Plot Nos. 13 and 14 in the private layout) carved out of Survey No. 32 Hissa No. 1/A/2 total admeasuring 1 Hectare 42 Ares assessed at Rs. 3=75paise situate at village Baner, Taluka Havell, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune (Hereinafter referred to as "the said Land".

This is to certify that I have investigated the title of the above captioned said Land and have perused the title deeds and other relevant available documents and have issued my Search and Title Report dated 22/1/2021. In pursuance to the said Search and Title Report dated 22/1/2021 and subject to whatever is stated therein, I certify that in my opinion **M/s. Sukhwani Buildtech**, a proprietary concern through its Proprietor **Mr. Sagar Gurumukh Sukhwani**, having office at: Office Nos. 401 and 402, Montreal Business Centre, Pallod Farms, Behind Bharat Petrol Pump, Baner Road, Baner, Pune 411045 are well and sufficiently entitled to said Land as owners thereof and have a marketable title to the same and that the said Land is free from known encumbrances and reasonable doubts.

Dated this 22nd day of January, 2021.


Prasanna S Darade
Advocate

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PSD/21/ **000125**

22nd January, 2021.

TO WHOMSOEVER IT MAY CONCERN

Re. : All that piece and parcel of well defined and demarcated land admeasuring 966.99 square metres (being Plot Nos. 13 and 14 in the private layout) carved out of Survey No. 32 Hissa No. 1/A/2 total admeasuring 1 Hectare 42 Ares assessed at Rs. 3=75paise situate at village Baner, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune (Hereinafter referred to as "the said Land".

THIS IS TO CERTIFY THAT under the instructions of my clients **M/s. Sukhwani Buildtech**, a proprietary concern through its Proprietor **Mr. Sagar Gurmukh Sukhwani**, having office at: Office Nos. 401 and 402, Montreal Business Centre, Pallod Farms, Behind Bharat Petrol Pump, Baner Road, Baner, Pune 411045, I have caused online searches to be carried out in respect of the captioned land at the office of the Sub Registrar, Haveli Nos. 1 to 27, for a period commencing from the year 1992 through my associate Mr. Rohit Walimbe, Advocate. I have also perused the photocopies of the Deeds and Documents given to me for my perusal pertaining to the right, title and interest of the Owners as detailed in para 3 herein below to the said Land and also relied upon certain information given to me by my clients. Pursuant thereto, I have to observe as follows:-

(1) Flow of Title and History of the said Land

(a) It appears that one Mr. Bhau Shiva Murkute was well and sufficiently entitled to or otherwise seized and possessed of Survey No. 32 of village Baner prior to the year 1930. The same is reflected vide the entries on the 7/12 extract for the year 1931-1932.

(b) It appears that the said Mr. Bhau Shiva Murkute expired intestate on 28/11/1958 leaving behind his legal heirs namely (i) Mr. Dagadu Bhau Murkute – son, (ii) Mr. Dnyanoba Bhau Murkute – son, (iii) Mr. Baban Bhau Murkute – son, (iv) Sou. Tarabai Sitaram Ghenand – daughter, (v) Sou. Shantabai Pandurang Kotwal – daughter. Pursuant thereto the name of Mr. Dagadu Bhau Murkute was mutated in the revenue records as karta and manager of the HUF. The same is reflected vide mutation entry no. 1348.

(c) It appears that the mutation entry No. 1576 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958.

(d) It appears that by a Sale Deed dated 19/2/1971 and registered with the office of the Sub Registrar Haveli No. 2 at serial no. 440/1971 the said Mr. Dagadu Bhau Murkute sold a portion

[Signature]

admeasuring 19.5 Ares out of the said Survey No. 32 unto and in favour of Mr. Valmik Champedar Shinde for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 32 was subdivided into two Hissas namely Survey No. 32/1 and Survey No. 32/2. The said Survey No. 32/1 admeasuring 22 Acres 30.5 Gunthas was retained by the original owner and Survey No. 32/2 was allotted to the said purchaser. The same is reflected vide mutation entry no. 1692.

(e) It appears that by a Sale Deed in and around the year 1973, the said Mr. Dagadu Bhau Murkute has sold a portion admeasuring 82 Ares out of the said Survey No. 32/1 unto and in favour of Mr. Lajja Champedar Shinde for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 32/1 was subdivided into two Hissas namely Survey No. 32/1A and Survey No. 32/1B. The said Survey No. 32/1A was retained by the original owner and Survey No. 32/1B was allotted to the said purchaser. The same is reflected vide mutation entry no. 1748.

