



Ref. No.: Tathawade Vision New Ville Project Search Report

Date: 20/02/2023.

FORMAT-A
(Circular No. 28/2021)

To
MahaRERA,
Mumbai, Maharashtra.

LEGAL TITLE REPORT

Sub.: **"Legal Title Report"** in respect of the amalgamated land totally admeasuring 20200 Sq. Mtrs. i.e. 02 Hectare 02 Ares comprised from, (i) the land admeasuring 12100 Sq. Mtrs. (i.e. 01 Hectare 21 Ares) of S. No. 56 Hissa No.3/16 owned and possessed by Shri. Pralhad Gulabchand Varma and others and the land admeasuring 8100 Sq. Mtrs. (i.e. 00 Hectare 81 Ares) owned and possessed by Rajeshkumar N. Sakla and Parag K. Sancheti out of the total land admeasuring 15300 sq.mtrs. i.e. 01 Hectare 53 Ares, (excluding the residue land admeasuring 7200 sq.mtrs. i.e. 00 Hectare 72 Ares owned and possessed by Shri. Pralhad Gulabchand Varma and others) of S. No. 56 Hissa No.4 of Village: Tathawade, Taluka: Mulshi, District: Pune, presently within the limits of Pimpri-Chinchwad Municipal Corporation, District: Pune (Hereinafter referred to as **"Entire Property"**).

- (1). I have investigated the title of the said property on the request of Pralhad G. Varma & Others + Rajeshkumar N. Sakla & Parag K. Sancheti (Owners) and their respective developers and following documents i.e.

Description of Property:

All that piece and parcel of the amalgamated land totally admeasuring 20200 Sq. Mtrs. i.e. 02 Hectare 02 Ares comprised from, (i) the land admeasuring 12100 sq.mtrs. presently owned by Pralhad G. Varma and others (i.e. 01 Hectare 21 Ares.) having a Revenue Assessment of Rs.2.44/- i.e. the land of 'Vision One Next' project developed on Plot "B" and 'Vision New Ville' project intended to be developed on Plot "C" by M/s. SS Ventures AOP through their constituents, AND (ii) the land admeasuring 8100 sq.mtrs. presently owned and possessed by Mr. Rajeshkumar N. Sakla and Mr. Parag K. Sancheti (i.e. 00 Hectare 81 Ares, after excluding the area of land admeasuring 7200 sq.mtrs. i.e. 00 Hectare 72 Ares owned by Pralhad G. Varma and others) out of the total land admeasuring 15300 sq.mtrs. having a Revenue Assessment of Rs.3.30/- i.e. the land of 'Vision One' project developed on Plot "A" by M/s. S.S. Group, in a phase wise manner, at Village: Tathawade, Taluka: Mulshi, District: Pune and presently within the limits of Municipal Corporation of Pimpri-Chinchwad and Sub Registrar of Assurances Taluka: Haveli, District: Pune and the total amalgamated land is bounded as under; On or toward East : Land Owned by Shri Balaji Society, On or towards South : 12 Mtr. Wide DP Road, On or towards West : 24 Mtr. Wide Service Road and thereafter NH4 Highway, On or towards North : Land owned by Salunke family.

- (2). **List of Documents:**

List of documents is specified in Search & Title Investigation Report of the amalgamated lands. However, in terms of mutual agreement Pralhad G. Varma and their other family members has executed Development Agreement and POA along with Supplementary Agreement to and in favour of its respective developers i.e. M/s. S. S. Ventures and M/s. Vision Ventures. Further, respective land owners and developers united together to form and AOP and accordingly AOP/ JV by the name M/s. S. S. Group was formed for the development of the land bearing S. No. 56/4 i.e. Plot "A" and M/s. S S Ventures AOP for the development of the land bearing S. No. 56/3/16 i.e. Plot "B" and Plot "C" out of the total amalgamated land as mentioned before and thereby in terms of mutual agreement, the allotment of Units has been done in favour of respective land owners and/or the developers. The following incidental documents were executed in S. No. 56/3/16 before the office Sub Registrar of Assurances, Pune, bearing Regn. Nos.: 2815/2011, 2816/2011, 10153/2011, 10154/2011, 2470/2017, 2475/2017, 2726/2017, 3002/2017, 3003/2017, 8592/2017, 8593/2017, 551/2018, 552/2018, 553/2018, 554/2018, 21985/2019, 21986/2019, 21987/2019, 21988/2019, 2203/2020, 3587/2020, 8928/2021, 11994/2022 and details of which are more particularly described in the respective Search Report issued herewith.

