

Original Copy
Dated: 16th March, 2022.
Ref No: PUNE/Warje/22



|| SHRI GAJANAN PRASANNA ||

OPINION OF TITLE & SEARCH REPORT

OPINION OF TITLE & SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

This is in reference to all those pieces and parcels of the lands bearing **S.No. 105 Hissa No.1/1** lying and situated at Revenue **Village-Warje**, Taluka-Haveli, District-Pune, within the limits of the Sub-Registration Office, Haveli Pune and Zilla Parishad Pune, Taluka Panchayat Samiti, Haveli and within the limits of Pune Municipal Corporation, Pune (for sake and brevity called and/or referred to as in aggregate **"The Said Land Properties"**, and individually called and/or referred as Land No. 1, 2, 3, 4, 5 (Total 5 Lands) and described herein below as **Schedule-I To V Which Are Subject Matter Of This Report** the details of the same are as follows:-

Particulars of the Scheduled Properties

| Land No. | Survey No. | Hissa No. | Area | Out of which the area is subject matter |
|------------|------------|-----------|---------------|---|
| | | | Hect. Are | H. Are |
| | 105 | 1/1 | 02.25.00 | |
| | | | OUT OF | |
| 01 | 105 | 1/1 | → | 00.10.00 |
| 02 | 105 | 1/1 | → | 00.18.00 |
| | | | | Out of |
| | | | | 00.20.00 |
| | | | | (except 2 R area of Kaushal Digambar Chaudhari) |
| 03 | 105 | 1/1 | → | 00.10.00 |
| 04 | 105 | 1/1 | → | 00.10.00 |
| 05 | 105 | 1/1 | → | 00.10.00 |
| Total Area | | | Hector R | 00.58.00 |



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Advocates & Legal Consultants.

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This is in reference to all those pieces and parcels of the lands bearing **S.No. 105 Hissa No. 1/1** lying and situated at Revenue **Village-Warje**, Taluka-Haveli, District-Pune, within the limits of the Sub-Registration Office, Haveli Pune and Zilla Parishad Pune, Taluka Panchayat Samiti, Haveli and within the limits of Pune Municipal Corporation, Pune (for sake and brevity called and/or referred to as in aggregate **"The Said Land Properties"**, and individually called and/or referred to as Land No. 1, 2, 3, 4, 5, (Total 5 Lands) and described herein below as Schedule-I To V, **Which Are Subject Matter of This Report** the details of the same are as follows:-

Particulars of the Scheduled Properties

| Land No. | S. No. | Hissa No. | Area | Out of which the area is subject matter | Assessment | Reg. Doc. No. Mutation Entry No. Date | Mutation Entry No. Date and HVL No. |
|----------|------------|-----------|----------|--|------------|---------------------------------------|---|
| | | | Rec. Are | H. Are | Rg. Ps. | | |
| | 105 | 1/1 | 02.25.00 | | 02.25 | | |
| | | | OUT OF | | | | |
| 01 | 105 | 1/1 | ⇒ | 00.10.00 | | Sale Deed No. 3813/1996 | M.E. No. 7654 Sale Deed Dated 31/05/96 HVL No. 4 |
| 02 | 105 | 1/1 | ⇒ | 00.18.00 Out of 00.20.00 (except 2 R area of Kaushal Digambar Chaudhari) | | Gift Deed No. 6540/2013 | 20723 Gift deed Dated 18/10/13 HVL No.13 |
| | | | | | | Gift Deed No. 6676/2013 | 20725 Gift Deed Dated 24/12/13 HVL No.13 |
| 03 | 105 | 1/1 | ⇒ | 00.10.00 | | Gift Deed No. 6544/2013 | 20724 Gift Deed Dated 18/10/13 HVL No.13 |
| 04 | 105 | 1/1 | ⇒ | 00.10.00 | | Gift Deed No. 8181/2013 | 21241 (As per 7/12 extract) Gift Deed dated 21/12/13 HVL No.13 |
| 05 | 105 | 1/1 | ⇒ | 00.10.00 | | Sale Deed No. 93/2014 | 20819 Sale Deed Dated 03/01/14 HVL No.15 |
| | Total Area | | Hector R | 00.58.00 | | | |