(f) It appears that by a Sale Deed dated 27/5/1977 and registered with the office of the Sub Registrar Haveli No. 2 at serial no. 564/1977, the said Mr. Dagadu Bhau Murkute, Mr. Dnyanoba Bhau Murkute and Mr. Baban Bhau Murkute have sold a portion 1 Hectare 42 Ares out of the said Survey No. 32/1A unto and in favour of Mr. Valamal Chavedar Shinde for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 32/1A was subdivided into two Hissas namely Survey No. 32/1A/1 and Survey No. 32/1A/2. The said Survey No. 32/1A/1 was retained by the original owner and Survey No. 32/1A/2 was allotted to the said purchaser. The same is reflected vide mutation entry no. 1917.

(g) It appears that the said Mr. Valamal Chavedar Shinde had prepared a private layout of Survey No. 32/1A/2 and has sold certain plots and portions out of the said Survey No. 32/1A/2 to various persons and pursuant thereto the names of the said purchasers were mutated in the revenue records vide mutation entry nos. 6404, 6405, 6406, 8834, 8835, 8836, 8837 and 8838. It is clarified that since the said portions are not the subject matter of this report, the same have not been discussed herein.

(h) It appears that by a Sathekhat dated 10/11/1994, the said Mr. Valamal Chavedar Shinde had agreed to sell the balance portion out of Survey No. 32/1A/2 unto and in favour of Mr. Subhash Tipanna Nelge for consideration and on certain terms and conditions. Pursuant to the said Sathekhat, the said Mr. Valamal Chavedar Shinde had executed a Power of Attorney dated 10/11/1994 in favour of Mr. Subhash Tipanna Nelge interalia vesting in him with several powers and authorities pertaining to the balance portion out of Survey No. 32/1A/2.

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(i) It appears that by a Sale Deed dated 26/7/1995 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 6693/1995, the said Mr. Valamal Chavedar Shinde through his Constituted Attorney Mr. Subhash Tipanna Nelge has sold a portion admeasuring 10405 square feet i.e. 966.99 square metres (being Plot No. 13 and 14 in the private layout) out of the said Survey No. 32/1A/2 unto and in favour of Mrs. Anagha Kedar Sant for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 8839.

(j) It appears that by a Memorandum of Understanding dated 28/1/2011, the said Mrs. Anagha Kedar Sant had agreed to sell a portion admeasuring 10405 square feet i.e. 966.99 square metres (being Plot No. 13 and 14 in the private layout) out of the said Survey No. 32/1A/2 unto and in favour of Mr. Manik Dattatraya Tapkir and Mrs. Snehlata Manik Tapkir for consideration and on certain terms and conditions. Pursuant to the said Memorandum of Understanding, the said Mrs. Anagha Kedar Sant had executed a Power of Attorney dated 28/1/2011 in favour of Mr. Manik Dattatraya Tapkir and Mrs. Snehlata Manik Tapkir interalia vesting in them with several powers and authorities pertaining to a portion admeasuring 10405 square feet i.e. 966.99 square metres (being Plot No. 13 and 14 in the private layout) out of the said Survey No. 32/1A/2.

(k) It appears that by a Sale Deed dated 26/3/2012 registered with the office of the Sub Registrar Haveli No. 4 at serial no. 2961/2012, the said Mrs. Anagha Kedar Sant with the consent and confirmation of Mr. Manik Dattatraya Tapkir and Mrs. Snehlata Manik Tapkir have absolutely sold and conveyed a portion admeasuring 10405 square feet i.e. 966.99 square metres (being Plot No. 13 and 14 in the private layout) out of the said Survey No. 32/1A/2 unto and in favour of Mr. Gurmukh Jangaldas Sukhwani for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records. The same is reflected vide mutation entry no. 19293.

(l) It appears that by a Gift Deed dated 15/10/2020 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 11112/2020, the said Mr. Gurmukh Jangaldas Sukhwani has absolutely conveyed and transferred the said portion admeasuring 10405 square feet i.e. 966.99 square metres (being Plot No. 13 and 14 in the private layout) out of the said Survey No. 32/1A/2 unto and in favour of his son Mr. Sagar Gurmukh Sukhwani out of natural love and affection. Pursuant thereto the name of the said Mr. Sagar Gurmukh Sukhwani was mutated in the revenue records. The same is reflected vide mutation entry no. 22630.

