




GRN	MHD05972731202122E	BARCODE			Date	07/09/2021-17:39:46	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 Samir Hiralal Metha			
Location PUNE				Flat/Block No.					
Year 2021-2022 One Time				Premises/Building					
Account Head Details			Amount In Rs.		Road/Street				
00000/2201 SEARCH FEE			25.00		Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Survey No 2 Village Mohammedwadi Tal Haveli Dist Pune				
					Amount In		Twenty Five Rupees Only		
Total			25.00		Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Rel No.		69103332021090718510 2701350122	
Cheque/DD No.				Bank Date		RBI Date		07/09/2021-17:41:26 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.: 9850568044

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर ध्यान "दीक्षा और फेर" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नांदणी न करता याच्या दस्तावासाठी लागू नाही.

Mr. Samir H. Metha
Advocate

Resi & Office : 498, Aditya Residency, Mitramandal Chowk, Parvati, Pune - 411 009.
Mobile : 9850568044, 9890212412

Date : 07/09/2021

FORMAT - A
(Circular No.28/2021)

To,

MahaRERA

Pune

LEGAL TITLE REPORT

SUBJECT : Title clearance certificate with respect to All that piece and parcel of land bearing 1) Survey No. 2/1A/1B/2A/2B/2C/Plot No./D., admeasuring about 00 H 55.91.35R i.e. 5591.35 sq.mtrs, 2) Survey No. 2/1A/1B/2A/2B/2C/Open Space/D admeasuring about 00 H 07.76.16 R i.e. 776.16 sq.mtrs, 3) area admeasuring about 00 H 00.97.86 R i.e. 97.86 sq.mtrs (i.e. 22.311% share) out of S. No. 2/1A/1B/2A/2B/2C/6 mtrs. Wide road admeasuring about 00 H 04.38.63 R i.e. 438.63 sq.mtrs situated at Village Mohammedwadi, Tal. Haveli, Dist. Pune and within extended limits of Pune Municipal Corporation and all right in respect of FSI received in lieu of surrender of 18 mtrs Wide Road to the extent of 00 H 08.19.90 R i.e. 819.90 sq.mtrs (i.e. 22.311% share), FSI received in respect of Amenity Space to the extent of 00 H 11.89.92 R i.e. 1189.92 sq.mtrs (i.e. 22.311% share) as per revised sanctioned layout and FSI which shall be accrued in view of the provisions, rules of Development Control Rule applicable.

(Hereinafter referred to as the "**said property**" for the sake of brevity and convenience).

I have investigated the title of the said property on the request of Elated Housing LLP, a limited liability partnership firm, Having office at: S. No. 52/A/2/3, Mula Road, Khadki, Pune - 411003 and on the basis of documents detailed as below provided to me by my client.

➤ **LIST OF DOCUMENTS :**

1. Copy of 7/12 extract
2. Copy of relevant Mutation entries
3. Copies of various Search and Title Reports issued M/s. Rajiv Patel & Associates.

4. Copy of Deed of Conveyance Dt. 20/05/2014 which is duly registered with Sub Registrar Haveli No. 13 at serial No. 3377/2014 executed by M/s. Eisha Asset Developers in favour of M/s. Five Elements LMN along with Index II.
5. Copy of Deed of Conveyance Dt. 28/12/2020 executed by M/s. Five Elements LMN Realty in favour of Elated Housing LLP registered with Sub registrar Haveli No. 1 at serial No. 1348/2021 on 03/02/2021 along with Index II.
6. Search Report for 30 years from 1992 to 2021.
7. Commencement Certificate No. CC/0516/21 Dt. 09/06/2021.

➤ On the 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 following Owner is clean, clear, marketable and without any encumbrances.

Owner of the Land :

Elated Housing LLP., A Limited Liability Partnership Firm,

Through its partners: Mr. Vishesh Nirmal Jain, Mr. Pranay Dilip Jain and Mr. Siddharth Ashok Jain, Hiral Suresh Nagori.

Having office at: S. No. 52/A/2/3, Mula Road, Khadki, Pune - 411003.

➤ The Report reflecting flow of the title of the Owner - "Elated Housing LLP., A Limited Liability Partnership Firm" on the said land is enclosed herewith as annexure.