**Holding Of the Owners As Per Abovementioned
Deeds And Documents As Mentioned Here In Below,**

| Name of Current Owner/s | Area H. Are | Area in Sq. Mtrs. | Schedule |
|---|---|-------------------------|----------|
| 1) Shri. Ganesh Babanrao Mathkade (Mathwad) | 00.10.00 R | 1000 | I |
| 2) Shri. Devendra Digambar Chaudhari Shri. Kaushal Digambar Chaudhari | 00.18.00 Out of 00.20.00 (except 2 R area of Kaushal Digambar Chaudhari) | 1800 | II |
| 3) Mrs. Sangita Digambar Chaudhari | 00.10.00 R | 1000 | III |
| 4) Mrs. Mangal Vitthal Chaudhari | 00.10.00 R | 1000 | IV |
| 5) Shri. Nilesh Vitthal Chaudhari Shri. Kamlesh Vitthal Chaudhari Shri. Vitthal Ramchandra Chaudhari Mrs. Mangal Vitthal Chaudhari | 00.10.00 R | 1000 | V |
| Total Area In Hectar Are | 00H.58.00 R | 5800 | |
| In Aggregate area 00 Hectar 58 R is the subject matter of this presence and for the sake and brevity is to be called and / or referred as "The Said Property" | | | |

And bounded as follows:

East : By Forest

South : By S.No. 105 Hissa No. 2

West : By Service Road

North : By Property belongs to Shri. Pandharinath Chaudhari

Thus, abovementioned Owners as per pursuant to the deeds and documents mentioned hereinabove and having respective holdings in aggregate an area is about 00 Hectar 58 R i.e. 5800 Sq. Mtrs.

- 1. INSTRUCTIONS:** That under the instructions of my client **M/s. VEDNIRMITEE PROJECTS** Through its Partner **SHRI.GANESH VASANT JARANDE**, office at - K.K. Market, Pune - 411 037 on being authorized by them in this behalf, we have carried out the search and title investigation of the Said land properties mentioned herein above, the report whereof is as under.

2. NATURE OF SEARCH :- Accordingly, I have investigated the revenue records & the documents made available to me in reference to the said land bearing No as follows,

- a. By paying the required search fees of Rs.750/- vide Receipt bearing GRN No. MH013683385202021E Dated. 22/03/2021 & MH014755980202122E Dated. 16/03/2022 in the office of sub-registrar office Haveli -10, Pune.
- b. As per search receipt I have carried out search investigation of above mentioned properties from the year 1991 to 2022 while taking search of separate as well as mix registers of index II; and as per record available, I certify that I have not found any cross entry against the captioned property.
- c. That from the year 2002, all registration offices have become centralized, and hence a document can be register anywhere in registration offices, hence the records of the entire Registrar office are available in the Joint District Registrar (JDR) Office from the year 1991-2022. However, I have conducted search as records available with me.
- d. The said Search however, is subject to the registers not available in the said Offices, the same either having been sent for binding or in torn condition or not available.

3. LIST OF DOCUMENTS PROVIDED TO US:-

A] 7/12 Extract and Concern Mutation Entries:

- a. Xerox Copy of 7/12 Extract from the year 1930 to 2021 bearing Survey No. 105/1/1.
- b. All Mutation Entries in Concern with this Report as follows:- 3963, 5853, 6395, 7654, 20723, 20724, 20725, & 20819.

B] Deed and Documents, Orders and Papers:-

- a) Xerox Copy of sale deed at Sr. No. 3813/96
- b) Xerox Copy of Gift Deed at Sr. No. 6540/2013,
- c. Xerox Copy of Gift Deed at Sr. No. 6544/2013,
- d. Xerox Copy of Gift Deed at Sr. No. 6676/2013,
- e. Xerox Copy of Gift Deed at Sr. No. 8181/2013,
- f. Xerox Copy of Sale Deed at Sr. No. 93/2014,
- g. Xerox Copy of Will Deed at Notarized Registered No. 1891/1992 dated 02-01-1992.
- h. Xerox Copy of Order issued by Tahasil Office, Haveli, Pune bearing No. Tahani/Vatap/ SR/44/96 dated 04/02/97.