- (3). **7/12 Extract** issued by Talathi of Village: Tathawade, Taluka: Mulshi, District: Pune dated 16/02/2023, Mutation entry nos. (1159), (1208), (1214), (3820), (4303), (4306), (5705), (5845), (5930), (6016), (6017), (6018), (6019), (6414), (6750) etc.

- (4). **Search Report for last 30 years:**

For Year 1994-2023 i.e. till 18/01/2023.



Office: B/ 204, Mayureshwar Vihar Society, Near Pragati Udyan, Opposite Katraj, Post Office, Pune: 411046

Upon perusal of the documents relating to entitlement of the land owners and such other relevant documents relating to the total amalgamated property, I am of the opinion that the title of M/s. Pralhad G. Varma & Others, Rajeshkumar N. Sakla & Parag K. Sancheti (Land Owners) to the property in their holding out of the said entire property is clean, clear and marketable except the encumbrances mentioned in the Search Report and their respective developers are entitled to develop the property entrusted to them in view of development rights.

| Owners of Land | | | |
|---------------------------|--|--|---------------|
| Area (In Sq. Mtrs.) | Land Owners | Developers | Survey No. |
| 12100 | 1. Late Champalal Gulabchand Varma, represented through his legal heirs; (a) Radheshyam Champalal Varma, (i) Geeta Radheshyam Varma, (ii) Nilesh Radheshyam Varma, (b) Ghanshyam Champalal Varma, (i) Kausalya Ghanshyam Varma, (ii) Nirmal Ghanshyam Varma, (c) Jagdish Champalal Varma, (i) Uma Jagdish Varma (ii) Rutik Jagdish Varma | M/s. S S Ventures AOP through its members M/s. Vision Ventures and M/s. S. S. Ventures | 56/3/16 |
| | 2. Late Murlidhar Gulabchand Varma through his legal heirs; (a) Late Kailas Murlidhar Varma represented through his legal heirs, (i) Sunita Kailas Varma, (ii) Akash Kailas Varma, (iii) Dharati (Priyanaka) Kailas Varma, (iv) Devesh Kailas Varma, (b) Late Omprakash Murlidhar Varma, represented through his legal heirs, (i) Usha Omprakash Varma, (ii) Deepak Omprakash Varma, (iii) Neetu Omprakash Varma, (iv) Sneha Omprakash Varma, (v) Sagar Omprakash Varma, (c) Late Rajkumar Murlidhar Varma and Late Sunayana Rajkumar Varma represented through their legal heirs; (i) Surbhi Rajkumar Varma, (ii) Jitendra Rajkumar Varma | M/s. S S Ventures AOP through its members M/s. Vision Ventures and M/s. S. S. Ventures | 56/3/16 |
| | 3. Amarchand Gulabchand Varma, and (i) Padamchand Amarchand Varma, (ii) Ramesh Amarchand Varma | M/s. S S Ventures AOP through its members M/s. Vision Ventures and M/s. S. S. Ventures | 56/3/16 |
| | 4. Jawaharlal Gulabchand Varma and (i) Harish Jawahar (Jawaharlal) Varma, (ii) Dheeraj Jawahar (Jawaharlal) Varma | M/s. S S Ventures AOP through its members M/s. Vision Ventures and M/s. S. S. Ventures | 56/3/16 |
| | 5. Pralhad Gulabchand Varma, and (i) Mukesh Pralhad Varma, (ii) Govind Pralhad Varma, (iii) Sunil Pralhad Varma,) | M/s. S S Ventures AOP through its members M/s. Vision Ventures and M/s. S. S. Ventures | 56/3/16 |
| 8100 | 1. Rajeshkumar Naupatlal Sakla 2. Parag Kantilal Sancheti | M/s. S S Group through its members Rajeshkumar Naupatlal Sakla & Parag Kantilal Sancheti | 56/4 |

The Report reflecting the flow of the title of above land owners and developments rights acquired by the developers of S.No. 56/3/16 & 56/4 of Village: Tathawade, Taluka: Mulshi, District: Pune in respect of the entire amalgamated property 20200 Sq.Mtrs. is enclosed herewith as Annexure.

Pune,
Date: 20/02/2023

Encl.: Annexure.