Pune

Date : 07/09/2021



Mr. Samir H. Metha
(Advocate)

Mr. Samir H. Metha
(ADVOCATE)

Flat No.1, 498, Aditya Residency
Parvati, Pune - 411 009

Mr. Samir H. Metha
Advocate

Resi & Office : 498, Aditya Residency, Mitramandal Chowk, Parvati, Pune - 411 009.
Mobile : 9850568044, 9890212412

Date : 07/09/2021

FORMAT - A
(Circular No.28/2021)

FLOW OF THE TITLE OF SAID LAND

SUBJECT : All that piece and parcel of land bearing 1) Survey No. 2/1A/1B/2A/2B/2C/Plot No./D., admeasuring about 00 H 55.91.35R i.e. 5591.35 sq.mtrs, 2) Survey No. 2/1A/1B/2A/2B/2C/Open Space/D admeasuring about 00 H 07.76.16 R i.e. 776.16 sq.mtrs, 3) area admeasuring about 00 H 00.97.86 R i.e. 97.86 sq.mtrs (i.e. 22.311% share) out of S. No. 2/1A/1B/2A/2B/2C/6 mtrs. Wide road admeasuring about 00 H 04.38.63 R i.e. 438.63 sq.mtrs situated at Village Mohammedwadi, Tal. Haveli, Dist. Pune and within extended limits of Pune Municipal Corporation and all right in respect of FSI received in lieu of surrender of 18 mtrs Wide Road to the extent of 00 H 08.19.90 R i.e. 819.90 sq.mtrs (i.e. 22.311% share), FSI received in respect of Amenity Space to the extent of 00 H 11.89.92 R i.e. 1189.92 sq.mtrs (i.e. 22.311% share) as per revised sanctioned layout and FSI which shall be accrued in view of the provisions, rules of Development Control Rule applicable.

List of documents provided for my perusal :

1. Copy of 7/12 extract
2. Copy of relevant Mutation entries
3. Copies of various Search and Title Reports issued M/s. Rajiv Patel & Associates.
4. Copy of Deed of Conveyance Dt. 20/05/2014 which is duly registered with Sub Registrar Haveli No. 13 at serial No. 3377/2014 executed by M/s. Eisha Asset Developers in favour of M/s. Five Elements LMN along with Index II.
5. Copy of Deed of Conveyance Dt. 28/12/2020 executed by M/s. Five Elements LMN Realty in favour of Elated Housing LLP registered with Sub registrar Haveli No. 1 at serial No. 1348/2021 on 03/02/2021 along with Index II.
6. Search Report for 30 years from 1992 to 2021.
7. Commencement Certificate No. CC/0516/21 Dt. 09/06/2021.

On perusal of all the aforesaid documents and available records, and after verifying the documents we have investigated the flow of title as below :

Recitals of said Plot :

1. After perusal of documents provided to me and Certificate of Title Dt. 20/12/2011 issued by M/s. Rajiv and Patel Associates, it appears that, All that piece and parcel of land or ground situated at 1) S. No. 2 Hissa No. 2B/2B admeasuring about 00 H 92 R, 2) Survey No. 2/2C1B admeasuring about 00 H 68 R, 3) Survey No. 2 Hiss No. 22C/2/2C/1+2A/1/2 admeasuring about 00 H 48 R 4) area admeasuring about 00 H 62 R out of Survey No. 2 Hsaa No. 2/1+2A and 5) area admeasuring about 00 H 54 R out of Survey No. 32 Hissa No. 2C/1A admeasuring about 01 H 44R, totally admeasuring about 03 H 24 R, situated at village Mohammedwadi, Tal. Haveli, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune was previously owned and possessed by M/s. Eisha Asset Developers..
2. That M/s. Eisha Asset Developers Phase – II was owned and possessed all that piece and parcel of land or ground admeasuring about 00 H 72 R out of Survey No. 2 Hissa No. 2C/1A situated at village Mohammedwadi, Tal. Haveli, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune.
3. That aforesaid holding of M/s. Eisha Asset Developers and M/s. Eisha Asset Developers Phase – II in aforesaid land was formed a contiguous block admeasuring about 03 H 96R i.e. 39,600 sq.mtrs (said contiguous block hereinafter referred to as said larger land).
4. That said M/s. Eisha Asset Developers and M/s. Eisha Asset Developers Phase – II jointly submitted the layout plan in respect of the said larger land to Pune Municipal Corporation which layout was sanctioned vide Commencement Certificate No. CC/0024/14 Dt. 02/04/2014 issued by Pune Municipal Corporation. (Hereinafter referred to as said sanctioned layout).
5. That in view of aforesaid sanctioned layout, said larger land was divided into plots, amenity space, area under sec. 205 road, area for MSEDCL Transformers, Area under Six meter Wide Internal road, Area under Nine Meter Wide Internal Road is detailed as under :

Pots	Area (Sq.mtrs)
Plot A1	5618.02
Plot A2	2646.25
Plot B	5116.70
Plot C	8791.40
Plot D	6367.51

Amenity Space	5333.35
Area under Section 205 Road	3674.87
Area earmarked for installation of MSEDCL Transformer	379.32
Area under Six Meter Wide Internal Road	438.63
Area under Nine Meter Wide Internal Road	1233.94

6. That Plots A1, A2, B, C and D out of said sanctioned layout are collectively hereinafter referred to as "said Plots" and Amenity space, area under Section 205 road, area for MSEDCL Transformer, Area under Six meter wide internal road and area under Nine Meter wide Internal road are collectively referred to as "said Other Areas".