4. BRIEF TITLE FLOW HISTORY:-

A. Survey No. 105

- i. It is stated and/or reveals vide **Mutation Entry No. 3963 dated 14/08/1987** that, **As per acquisition and order by Hon'ble Special land Acquisition Officer No. 17** bearing No. LAQ/17/SR//1/83 date 11/06/1987 an area of land bearing S.No. 105 and area 02 Hector 30 R assessment of Rs. 02.72 Paise, is kept and /or in favour of Holder **Madhukar Vyankatesh Deshpande** an area admeasuring about **2 Hector 30 R (+) 00 Hector 35 R (Potkharaba) = 2 Hector 65 R** and an area **01 Hector 60 R** assessment of Rs. 01.65 R acquired by for National Highway No. 4 Western Curve Road and Hon'ble Manager Engineer, National Highway, Department No. 05 and thus, w.e.f of that S.No. 105 is divided into 105/1 & 105/2 was recorded in revenue record as well as 7/12 in other rights column as per possession receipt and the following Parts mentioned in details here in below.

| Sr.No. | S.No./H.No. | Area H.R | Assessment | Name of Holder |
|--------|-------------|--------------------------|------------|---|
| 69 | 105/1 | 02.30.00 | | |
| | | 00.35.00 (Potkharaba) | | |
| | | 02.65.00 | 02.72 | Madhukar Vyankatesh Deshpande and other |
| 70 | 105/2 | 01.60.00 | 01.65 | Manager Engineer, National Highway No. 4 Department No. 5 |
| | Total Area | 04.25.00 | | |

- ii. It is further stated and/or reveals vide **Mutation Entry No. 5853 dated 24/10/1991** that, **As per 32 M Certificate Record (Nond), Shri. Ramchandra Patlu Chaudhari** was a tenant in the land bearing S.No. 105/1 of Shri. Madhukar Vyankatesh Deshpande & others. As a tenant i.e. **Shri. Ramchandra Patlu Chaudhari**, have paid an amount Rs. 330/- and Hon'ble Tahasildar, Pune have issued 32 M Certificate in the name of the said Tenant. As per 32 M and w.e.f. of the said 32 M Certificate as a tenant i.e. **Shri. Ramchandra Patlu Chaudhari** of said property has submitted an Application to. S.D.O. Haveli, Pune and order has been given with order No. R.T.S. appeal 23/91 under section 43 in favour of Tenant i.e. **Shri. Ramchandra Patlu Chaudhari** and pursuant to the said order and 32 M certificate, the land bearing No. 105 was purchased from Shri. Madhukar Vyankatesh Deshpande and w.e.f of the sale deed the name of **Shri. Ramchandra Patlu Chaudhari** was recorded in the revenue record vide **Mutation Entry No. 5853** and **Shri. Ramchandra Patlu Chaudhari** became an absolute as well as deemed to be owner of the said land bearing **S.No. 105/1** area **02 Hector 30 R + 00 Hector 35 R** in aggregate area is **02 Hector 65 R**, assessment of Rs. 02.72 Paise.

- iii) It is further stated and/or reveals that, before died i.e. in their live Sh.ri. Ramchandra Patlu Chaudhari made a **Will on dated 02/01/1992** before Notary at notary registered **No. 1891/92 dated 02/01/1992** and as per the said Will Deed following heirs divided his land as follows:-

| No. | S.No. | Area H.Are | Name of Holder |
|-----|---------|---|--|
| A] | 4/2B/1A | 00.77.50 | Anjanabai Ramchandra Chaudhari Pandharinath Ramchandra Chaudhari Vitthal Ramchandra Chaudhari Digambar Ramchandra Chaudhari |
| B] | 4/3 | 00.10.00 out of 00.03.00 (Southern side) | Anjanabai Ramchandra Chaudhari Pandharinath Ramchandra Chaudhari Vitthal Ramchandra Chaudhari Digambar Ramchandra Chaudhari |
| C] | 105/1 | 02.20.00 (Southern side) | Anjanabai Ramchandra Chaudhari Pandharinath Ramchandra Chaudhari Vitthal Ramchandra Chaudhari Digambar Ramchandra Chaudhari |
| D] | 105/1 | 00.45.00 (Northern side) | Dattatraya Ramchandra Chaudhari |
| E] | 4/3 | 00.01.00 (Western Side) | Dattatraya Ramchandra Chaudhari. (before Will already nandover and confirmed vide wil. deed) |

- iii. It is further stated and/or reveals vide **Mutation Entry No. 6395 dated 30/11/1992** that, **As per Heirship Entry, Ramchandra Patlu Chaudhari** died dated 21/07/1992 at village Warje and holding of Agricultural land bearing S.No. 4/2B/1A, 4/3 and **105/1** and leaving behind him heirs as follows.