(m) It is clarified that mutation entry nos. 8840, 8841, 10430, 11345, 11451, 11452, 11585, 11853 to 11856, 11932, 12210, 12211, 12339, 12345, 12346, 12357, 12358, 12368, 12668 to 12670, 12860, 13340, 13710, 14114, 14586, 15578, 15771, 15932, 15962, 16129, 16524, 16571, 16994, 17360, 17961,

19568, 19570, 19572, 19573, 19578, 19582, 19592, 19660, 19698, 19856, 21265, 21747, 21796, 21797, 21899, 21901, 21906, 21966, 22127, 22197 and 22284 are pertaining to portions of land being sold by various owner of their respective portions out of Survey No. 32/1A/2 to various persons and also regarding mortgage of the said portions by them. It is clarified that since the said portions in the said mutation entries are not forming part of the said Land being the subject matter of this Report, the same have not been discussed herein.

(2) Permissions and Sanctions

(a) The said Mrs. Anagha Kedar Sant had applied to the Pune Municipal Corporation under the Gunthewari Scheme declared by the Government of Maharashtra for regularisation of the said Land in accordance to the Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001 and that the Pune Municipal Corporation has issued necessary Certificate under the said Gunthewari Scheme bearing No. 06632 dated 23/3/2009. In terms of the said Gunthewari Scheme, the said Land has been permitted to be used for non agricultural purposes.

(b) The Pune Municipal Corporation has sanctioned the building plans in respect of the said proposed building to be constructed on the said Land and has issued Commencement Certificate bearing No. CC/1399/20 dated 11/12/2020.

(3) Searches, Public Notices and Misc.

(a) I have caused online searches to be carried out in the Index II registers available in the office of the Sub Registrar Haveli Nos. 1 to 27 through my associate Mr. Rohit Walimbe, Advocate from the year 1992 till date. I am informed by Mr. Rohit Walimbe, Advocate that from the available records during the searches, save and except as herein before stated, they have not come across any entry evidencing any encumbrances of whatsoever nature in and upon the said Land. No physical searches have been taken in the office of the Sub Registrar of Assurances considering the COVID - 19 situation and the Notification dated 19/5/2020 issued by Inspector General of Registration and Controller of Stamps restricting physical searches and directing only for E- searches. It is clarified that in E-searches all the documents are not available on public domain and hence, the searches are restricted only to the documents available on the IGR website only.

(b) It is clarified that at the specific instructions of my clients, I have not issued any public notice calling for objections and/or claims for the purposes of issuance of this Report.

(c) I have been informed by my clients that to their knowledge there is no litigation of any nature pending before any Court of Forum and that they have not received any summons or notice about any litigation heretobefore.

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(d) The present Report relates to ascertaining the title about the said Land which was initially agricultural land and which were purchased/acquired by the persons as mentioned in this Report either directly from the farmers or other person/s holding such land. In such circumstances I do not have direct access to the original owners to ascertain various aspects about their holdings such as the persons who comprised of their Hindu Undivided Families, the undivided shareholding of the individuals in the lands, the boundaries of the respective holdings and other such other issues. Further the farmers do not possess any muniments of title and are not able to answer any requisitions on title. As a custom, the titles to such lands are ascertained on the basis of perusal of the village records maintained by the Revenue Department and of which the copies were made available to me by my clients. Relying upon the presumptions under law about the same being correct unless proved otherwise or contrary and an analysis of the same with regards to the applicable laws is used to deduce a chain of title.

(e) Certain documents/ correspondence, mutation entries are not made available to me and hence I have assumed and relied on the other documents and/or link facts and/or notings on 7/12 extract to arrive at a conclusion which can be presumed to be correct unless proved or a new entry is lawfully substituted therefor.

(f) It is clarified that this report is based on the online searches carried out at the office of the Sub Registrar of Assurances and on the documents and revenue records produced before for my inspection and certain information supplied to me by my clients. It is clarified that I have not conducted any litigation searches in respect of the said Land.