7. That the undivided share in said other areas were appurtenant to the said plots out said sanctioned layout is detailed as under :

Pots	% of undivided share in said other Areas appurtenant thereto
Plot A1 and Plot A2	28.957%
Plot B	17.928%
Plot C	30.804%
Plot D	22.311%

8. That as per the mutual understanding of the said M/s. Eisha Asset Developers and the said Eisha Asset Developers Phase II, it was treated that, M/s. Eisha Asset Developers Phase II held the are admeasuring about 00 H 72 R out of said Larger Land is situate in the Plot C and Plot A1, Plot A2, Plot B and Plot D out of the said sanctioned layout and the said other Areas shall be held by M/s. Eisha Asset Developers.

9. That said M/s. Eisha Asset Developers with confirmation of M/s. Eisha Asset Developers Phase II has executed Deed of Conveyance Dt. 20/05/2014 which is duly registered with Sub Registrar Haveli No. 13 at serial No. 3377/2014 in respect of property bearing land or ground admeasuring about 6367.51 sq.mtrs being Plot D out of said sanctioned layout of the contiguous block admeasuring about 03 H 96 R equivalent to 39600 sq.mtrs formed of the lands bearing 1) S.No. 2 Hissa No. 2B/2B admeasuring about 00 H 92 R, 2) S. No. 2/2C/1B admeasuring about 00 H 68 R 3) S. No. 2 Hissa No. 2/2C/2/2C/1+2A/1/2 admeasuring about 00 H 48 R, 4) area admeasuring about 00 H 62 R out of S. No. 2 Hissa No. 2/1+2A 5) area admeasuring about 01 H 26 R out of S. No. 2 Hissa No. 2C/1A admeasuring about 01 H 44 R, lying, being and situated at Village Mohammadwadi, Tal. Haveli, Dist. Pune together with 22.311 % undivided share areas about 2467.62 sq.mtrs in the said Amenity Space (admeasuring about 5333.35 sq.mtrs), said Area under Section 205 Road (admeasuring about 3674.87 sq.mtrs), area earmarked for MSEDCL

Transformer (admeasuring about 379.32 sq.mtrs), the area under Six Meter Internal road (admeasuring about 438.63 sq.mtrs) and the area under Nine Meter Internal road (admeasuring about 1233.94 sq.mtrs) out of said sanctioned layout to and in favour of M/s. Five Elements LMN.

10. That in view of aforesaid Conveyance Deed, Mutation Entry No. 13542 was passed and name of M/s. Five Elements LMN was recorded on 7/12 extract of the said property.
11. It further appears that, M/s. Eisha Asset Developers, M/s. IG Realities, M/s. Eisha Asset Developers Phase II and M/s. Five Elements LMN have transferred the area admeasuring about 5333.35 sq.mtrs reserved for the said Amenity Space and area admeasuring about 3674.87 sq.mtrs reserved under Section 205 Road in favour of Pune Municipal Corporation by executing Deed of Transfer Dt. 29/04/2017 which is duly registered with Sub Registrar Haveli No. 10 at serial No. 5131/2017.
12. That the owners of said larger land jointly submitted the revised layout plan in respect of said larger land to the Pune Municipal Corporation and got the same sanctioned vide Commencement Certificate No. CC/0648/17 Dt. 08/06/2017.
13. That in view of said revised sanctioned layout and amalgamation of the lands bearing 1) S.No. 2 Hissa No. 2B/2B admeasuring about 00 H 92 R, 2) S. No. 2/2C/1B admeasuring about 00 H 68 R 3) S. No. 2 Hissa No. 2/2C/2/2C/1+2A/1/2 admeasuring about 00 H 48 R, 4) area admeasuring about 00 H 62 R out of S. No. 2 Hissa No. 2/1+2A 5) area admeasuring about 01 H 26 R out of S. No. 2 Hissa No. 2C/1A admeasuring about 01 H 44 R, totally admeasuring about 03 H 96 R i.e. 39600 sq.mtrs lying, being and situated at Village Mohammadwadi, Tal. Haveli, Dist. Pune, new 7/12 extracts were generated in revenue records with respect of plots (plot D), Amenity Space, 18 meter wide road, Six meter wide road, Nine Meter wide road, Area earmarked for MSEDCL Transformer as mentioned in revised sanctioned layout is as under :