- | | |
|--------------------------------------|---------------------------|
| 1. Dattatraya Ramchandra Chaudhari | - Age 48 Years - Son |
| 2. Pandharinath Ramchandra Chaudhari | - Age 35 Years - Son |
| 3. Vitthal Ramchandra Chaudhari | - Age 33 Years - Son |
| 4. Digambar Ramchandra Chaudhari | - Age 28 Years - Son |
| 5. Anjanabai Ramchandra Chaudhari | - Age 65 Years - Wife |
| 6. Mrs. Lilabai Baban Sutar | - Age 50 Years - Daughter |
| 7. Mrs. Kalabai Dattatrya Kute | - Age 45 Years - Daughter |
| 8. Mrs. Sulaabai Kaluram More | - Age 42 Years - Daughter |
| 9. Mrs. Baydabai Dnyanoba Dodake | - Age 40 Years - Daughter |
| 10. Mrs. Baby Ekanath Dudhane | - Age 32 Years - Daughter |

- iv. It is further stated and/or reveals vide **An Application Partition, Smt. Anjanabai Ramchandra Chaudhari** forwarded an application to Hon'ble Tahasil Office, Haveli, Pune, on dated 16/06/1996 stating that, the land bearing **S.No. 105/1**, Lying and situated at **Village Warje**, Taluka-Haveli, Dist. Pune vide **Mutation Entry No. 8146 dated 23/03/1997** that,

Hon'ble Tahashildar Sahab passed order bearing No. Tahani
/Vatap/SR/44/97, Pune on dated 04/02/1997 as follows :-

| S.N o. | S.No. | Holder's/owners Name | Area | Assessment |
|-----------|-------------------|--|--------------------------------------|--------------|
| | | | H.Are | Rs. Paise |
| 1) | 105/1/1 (Part) | Anjanabai Ramchandra Chaudhari | 00.45.00 00.10.00 (Potkharaba) | 00.53 |
| 2) | 105/1/1 (Part) | Pandharinath Ramchandra Chaudhari | 00.45.00 00.10.00 (Potkharaba) | 00.53 |
| | 4/2B/1 (Part) | Pandharinath Ramchandra Chaudhari | 00.20.00 00.05.00 (Potkharaba) | 00.30 |
| | 4/3 (Part) | Pandharinath Ramchandra Chaudhari | 00.01.00 | 00.02 |
| 3) | 105/1/1(Part) | Vitthal Ramchandra Chaudhari | 00.45.00 00.10.00 (Potkharaba) | 00.53 |
| | 4/2B/1 (Part) | Vitthal Ramchandra Chaudhari | 00.19.05 00.09.00 | 00.30 |
| | 4/3 (Part) | Vitthal Ramchandra Chaudhari | 00.01.00 | 00.02 |
| 4) | 105/1/1(Part) | Digambar Ramchandra Chaudhari | 00.45.00 00.10.00 (Potkharaba) | 00.53 |
| | 4/2B/1 (Part) | Digambar Ramchandra Chaudhari | 00.20.00 00.05.05 | 00.30 |
| | 4/3 (Part) | Digambar Ramchandra Chaudhari | 00.01.00 | 00.02 |