Prabhakar D. Todkar
Advocate.


FORMAT-A

(Circular No. 28/2021)

FLOW OF TITLE OF THE LAND**Survey Number 56/3/16****1. 7/12 EXTRACT (Village Specimen No. 7, 7A and 12)**

The 7/12 Extract for the period of year 1994 to 2023 of S. No. 56/3/16 of Village: Tathwade, Taluka: Mulshi, District: Pune given to me for perusal. It appears from the current 7/12 Extract of S. No. 56/3/16, of Village: Tathwade, Taluka: Mulshi, District: Pune that, the area of total land is 12100 sq.mtrs. (i.e. 01 Hectare 21 Ares) which is assessed at Rs. 2.44/- and its Old Survey Number was 56/3B and is recently owned by Pralhad Gulabchand Varma and their other family members and I have made perusal of the same.

2. PHERPCHAR/ MUTATION ENTRIES (Village Specimen No.6)

a. It appears from Mutation Entry No.213 that, in the year 1935, S. No. 56/3 of Village: Tathwade, Taluka: Mulshi, District: Pune was initially owned and possessed by Ganeshmal Bhikamdas Lunkad (Marwadi) who died on 04/08/1937 leaving behind Indrabhan Ganeshmal Marwadi (Natural Guardian: Ramchand Poonamchand Marwadi).

b. It appears from Mutation Entry No.432 that, Indrabhan Ganeshmal Lunkad (Marwadi) has sold his land admeasuring 10 Acre 35 Gunthas i.e. 43500 Sq. mtrs. (i.e. 04 Hectare 35 Gunthas) on 14/03/1960 for the agreed consideration price to Mr. Babu Savlaram Pawar.

c. It appears from Mutation Entry No. 1081 that, due to implementation of Maharashtra Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 and Akarband along with Hissa Form No. 12 has been issued by a Special District Inspector of Land Records (Dashman) Pune and thereby effect has been given to the Record of Rights in the Land Records of all Survey Numbers of Village: Tathwade, Taluka: Mulshi, District: Pune and due to which an area and akar (assessment) of all lands in village Tathwade gets converted, thereby old units of land were converted from Acres to Hectares and Guthas to Ares and from Paise to Rupees.

d. It appears from Mutation Entry No. 1159 that, Mr. Babu Savlaram Pawar has sold land admeasuring 12100 sq.mtrs. (i.e. 01 Hectare 21 Ares) out of S. No. 56/3 of Village: Tathwade, Taluka: Mulshi, District: Pune to one to (1)Shri. Champalal Gulabchand Varma, (2)Shri. Murlidhar Gulabchand Varma, (3)Shri. Amarchand Gulabchand Varma, (4)Shri. Jawaharlal Gulabchand Varma and (5)Shri. Pralhad Gulabchand Varma. The said Sale Deed is registered in the office of Sub. Registrar Maval, Pune on 10/12/1973. Due to this transaction of Sale Deed, said S. No. 56/3 gets divided into two parts;

| Survey No. | Area | | Assessment | | Name of Kabjedar/ Holder |
|------------|---------|------|------------|-------|-----------------------------|
| | Hectare | Ares | Rupees | Paise | |
| 56/3A | 03 | 13 | 06 | 25 | BabuSavleramPawar |
| 56/3B | 01 | 21 | 02 | 44 | Pralhad G. Varma and others |

From the date of its purchase, Shri. Pralhad Gulabchand Varma and others are in possession of S. No. 56/3B. I have seen (Khatte Uttara) 8-A Extract issued by the concerned Revenue Officer of the Village: Tathwade, Pune, in the name of Champalal Murlidhar Varma & others and it bears Khata No.211.

e. It appears Mutation Entry No. 1214 that, as per the Revenue Record (Kami-JastaPatrak) No.2 issued by District Inspector of Land Records(DILR), Pune, as the certain lands out of Village Tathwade, Taluka: Mulshi has been acquired for the purposes of National Highway No.4.