Sr No.	Survey/Hissa No.	Total area in H R & Sq.mtrs	22.311% share of owner as per Sale Deed Dt. 20/05/2014
1	2/1A/1B/2A/2B/2 C/Plot No/D	00 H 55.91.35 R i.e. 5591.35 sq.mtrs	NIL
2	2/1A/1B/2A/2B/2 C/Open Space/D	00 H 07.76.6 R i.e. 776.16 sq.mtrs	NIL
3	2/1A/1B/2A/2B/2 C/Amenity Space	00 H 53.33 R i.e. 5333.35 sq.mtrs	00 H 11.89.92 R i.e. 1189.92 sq.mtrs
4	2/1A/1B/2A/2B/2 C/18 Mtrs Wide Road	00 H 36.74.87 R i.e. 3674.87 sq.mtrs	00 H 08.19.90 R i.e. 819.90 sq.mtrs

5	2/1A/1B/2A/2B/2 C/Transformer	00 H 03.79.32 R i.e. 379.32 sq.mtrs	00 H 00.84.96 R i.e. 84.63 Sq.mtrs
6	2/1A/1B/2A/2B/2 C/6 Mtrs wide road	00 H 04.38.63 R i.e. 438.63 Sq.mtrs	00 H 00.97.85 R i.e. 97.86 sq.mtrs
7	2/1A/1B/2A/2B/2 C/9 Mtrs Wide road	00 H 12.33.94 R i.e. 1233.94 sq.mtrs	00 H 02.75.30 R i.e. 275.30 sq. mtrs

14. That said M/s. Five Elements LMN Realty has executed Deed of Conveyance Dt. 28/12/2020 in respect of captioned property in favour of Elated Housing LLP., A Limited Liability Partnership Firm, through its partners Mr. Vishesh Nirmal Jain, Mr. Pranay Dilip Jain and Mr. Siddharth Ashok Jain, Hiral Suresh Nagori. That said Deed of Conveyance is duly registered with Sub registrar Haveli No. 1 at serial No. 1348/2021 on 03/02/2021.
15. That Pune Municipal Corporation has issued Commencement Certificate No. CC/0516/21 Dt. 09/06/2021 and sanctioned the building layout plan submitted by said Elated Housing LLP.
16. Thus in view of aforesaid Deed of Conveyance, all rights, title and interest in respect of captioned property are vested with Elated Housing LLP and is owned and possessed the same. However name of said Elated Housing LLP yet to be recorded in revenue records of the said property.

OPINION:

After referring the aforesaid documents and various Search and Title Reports issued M/s. Rajiv Patel & Associates and records available in the offices of Sub-Registrar, it seems that,

- All rights, title and interest in respect of captioned property i.e. All that piece and parcel of land bearing
 - 1) Survey No. 2/1A/1B/2A/2B/2C/Plot No./D., admeasuring about 00 H 55.91.35R i.e. 5591.35 sq.mtrs,
 - 2) Survey No. 2/1A/1B/2A/2B/2C/Open Space/D admeasuring about 00 H 07.76.16 R i.e. 776.16 sq.mtrs,
 - 3) area admeasuring about 00 H 00.97.86 R i.e. 97.86 sq.mtrs (i.e. 22.311% share) out of S. No. 2/1A/1B/2A/2B/2C/6 mtrs. Wide road admeasuring about 00 H 04.38.63 R i.e. 438.63 sq.mtrs situated at Village Mohammedwadi, Tal. Haveli, Dist. Pune and within extended limits of Pune Municipal Corporation and all right in respect of FSI received in lieu of surrender of 18 mtrs Wide Road to the extent of 00 H 08.19.90 R i.e. 819.90 sq.mtrs (i.e. 22.311% share), FSI received in respect of Amenity Space to the extent of 00 H 11.89.92 R i.e. 1189.92 sq.mtrs (i.e. 22.311% share) as per revised sanctioned layout and FSI which shall be accrued in view of the

provisions, rules of Development Control Rule applicable are vested with ELATED HOUSING LLP.

- Thus said ELATED HOUSING LLP having all rights, title and interest in respect of the said captioned property and is owned and possessed by said ELATED HOUSING LLP.