Schedule-I**B. Land No. 1 i.e. Survey No. 105/1/1 (Area 00 H. 10 R)**

It is further stated and/or reveals vide **Mutation Entry No. 7654** as per the Sale Deed, stating that, **Mr. Vitthal Ramchandra Chaudhari** Sold and transferred a piece and parcel of land bearing S.No. 105/1/1 and area about 00 Hector 30 R. i.e. 3000 Sq. Mtrs out of their total holding an area about 00 Hector 55 R assessment of Rs. 00.53 paise to and in favour of 1) **Shri. Dnyanoba Pandurang Mathphode**, 2) **Shri. Ganesh Babanrao Mathkade (mathwad)** and 3) **Shantaram Thaksen Nimbalkar** vide a Sale Deed at Sr. No. 3813 of 1996 on dated 31/05/1996 which was duly registered in the Office of Sub-Registrar, Haveli No. 4, Pune, and the name of 1) **Shri. Dnyanoba Pandurang Mathphode**, 2) **Shri. Ganesh Babanrao Mathkade (Mathwad)** and 3) **Shantaram Thaksen Nimbalkar** (having holding for each 00 Hector 10 R) is recorded in the revenue record as well as on 7/12 extract for the said area by the said Mutation Entry No. 7654.

Schedule-II**C. Land No. 2 i.e. Survey No. 105/1/1 (Area 00 H. 10 R)**

It is further stated and/or reveals vide **Mutation Entry No. 20723** as per the Gift Deed, stating that, **Mr. Anandrao Nanasaheb Jawalkar** transferred a piece and parcel of land bearing S.No. 105/1/1 and area about 00 Hectar 10 R. i.e. 1000 Sq. Mtrs out of area as per 7/12 to and in favour of **1) Shri. Devendra Digambar Chaudhari, 2) Shri. Kaushal Digambar Chaudhari**, vide a Gift Deed at Sr. No. 6540 of 2013 on dt. 18/10/2013, which was duly registered in the Office of Sub-Registrar, Haveli No. 13, Pune and the name of **1) Shri. Devendra Digambar Chaudhari, 2) Shri. Kaushal Digambar Chaudhari**, is recorded in the revenue record as well as on 7/12 extract for the said area by the said Mutation Entry No. 20723

AND**Survey No. 105/1/1 (Area 00 H. 10 R out of 00 H. 08 R)**

It is further stated and/or reveals vide **Mutation Entry No. 20725** as per the Gift Deed, stating that, **Shri. Babu Alias Hanumant Anandrao Jawalkar** transferred a piece and parcel of land bearing S.No. 105/1/1 and area about 00 Hectar 10 R. i.e. 1000 Sq. Mtrs out of area as per 7/12 extract to and in favour of **1) Shri. Devendra Digambar Chaudhari, 2) Shri. Kaushal Digambar Chaudhari**, vide a Gift Deed at Sr. No. 6676 of 2013 on dated 24/10/2013, which was duly registered in the Office of Sub-Registrar, Haveli No. 13, Pune, and the name of **1) Shri. Devendra Digambar Chaudhari, 2) Shri. Kaushal Digambar Chaudhari**, is recorded in the revenue record as well as on 7/12 extract for the said area by the said Mutation Entry No. 20725.

Schedule-III**D. Land No. 3 i.e. Survey No. 105/1/1 (Area 00 H. 10 R)**

It is further stated and/or reveals vide **Mutation Entry No. 20724** as per the Gift Deed, stating that, **Shri. Bapu Alias Dattatrya Anandrao Jawalkar** transferred a piece and parcel of land bearing S.No. 105/1/1 and area about 00 Hectar 10 R. i.e. 1000 Sq. Mtrs out of area as per 7/12 extract to and in favour of **Mrs. Sangita Digambar Chaudhari** vide a Gift Deed at Sr. No. 6544 of 2013 on dated 18/10/2013, which was duly registered in the Office of Sub-Registrar, Haveli No. 13, Pune, and the name of **Mrs. Sangita Digambar Chaudhari** is recorded in the revenue record as well as on 7/12 extract for the said area by the said Mutation Entry No. 20724

Schedule-IV**E. Land No. 4 i.e. Survey No. 105/1/1 (Area 00 H. 10 R)**

It is further stated and/or reveals vide **Mutation Entry No. 21241 (Mutation as per 7/12 extract)** as per the Gift Deed, stating that, **Shri. Dnyanoba Pandurang Mathkade (Mathwad)** transferred a piece and parcel of land bearing S.No. 105/1/1 and area about 00 Hectar 10 R. i.e. 1000 Sq. Mtrs out of area



as per 7/12 extract to and in favour of **Mrs. Mangal Vitthal Chaudhari**, vide a Gift Deed at Sr. No. 8181 of 2013 on dated 21/12/2013, which was duly registered in the Office of Sub-Registrar, Haveli No. 13, Pune, and the name of **Mrs. Mangal Vitthal Chaudhari**, is recorded in the revenue record as well as on 7/12 extract for the said area by the said Mutation Entry No. 21241.