The Notification to that effect has been issued by the Div. Commissioner by No. LAQ/PO/2976 on 07/02/1973. The Special Land Acquisition Officer No.5, Pune has also passed an Award to that effect bearing No. LAQ/V/SR/34/1972 on 30/06/1973. That due to grant of 'Award' for the same 'Kami-JastaPatrak' (Extract of Land Increase-Decrease) has been prepared for the lands from Village: Tathawade, Taluka: Mulshi, District: Pune. However, it reveals from the concerned record that, land to the extent of 11 Ares has been acquired for the purposes of National Highway No.4 Pune, out of S. No. 56/1 to 56/4 of Village Tathawade, Pune and due to which the area of said Survey Nos. accordingly has been changed as per Kami-JastPatrak.

f. It appears that, Rajkumar alias Raju Murlidhar Varma was died intestate on 21/02/1999 leaving behind following legal heirs;

- | | |
|------------------------------|--------------------------|
| (i) Sunayana Rajkumar Varma | Wife of the Deceased |
| (ii) Jitendra Rajkumar Varma | Daughter of the deceased |
| (iii) Surbhi Rajkumar Varma | Son of the deceased. |

Out of these legal heirs Sunayana Rajkumar Varma was also died intestate leaving behind other 2 as her only legal heirs.

g. It appears that, said Murlidhar Gulabchand Varma died intestate on 17/02/2002 leaving behind the following legal heirs;

- | | |
|--|--------------------------|
| (i) <u>Kanchan</u> Amrutlal Varma (Soni) | Daughter of the deceased |
| (ii) <u>Durga</u> Ashok Varma | Daughter of the deceased |
| (iii) <u>Shobha</u> Manohanlal Varma | Daughter of the deceased |
| (iv) <u>Saraswati</u> Murlidhar Varma | Wife of the Deceased |
| (v) Kailas Murlidhar Varma | Son of the deceased |
| (vi) <u>Omprakash</u> Murlidhar Varma | Son of the deceased |
| (vii) <u>Rajkumar</u> (Raju) Murlidhar Varma | Son of the deceased |

h. It appears from Mutation Entry No. 3820 that, as per the order passed by Settlement (Jamabandi) Commissioner bearing No. O/S/33/SB/03 Dtd. 09/10/2003 and Letter issued by Tahasildar Mulshi bearing No. HANO/VASHI/1090/04, Dtd. 27/10/2004 in view of the Scheme of Computerization of Revenue Records the following changes has been made in the numbering of 7/12 Extract and due to which new number has been allotted in place of old survey number to the land amongst Village: Tathawade, Taluka: Mulshi, District: Pune. Accordingly, Old Survey No. 56/3B gets changed to New Survey No. 56/3/16 and likewise changes were also made in other old survey nos. of Village: Tathawade, Taluka: Mulshi, District: Pune. However, other survey Nos. are not related or the subject matter of this search report and hence not mentioned herein merely to avoid confusion and bring clarity.

i. It appears that, out of the said Legal Heirs of late Murlidhar Varma, Sau. Kanchan Amrutlal Soni and Durga Ashok Varma had released their share in the Schedule property to and in favour of Mr. Kailas Murlidhar Varma. The said "Release Deed" has been registered in the office of Sub. Registrar Haveli No.14, Pune, vide document at Sr. No. 4753/2007 on 06/06/2007.

j. It appears that, the Legal Heirs of late Murlidhar Gulabchand Varma, i.e. Sau. Shobha Manohar Varma had released her share in the Schedule property to and in favour of Mr. Kailas Murlidhar Varma. The said "Release Deed" has been registered in the office of Sub. Registrar Haveli No.14, Pune, vide document at Sr. No. 5911/2007 on 25/06/2007.

k. It appears from Mutation Entry No. 4303 that, the Legal Heirs of late Murlidhar Gulabchand Varma, i.e. (i) Kanchan Amrutlal Soni, (ii) Durga Ashok Varma had released their share in the property bearing S. No. 56/3/16, 56/4 and other 2 Survey Nos. to and in favour of Kailas





Murlidhar Varma vide "Release Deed" registered in the office of SRO Haveli, Pune vide document noted at Sr. No. 4753/2007 in the year 2007.