(g) It is further clarified for the purposes of issuance of this report, (A) I have assumed (i) the right, constitution, deeds or legal capacity of all persons, natural or artificial to execute the documents mentioned herein, genuineness of all signatures, and authenticity of all documents submitted to me as original, certified or photocopies and have not examined the same, (ii) that all permissions, if necessary have been obtained, (iii) the accuracy and completeness of all the factual representations made in the documents, (iv) that there have been no changes, amendments or modifications to the documents examined by me, (v) that all members of the Hindu Undivided Family have been made a party to the documents as discussed in this report and no person/s are left out and on the correctness as regards all members of Hindu Undivided Family being made a party to the documents (B) I have relied upon the information relating to (i) Lineage and family tree on the basis of the revenue records made available and information provided to me by my clients, (ii) save and except as stated in this report there are no litigations/ claims/ applications/etc. of whatsoever nature pending in respect of the said land before any Court, Forum, Revenue Courts and Authority, Judicial/ Quasi Judicial Officer or Authority, Arbitrator, etc. as per information provided to me by my clients, (iii) physical areas of the said

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land or portions thereof on the basis of the revenue records made available and information provided to me by my clients and (iv) boundaries of the said Land on the basis of documents and information provided to me by my clients.

(h) It is further clarified that I am not certifying the boundaries of the said Land nor am I qualified to express my opinion on physical identification of the said Land.

(4) Names of the Owners

M/s. Sukhwani Buildtech, a proprietary concern through its Proprietor **Mr. Sagar Gurmukh Sukhwani**, having office at: Office Nos. 401 and 402, Montreal Business Centre, Pallod Farms, Behind Bharat Petrol Pump, Baner Road, Pune 411045.

(5) Description of the said Land

All that piece and parcel of well defined and demarcated land admeasuring 966.99 square metres (being Plot Nos. 13 and 14 in the private layout) carved out of Survey No. 32 Hissa No. 1/A/2 total admeasuring 1 Hectare 42 Ares assessed at Rs. 3=75paise situate at village Baner, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and bounded as follows :

On or towards the East : By Internal 10 feet Road.

On or towards the South : By Plot No. 15 in the private layout.

On or towards the West : By remaining part of Survey No. 32.

On or towards the North : By Plot No. 12 in the private layout.

(6) Opinion

In view of what is stated herein above and subject to what is stated above, I certify that in my opinion, the said Owners namely **M/s. Sukhwani Buildtech**, a proprietary concern through its Proprietor **Mr. Sagar Gurmukh Sukhwani**, having office at: Office Nos. 401 and 402, Montreal Business Centre, Pallod Farms, Behind Bharat Petrol Pump, Baner Road, Baner, Pune 411045 are well and sufficiently entitled to said Land described in para 5 hereinabove as owners thereof and have a marketable title to the same and that the said Land is free from known encumbrances and reasonable doubts.

Dated this 22nd day of January, 2021.

Prasanna S Darade
Prasanna S Darade

Advocate



CHALLAN
MTR Form Number-6



GRN	MH010473698202021E	BARCODE			Date	21/01/2021-17:47:27	Form ID					
Department Inspector General Of Registration			Payer Details									
Type of Payment Other Items			TAX ID / TAN (If Any)									
			PAN No.(If Applicable)									
Office Name HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		Adv Rohit M Walimbe							
Location PUNE												
Year 2020-2021 From 01/01/1992 To 21/01/2021			Flat/Block No. Premises/Building									
Account Head Details												
0030072201 SEARCH FEE			Amount In Rs.	750.00	Road/Street	Dhayari						
					Area/Locality	Pune						
					Town/City/District							
					PIN		4	1	1	0	4	1
					Remarks (If Any)							
					Search Fee for 30 Years for Survey No 32/1A/2 Village Baner Pune							
					Amount In	Seven Hundred Fifty Rupees Only						
					Words							
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK									
Cheque-DD Details			Bank CIN	Ref. No.	69103332021012119328	2656518612						
Cheque/DD No.			Bank Date	RBI Date	21/01/2021-17:49:12	Not Verified with RBI						
Name of Bank			Bank-Branch		IDBI BANK							
Name of Branch			Scroll No. , Date		Not Verified with Scroll							

Department ID : Mobile No. : 9011422626
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 प्रैमेंट" मध्ये नामुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दरवारातील लागू नाही.