Mr. Samir H. Metha
(Advocate)

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Mobile : 9850568044, 9890212412

Date : 07/09/2021

SEARCH REPORT

DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of land bearing 1) Survey No. 2/1A/1B/2A/2B/2C/Plot No./D., admeasuring about 00 H 55.91.35R i.e. 5591.35 sq.mtrs, 2) Survey No. 2/1A/1B/2A/2B/2C/Open Space/D admeasuring about 00 H 07.76.16 R i.e. 776.16 sq.mtrs, 3) area admeasuring about 00 H 00.97.86 R i.e. 97.86 sq.mtrs (i.e. 22.311% share) out of S. No. 2/1A/1B/2A/2B/2C/6 mtrs. Wide road admeasuring about 00 H 04.38.63 R i.e. 438.63 sq.mtrs situated at Village Mohammedwadi, Tal. Haveli, Dist. Pune and within extended limits of Pune Municipal Corporation and all right in respect of FSI received in lieu of surrender of 18 mtrs Wide Road to the extent of 00 H 08.19.90 R i.e. 819.90 sq.mtrs (i.e. 22.311% share), FSI received in respect of Amenity Space to the extent of 00 H 11.89.92 R i.e. 1189.92 sq.mtrs (i.e. 22.311% share) as per revised sanctioned layout and FSI which shall be accrued in view of the provisions, rules of Development Control Rule applicable.

(Hereinafter referred to as **said Property**).

As per your instruction, I took search of index-II registers in the offices of the Sub- Registrar, Haveli, Dist. Pune in respect of the said Property in caption only for the period 30 years i.e. from 1992 to 2021 by paying search fees vide Challan GRN No. MH011909615202021E Dt. 19/02/2021 and paid fees for further search period vide GRN No. MH005972731202122E Dt. 07/09/2021. I have also conducted e-search from website www.igrmaharashtra.gov.in. Therefore, on the basis of index - II registers made available to me except above mentioned transactions, I did not find any other transaction relating to the said property in the index-II registers made available to me, in the offices of the Sub- Registrar, Haveli, Dist. Pune. The said search however, is subject to the registers not made available to me during my search in the said offices, the same either have been sent for binding or in torn condition or not available.

On the basis of Search conducted, it is noticed that no other transaction has been registered with respect of the above mentioned property during above mentioned period.



Mr. Samir H. Metha
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Mr. Samir H. Metha

Advocate

Res. & Office : 49B, Aditya Residency, Mitramandal Chowk, Parvati, Pune - 411 009.
Mobile : 9850568044, 9890212412

07th September 2021

SEARCH REPORT

This Search Report details the facts and figures related to the flat detailed as under. This search has been conducted on behalf of and as per the details provided to me by my client Elated Housing LLP, a limited liability partnership firm, Having office at: S. No. 52/A/2/3, Mula Road, Khadki, Pune - 411003.

A. Description Of The Property:

All that piece and parcel of land bearing 1) Survey No. 2/1A/1B/2A/2B/2C/Plot No./D., admeasuring about 00 H 55.91.35R i.e. 5591.35 sq.mtrs, 2) Survey No. 2/1A/1B/2A/2B/2C/Open Space/D admeasuring about 00 H 07.76.16 R i.e. 776.16 sq.mtrs, 3) area admeasuring about 00 H 00.97.86 R i.e. 97.86 sq.mtrs (i.e. 22.311% share) out of S. No. 2/1A/1B/2A/2B/2C/6 mtrs. Wide road admeasuring about 00 H 04.38.63 R i.e. 438.63 sq.mtrs situated at Village Mohammedwadi, Tal. Haveli, Dist. Pune and within extended limits of Pune Municipal Corporation and all right in respect of FSI received in lieu of surrender of 18 mtrs Wide Road to the extent of 00 H 08.19.90 R i.e. 819.90 sq.mtrs (i.e. 22.311% share), FSI received in respect of Amenity Space to the extent of 00 H 11.89.92 R i.e. 1189.92 sq.mtrs (i.e. 22.311% share) as per revised sanctioned layout and FSI which shall be accrued in view of the provisions, rules of Development Control Rule applicable.

(Hereinafter referred to as the "**said property**" for the sake of brevity and convenience).