Schedule-V**F. Land No. 5 i.e. Survey No. 105/1/1 (Area 00 H. 10 R)**

It is further stated and/or reveals vide **Mutation Entry No. 20819** as per the Sale Deed, stating that, **Shri. Shantaram Thaksen Nimbalkar** sold and transferred a piece and parcel of land bearing S.No. 105/1/1 and area about 00 Hectar 10 R. i.e. 1000 Sq. Mtrs out of area as per 7/12 extract to and in favour of 1) **Mr. Nilesh Vitthal Chaudhari**, 2) **Mr. Kamlesh Vitthal Chaudhari**, 3) **Mr. Vitthal Ramesh Chaudhari**, & 4) **Mrs. Mangala Vitthal Chaudhari**, vide a Sale Deed at Sr. No. 93 of 2014 on dated 03/01/2014, which was duly registered in the Office of Sub-Registrar, Haveli No. 13, Pune, and the name of 1) **Mr. Nilesh Vitthal Chaudhari**, 2) **Mr. Kamlesh Vitthal Chaudhari**, 3) **Mr. Vitthal Ramesh Chaudhari**, & 4) **Mrs. Mangala Vitthal Chaudhari**, are recorded in the revenue record as well as on 7/12 extract for the said area by the said Mutation Entry No. 20819.

G. It is further stated and/or reveals vide that the present Land owners in jointly i.e.

| Name of Current Owner/s | Area H. Are | Area in Sq. Mtrs. | Schedule |
|---|--|----------------------|----------|
| 1) Shri. Ganesh Babanrao Mathkade (Mathwad) | 00.10.00 R | 1000 | I |
| 2) Shri. Devendra Digambar Chaudhari Shri. Kaushal Digambar Chaudhari | 00.18.00 Out of 00.20.00 (except 2 R area of Kaushal Digambar Chaudhari) | 1800 | II |
| 3) Mrs. Sangita Digambar Chaudhari | 00.10.00 R | 1000 | III |
| 5) Mrs. Mangal Vitthal Chaudhari | 00.10.00 R | 1000 | IV |
| 6) Shri. Nilesh Vitthal Chaudhari Shri. Kamlesh Vitthal Chaudhari Shri. Vitthal Ramchandra Chaudhari Mrs. Mangal Vitthal Chaudhari | 00.10.00 R | 1000 | V |
| Total Area In Hectar Are | 00H.58.00 R | 5800 | |

Thus the abovementioned landowners executed registered Development Agreement at Sr. No. 4665/2021 dated 16.2.2021 along with Power of Attorney at Sr. No. 4666/2021 dated 16.2.2021 which are duly registered in the office of Sub-Registrar, Haveli, Pune No. 10, respectively to and in favour of M/S. VEDNIRMITEE PROJECTS Pune through its Partner MR. GANESH VASANT JARANDE (hereinafter referred to as the Said "DEVELOPERS") for total aggregate area 00 Hectar 58 R i.e. 5800 Sq. Mtrs. Lying and situated at



Village-Warje, Taluka-Haveli, District-Pune on terms and conditions as motioned in the said Agreement thereof.