- l. It appears from Mutation Entry No. 4306 that, the Legal Heirs of late Murlidhar Gulabchand Varma, i.e. Shobha Manohar Varma had released her share in the property bearing S. No. 56/3/16, 56/4 and other 2 Survey Nos. to and in favour of Kailas Murlidhar Varma vide Release Deed registered in the office of SRO Haveli, Pune vide document noted at Sr. No. 3583/2007 in the year 2007.
- m. It appears that, the Legal Heirs of Murlidhar Varma, Smt. Saraswati Murlidhar Varma has released his share in the Schedule property to and in favour of Mr. Kailas Murlidhar Varma. The said "Release Deed" has been registered in the office of Sub. Registrar Haveli No.14, Pune, vide document at Sr. No. 4227/2009 on 04/09/2009. In this Manner Kailas Varma had got the Ownership of the land released by Sau. Kanchan Amrutlal Soni and Durga Ashok Varma, Sau. Shobha Manohar Varma and Smt. Saraswati Murlidhar Varma. After the demise of Kailas Varma his legal heirs are entitled to the rights acquired him in the aforesaid manner.
- n. It appears that, said Omprakash Murlidhar Varma has died intestate on 08/12/2007 leaving behind following legal heirs:

| | |
|---|--------------------------|
| (i) Usha Omprakash Varma | Wife of the Deceased |
| (ii) Monika Deepak Varma | Daughter of the deceased |
| (iii) Neetu Omprakash Varma (Neetu V.Soni) | Daughter of the deceased |
| (iv) Sneha Omprakash Varma | Daughter of the deceased |
| (v) Omprakash Murlidhar Varma | Son of the deceased |
| (vi) Rajkumar/ Raju Murlidhar Varma | Son of the deceased |
| (vii) Deepak Omprakash Varma | Son of the deceased |
| (vii) Sagar Omprakash Varma | Son of the deceased |

Further, out of the aforesaid legal heirs of said Omprakash Murlidhar Varma, Nitu (Neetu) Omprakash Varma has executed Special Power of Attorney in favour of her mother, Usha Omprakash Varma for the purposes of registration of necessary deeds and documents in respect of the said entire property. The said Power of Attorney has been registered in the office of Sub. Registrar Haveli No.1, Pune vide document at Sr. No. 4947/2011 on 29/01/2011.
- o. It appears from Mutation Entry No. 5705 that, an application was given by Radheshyam Champalal Varma that his father Champalal Gulabchand Varma was died intestate on 24/11/2011 leaving behind following legal heirs:

| | |
|--------------------------------|---------------------------|
| (i) Radheshyam Champalal Varma | Son of the deceased. |
| (ii) Ghanshyam Champalal Varma | Son of the deceased. |
| (iii) Jagdish Champalal Varma | Son of the deceased. |
| (iv) Kalpana Narayan Varma | Daughter of the deceased. |
| (v) Sugana Manoj Varma | Daughter of the deceased. |
- p. It appears from Mutation Entry No. 5930 that, (i) Sugana Manoj Varma (Maiden name: Sugana Champalal Varma) (ii) Kalpana Narayan Varma (Maiden name: Kalpana Champalal Varma) had released their share in the property bearing S. No. 56/3/16, 56/4 and other 2 Survey Nos. to and in favour of (i) Radheshyam Champalal Varma, (ii) Ghanshyam Champalal Varma, (iii) Jagdish Champalal Varma vide Release Deed registered in the office of SRO Haveli No. 17, Pune vide document noted at Sr. No. 4545/2012 on 10/05/2012.
- q. It appears from Mutation Entry No. 5845 that, the error in writing and recording the names has been occurred in the revenue record i.e. 7/12 extract of the Said property and due to which





names of some of the owners were previously written as "Champalal Gulabchand Varma, Amarchand Jawaharmal Varma, Pralhad Gulabchand Varma". Hence after the rectification Order No. हनो/पुसआर/१५५/७९/१२ दि. २९/१०/२०१२ of Tahasildar Mulshi, District: Pune the aforesaid wrongly written names were corrected and rectified and correct names were mentioned and thus written and they could be thus read as (i) Champalal Gulabchand Varma, (ii) Murlidhar Gulabchand Varma, (iii) Amarchand Gulabchand Varma, (iv) Jawaharmal Gulabchand Varma, (v) Pralhad Gulabchand Varma.