B. Instructions:

That on request of my client Elated Housing LLP, a limited liability partnership firm I have caused search in respect of the abovementioned property for 30 years i.e. from 1992 to 2021 till date and Sub Registrar Haveli No. 1 has granted me the permission to conduct the further search vide receipt bearing GRN No. MH011909615202021E Dt. 19/02/2021 and paid fees for further search period vide GRN Np. MH005972731202122E Dt. 07/09/2021. I have gone through the records available at Sub-Registrars offices. On the basis of documents

detailed as below provided to me by my client Elated Housing LLP, a limited liability partnership firm, I have conducted the search.

I have ascertained the following details and facts in that regard after inspecting the following documents:

C. List of documents :

- i. Copy of 7/12 extract
- ii. Copy of relevant Mutation entries
- iii. Copies of various Search and Title Reports issued M/s. Rajiv Patel & Associates.
- iv. Copy of Deed of Conveyance Dt. 20/05/2014 which is duly registered with Sub Registrar Haveli No. 13 at serial No. 3377/2014 executed by M/s. Eisha Asset Developers in favour of M/s. Five Elements LMN along with Index II.
- v. Copy of Deed of Conveyance Dt. 28/12/2020 executed by M/s. Five Elements LMN Realty in favour of Elated Housing LLP registered with Sub registrar Haveli No. 1 at serial No. 1348/2021 on 03/02/2021 along with Index II.
- vi. Commencement Certificate No. CC/0516/21 Dt. 09/06/2021

D. Scrutiny of my search in respect of captioned property is as under :

1. After perusal of documents provided to me and Certificate of Title Dt. 20/12/2011 issued by M/s. Rajiv and Patel Associates, it appears that, All that piece and parcel of land or ground situated at 1) S. No. 2 Hissa No. 2B/2B admeasuring about 00 H 92 R, 2) Survey No. 2/2C1B admeasuring about 00 H 68 R, 3) Survey No. 2 Hissa No. 22C/2/2C/1+2A/1/2 admeasuring about 00 H 48 R 4) area admeasuring about 00 H 62 R out of Survey No. 2 Hsaa No. 2/1+2A and 5) area admeasuring about 00 H 54 R out of Survey No. 32 Hissa No. 2C/1A admeasuring about 01 H 44R, totally admeasuring about 03 H 24 R, situated at village Mohammedwadi, Tal. Haveli, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune was previously owned and possessed by M/s. Eisha Asset Developers.
2. That M/s. Eisha Asset Developers Phase – II was owned and possessed all that piece and parcel of land or ground admeasuring about 00 H 72 R out of Survey No. 2 Hissa No. 2C/1A situated at village Mohammedwadi, Tal. Haveli, Dist. Pune and within registration limits of Sub-registrar, Tal. Haveli, Dist. Pune.
3. That aforesaid holding of M/s. Eisha Asset Developers and M/s. Eisha Asset Developers Phase – II in aforesaid land was formed a contiguous block admeasuring about 03 H 96R i.e. 39,600 sq.mtrs (said contiguous block hereinafter referred to as said larger land).

4. That said M/s. Eisha Asset Developers and M/s. Eisha Asset Developers Phase – II jointly submitted the layout plan in respect of the said larger land to Pune Municipal Corporation which layout was sanctioned vide Commencement Certificate No. CC/0024/14 Dt. 02/04/2014 issued by Pune Municipal Corporation. (Hereinafter referred to as said sanctioned layout).
5. That in view of aforesaid sanctioned layout, said larger land was divided into plots, amenity space, area under sec. 205 road, area for MSEDCL Transformers, Area under Six meter Wide Internal road, Area under Nine Meter Wide Internal Road is detailed as under :

Pots	Area (Sq.mtrs)
Plot A1	5618.02
Plot A2	2646.25
Plot B	5116.70
Plot C	8791.40
Plot D	6367.51
Amenity Space	5333.35
Area under Section 205 Road	3674.87
Area earmarked for installation of MSEDCL Transformer	379.32
Area under Six Meter Wide Internal Road	438.63
Area under Nine Meter Wide Internal Road	1233.94

6. That Plots A1, A2, B, C and D out of said sanctioned layout are collectively hereinafter referred to as "said Plots" and Amenity space, area under Section 205 road, area for MSEDCL Transformer, Area under Six meter wide internal road and area under Nine Meter wide Internal road are collectively referred to as "said Other Areas".
7. That the undivided share in said other areas were appurtenant to the said plots out said sanctioned layout is detailed as under :

Pots	% of undivided share in said other Areas appurtenant thereto
Plot A1 and Plot A2	28.957%
Plot B	17.928%
Plot C	30.804%
Plot D	22.311%