- H. REASONS FOR ISSUE OF THE TITLE OPINION:** That the said Developer **M/S. VEDNIRMITEE PROJECTS**, is entitled to develop the said Property by constructing one or more building/s comprising of independent residential and commercial units, office/s, shop/s, restaurant/s, banquet hall/s etc. on the said property and dispose the same to any intending purchaser.
- I. CHARGES / MORTGAGES:** That the said clients have informed us that there is no charges/ Mortgages pending in respect of the said lands.
- J. ZONE:** Upon perusal of the Zone certificate dated 07/10/2020 issued by the Pune Municipal Corporation Pune, it is seen that the said land is located within the Residential Zone.
- K. QUALIFICATIONS AND ASSUMPTIONS:-**
- 1) This Report is given presuming that the documents mentioned in the list above are the accurate photo copies of the documents and the documents mentioned are not modified and amended and the said documents are executed by the parties named in the documents
 - 2) This Opinion report covers only the litigations brought to my notice by the client.
- L. DISCLAIMERS :**
- In connection with this report on title ("Title Report") it may be noted that:-
- This Report is prepared solely for the use of our client.
- a) We have at the instructions of our client, conducted a title investigation relating to the said lands for the purpose of issuing our report. It is expressly clarified that this report is to ascertain the title to the said lands and does not address any other issues.
 - b) We have received information in relation to preparation of this report from the abovementioned clients and we have relied on information and documents furnished by the said client to us from time to time.
 - c) The accuracy of this report necessarily depends on the documents furnished to us and the information provided to us during the course of our discussions and response to our requisitions given by said client, being true, complete, and accurate.
 - d) We have not commented on the structures if any, standing on the said land and/or premises constructed thereon, statutory, user, development and Environmental permissions and approvals required for the developments of the said lands from concerned local Authorities.
 - e) With respect to matters for which satisfaction can only be obtained on the basis of representations and declarations made by the said clients and which cannot be otherwise verified, We have relied upon the declarations made by the said clients. (the "DECLARATIONS")

- f) The present report relates to ascertaining the title about lands, which were initially sold by the original owners. In the circumstances we did not have any access directly to the original owners to ascertain various aspects about the holdings such as the persons who comprised of their Hindu Undivided Families, the undivided shareholdings of the individuals in the said lands, the boundaries of the respective holdings and otherwise such issues. The lands are located in mofussil areas of the state of Maharashtra, where generally the land owners do not possess any monuments of the title and are not able to intelligently 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 of the state of Maharashtra and relying upon the presumptions under law about the same being correct unless proved to the contrary, analyse the same with application of laws of India to deduct a chain of title.
- g) The opinion as stated herein below is subject to and based on the observations contained in this Report.
- h) Accordingly, I have investigated the revenue records & the documents made available to me in reference to the said land bearing **Village-WARJE, bearing S.No. 105 Hissa No. 1/1**, Pune as follows,
- i) **Village-WARJE, bearing S.No. 105 Hissa No. 1/1** by paying the required search fees of Rs.750/- vide Receipt bearing GRN No. MH013683385202021E Dated. 22/03/2021 & MH014755980202122E Dated. 16/03/2022 in the office of Sub-Registrar office, Pune.
- j) As per search receipt I have carried out search investigation of above mentioned properties from the year 1991 to 2022 while taking search of separate as well as mix registers of index II, and as per record available, I certify that I have not found any cross entry against the captioned property.
- k) That from the year 2002, all registration offices have become centralized, and hence a document can be register anywhere in registration offices, hence, the records of the entire Registrar office is available in the Joint District Pune (JDR) Office from the year 1991-2022. However, I have conducted search as records available with me.
- N) **OPINION:** On the basis of the perusal of the **Deeds and Documents, 7/12 extracts and concern Mutation Entries**, hereinabove and information gathered, as herein before mentioned I am of the opinion that the said Property is absolutely owned and possessed by above mentioned Land owners and the said owners have a clear and marketable title to the said property and are absolutely entitled to deal with the same in any manner whatsoever.
- O) **CONCLUSION:-**
- a) On the basis of the perusal of the **Deeds and Documents, 7/12 extracts and concern Mutation Entries** search and information gathered, as herein above mentioned I hereby conclude that the said Property is

absolutely owned by the respective land owners abovementioned the said owners have a clear and marketable title to the said property and are absolutely entitled to deal with the same in any manner whatsoever.

- b) The owners have granted exclusive Development rights by the way of Development Agreement abovementioned relating to the said Property unto and in favour of Developers i.e. **M/s. VEDNIRMITEE PROJECTS**.
- c) The said Developers i.e. **M/s. VEDNIRMITEE PROJECTS** are entitled to develop the said Property constructing one or more building comprising of independent commercial/residential units, commonly known as 'ownership scheme', thereto on the said property and dispose the same to any intending purchaser.

THIS OPINION OF TITLE & SEARCH REPORT IS PREPARED BY ME ON THE BASIS OF REVENUE RECORDS, DOCUMENTS AND INFORMATION AVAILABLE TO ME.

Dated : 16th March 2022
Place : Pune



FOR, V.D. SHINGAVI & ASSOCIATES

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