8. That as per the mutual understanding of the said M/s. Eisha Asset Developers and the said Eisha Asset Developers Phase II, it was treated that, M/s. Eisha Asset Developers Phase II held the area admeasuring about 00 H 72 R out of said Larger Land is situate in the Plot C and Plot A1, Plot A2, Plot B and Plot D out of the said sanctioned layout and the said other Areas shall be held by M/s. Eisha Asset Developers.
9. That said M/s. Eisha Asset Developers with confirmation of M/s. Eisha Asset Developers Phase II has executed Deed of Conveyance Dt. 20/05/2014 which is duly registered with Sub Registrar Haveli No. 13 at serial No. 3377/2014 in respect of property bearing land or ground admeasuring about 6367.51 sq.mtrs being Plot D out of said sanctioned layout of the contiguous block admeasuring about 03 H 96 R equivalent to 39600 sq.mtrs formed of the lands bearing 1) S.No. 2 Hissa No. 2B/2B admeasuring about 00 H 92 R, 2) S. No. 2/2C/1B admeasuring about 00 H 68 R 3) S. No. 2 Hissa No. 2/2C/2/2C/1+2A/1/2 admeasuring about 00 H 48 R, 4) area admeasuring about 00 H 62 R out of S. No. 2 Hissa No. 2/1+2A 5) area admeasuring about 01 H 26 R out of S. No. 2 Hissa No. 2C/1A admeasuring about 01 H 44 R, lying, being and situated at Village Mohammadwadi, Tal. Haveli, Dist. Pune together with 22.311 % undivided share areas about 2467.62 sq.mtrs in the said Amenity Space (admeasuring about 5333.35 sq.mtrs), said Area under Section 205 Road (admeasuring about 3674.87 sq.mtrs), area earmarked for MSEDCL Transformer (admeasuring about 379.32 sq.mtrs), the area under Six Meter Internal road (admeasuring about 438.63 sq.mtrs) and the area under Nine Meter Internal road (admeasuring about 1233.94 sq.mtrs) out of said sanctioned layout to and in favour of M/s. Five Elements LMN.
10. That in view of aforesaid Conveyance Deed, Mutation Entry No. 13542 was passed and name of M/s. Five Elements LMN was recorded on 7/12 extract of the said property.
11. It further appears that, M/s. Eisha Asset Developers, M/s. IG Realities, M/s. Eisha Asset Developers Phase II and M/s. Five Elements LMN have transferred the area admeasuring about 5333.35 sq.mtrs reserved for the said Amenity Space and area admeasuring about 3674.87 sq.mtrs reserved under Section 205 Road in favour of Pune Municipal Corporation by executing Deed of Transfer Dt. 29/04/2017 which is duly registered with Sub Registrar Haveli No. 10 at serial No. 5131/2017.
12. That the owners of said larger land jointly submitted the revised layout plan in respect of said larger land to the Pune Municipal Corporation and got the same sanctioned vide Commencement Certificate No. CC/0648/17 Dt. 08/06/2017.

13. That in view of said revised sanctioned layout and amalgamation of the lands bearing 1) S.No. 2 Hissa No. 2B/2B admeasuring about 00 H 92 R, 2) S. No. 2/2C/1B admeasuring about 00 H 68 R 3) S. No. 2 Hissa No. 2/2C/2/2C/1+2A/1/2 admeasuring about 00 H 48 R, 4) area admeasuring about 00 H 62 R out of S. No. 2 Hissa No. 2/1+2A 5) area admeasuring about 01 H 26 R out of S. No. 2 Hissa No. 2C/1A admeasuring about 01 H 44 R, totally admeasuring about 03 H 96 R i.e. 39600 sq.mtrs lying, being and situated at Village Mohammadwadi, Tal. Haveli, Dist. Pune, new 7/12 extracts were generated in revenue records with respect of plots (plot D), Amenity Space, 18 meter wide road, Six meter wide road, Nine Meter wide road, Area earmarked for MSEDCL Transformer as mentioned in revised sanctioned layout is as under :

Sr No.	Survey/Hissa No.	Total area in H R & Sq.mtrs	22.311% share of owner as per Sale Deed Dt. 20/05/2014
1	2/1A/1B/2A/2B/2 C/Plot No/D	00 H 55.91.35 R i.e. 5591.35 sq.mtrs	NIL
2	2/1A/1B/2A/2B/2 C/Open Space/D	00 H 07.76.6 R i.e. 776.16 sq.mtrs	NIL
3	2/1A/1B/2A/2B/2 C/Amenity Space	00 H 53.33 R i.e. 5333.35 sq.mtrs	00 H 11.89.92 R i.e. 1189.92 sq.mtrs
4	2/1A/1B/2A/2B/2 C/18 Mtrs Wide Road	00 H 36.74.87 R i.e. 3674.87 sq.mtrs	00 H 08.19.90 R i.e. 819.90 sq.mtrs
5	2/1A/1B/2A/2B/2 C/Transformer	00 H 03.79.32 R i.e. 379.32 sq.mtrs	00 H 00.84.96 R i.e. 84.63 Sq.mtrs
6	2/1A/1B/2A/2B/2 C/6 Mtrs wide road	00 H 04.38.63 R i.e. 438.63 Sq.mtrs	00 H 00.97.85 R i.e. 97.86 sq.mtrs
7	2/1A/1B/2A/2B/2 C/9 Mtrs Wide road	00 H 12.33.94 R i.e. 1233.94 sq.mtrs	00 H 02.75.30 R i.e. 275.30 sq. mtrs

14. That said M/s. Five Elements LMN Realty has executed Deed of Conveyance Dt. 28/12/2020 in respect of captioned property in favour of Elated Housing LLP., A Limited Liability Partnership Firm, through its partners Mr. Vishesh Nirmal Jain, Mr. Pranay Dilip Jain and Mr. Siddharth Ashok Jain, Hiral Suresh Nagori. That said Deed of Conveyance is duly registered with Sub registrar Haveli No. 1 at serial No. 1348/2021 on 03/02/2021.
15. That Pune Municipal Corporation has issued Commencement Certificate No. CC/0516/21 Dt. 09/06/2021 and sanctioned the building layout plan submitted by said Elated Housing LLP.

16. Thus in view of aforesaid Deed of Conveyance, all rights, title and interest in respect of captioned property are vested with Elated Housing LLP and is owned and possessed the same. However name of said Elated Housing LLP yet to be recorded in revenue records of the said property.

E. Regarding Online search :

1. I have also conducted online search report at government website www.igrmaharashtra.gov.in. However no adverse entry was found while conducting the search.
2. Due to centralized system of registration introduced by the registration offices since November 2005, the search after 1st November 2005 was carried out on the basis of the available records in the Haveli Offices. That on the basis of available documents and the records, it seen that no adverse entries were found and therefore I am of the opinion that the title of the aforesaid property is free and marketable and except the above mentioned charge there are no encumbrances on the said lands.
3. The said search report is made and prepared on the basis of the registers which are available at the time of conducting the search in respect of the said property in the office of Sub- Registrar, Haveli and the documents submitted to me by partners of Elated Housing LLP, a limited liability partnership firm, Having office at: S. No. 52/A/2/3, Mula Road, Khadki, Pune - 411003.
4. THAT while conducting the search in respect of the said property in the offices of sub - registrar I found that, some records and registered available are not complete, further certain registers are torn, mutilated and not in proper condition. On the basis of the available registers I have conducted the search.

F. OPINION:

After referring the aforesaid documents and various Search and Title Reports issued M/s. Rajiv Patel & Associates and records available in the offices of Sub-Registrar, it seems that,

- All rights, title and interest in respect of captioned property i.e. All that piece and parcel of land bearing
 - 1) Survey No. 2/1A/1B/2A/2B/2C/Plot No./D., admeasuring about 00 H 55.91.35R i.e. 5591.35 sq.mtrs,
 - 2) Survey No. 2/1A/1B/2A/2B/2C/Open Space/D admeasuring about 00 H 07.76.16 R i.e. 776.16 sq.mtrs,
 - 3) area admeasuring about 00 H 00.97.86 R i.e. 97.86 sq.mtrs (i.e. 22.311% share) out of S. No. 2/1A/1B/2A/2B/2C/6 mtrs. Wide road admeasuring about 00 H 04.38.63 R i.e. 438.63 sq.mtrs situated at Village Mohammedwadi, Tal. Haveli, Dist. Pune and within extended limits of Pune Municipal Corporation and all right in respect of FSI received in lieu of surrender of 18 mtrs

Wide Road to the extent of 00 H 08.19.90 R i.e. 819.90 sq.mtrs (i.e. 22.311% share), FSI received in respect of Amenity Space to the extent of 00 H 11.89.92 R i.e. 1189.92 sq.mtrs (i.e. 22.311% share) as per revised sanctioned layout and FSI which shall be accrued in view of the provisions, rules of Development Control Rule applicable are vested with ELATED HOUSING LLP.

- Thus said ELATED HOUSING LLP having all rights, title and interest in respect of the said captioned property and is owned and possessed by said ELATED HOUSING LLP.



Mr. Samir H. Metha

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