- r. It appears from Mutation Entry No.6016 that, an application was given by Kailas Murlidhar Varma that, his father Murlidhar Gulabchand Varma was expired on 17/02/2002 leaving behind following legal heirs;

| Sr. No. | Legal Heirs | Relation with the deceased |
|---------|------------------------------|--|
| (1) | Kailas Murlidhar Varma | Son of the deceased |
| (2) | Omprakash Murlidhar Varma | Son of deceased (Expired on 18/12/2007) |
| (2/A) | Deepak Omprakash Varma | Grandson of the deceased |
| (2/B) | Sagar Omprakash Varma | Grandson of the deceased |
| (2/C) | Sneha Omprakash Varma | Granddaughter of the deceased |
| (2/D) | Usha Omprakash Varma | Daughter in Law of the deceased |
| (3) | Rajkumar Murlidhar Varma | Son of deceased (Expired on 21/02/1999) |
| (3/A) | Jitendra Rajkumar Varma | Grandson of the deceased |
| (3/B) | Surabhi Rajkumar Varma | Granddaughter of the deceased |
| (3/D) | Sunayana Rajkumar Varma | Daughter in Law of the deceased (Expired on 27/01/2013) |
| (4) | Kanchan Amrutlal Varma(Soni) | Daughter of the deceased |
| (5) | Shobha Manoharlal Varma | Daughter of the deceased |
| (6) | Durga Ashok Varma | Daughter of the deceased |

Accordingly as per the Order of Circle Officer Thergaon pursuant to No. हनो/पुसआर/ताखवडे/४०/१४ दि. ०६/०६/२०१४ the names of legal heirs were recorded in the Revenue Record of the said entire property.

- s. It appears from Mutation Entry No.6017 that, the Legal Heirs of Murlidhar Varma, Smt. Saraswati Murlidhar Varma had released her share in the Schedule property to and in favour of Mr. Kailas Murlidhar Varma. The said "Release Deed" has been registered in the office of Sub. Registrar Haveli No.14, Pune, vide document at Sr. No. 4227/2009 on 04/09/2009. Due to this, as per the Order of Circle Officer Thergaon pursuant to No. हनो/पुसआर/ताखवडे/३९/१४ दि. ०६/०६/२०१४ in the revenue record of the said entire property.

- t. It appears from Mutation Entry No.6018 that, the Legal Heirs of Murlidhar Varma, Sau. Shobha Manohar Varma had released her share in the Schedule property to and in favour of Mr. Kailas Murlidhar Varma. The said "Release Deed" has been registered in the office of Sub. Registrar Haveli No.14, Pune, vide document at Sr. No. 5911/2007 on 25/06/2007. Due to this, as per the Order of Circle Officer Thergaon pursuant to No. हनो/पुसआर/ताखवडे/४१/१४ दि. ०६/०६/२०१४ in the revenue record of the said entire property.

- u. It appears from Mutation Entry No.6019 that, the Legal Heirs of Murlidhar Varma, Sau. Kanchan Amrutlal Soni and Durga Ashok Varma had released their share in the Schedule property to and in favour of Mr. Kailas Murlidhar Varma. The said "Release Deed" has been registered in the office of Sub. Registrar Haveli No.14, Pune, vide document at Sr. No. 4753/2007 on 06/06/2007. Due to this, as per the Order of Circle Officer Thergaon pursuant





to Complaint Case No. हनो/एलआर/लाखडे/३८/२४ दि.०६/०६/२०२४ in the revenue record of the said entire property.

v. It appears that, Kailas Murlidhar Varma was died intestate leaving behind following legal heirs;

- (i) Sunita Kailas Varma Wife of the deceased.
- (ii) Aakash Kailas Varma Son of the deceased.
- (iii) Devesh Kailas Varma Son of the deceased
- (iv) Priyanka Kailas Varma Daughter of the deceased.

In this manner the members of Varma family got the right in respect of the above Said property. However, Rohita Akash Varma i.e. wife of Akash Varma is a prospective legal heir in the said entire property.

w. It appears from Mutation Entry No. 6414 that, in view of Scheme of E-Mutation (ईकेरफार) by using of using Edit Module to match Written record and Computerized Record (7/12 Extract) as per the Govt. Circular bearing No.: रा.श.अ.प्र.क.२८०/ख-२, दि. ०७/०५/२०२४ the Tahasildar Mulshi, District: Pune on 11/01/2017 has made following changes in the Computerized 7/12 Extract by which the current information on 7/12 and the particulars after making requisite changes has been in the Mutation Entry. Accordingly, the correction in the spellings made in Khat No. 211, 2053, 2054, 2468 and thereby spellings of names of Amarchand Gulabchand Varma, Ghanshyam Champalal Varma, Jagdish Champalal Varma, Jawaharimal Gulabchand Varma, Jitendra Rajkumar Varma, Pralhad Gulabchand Varma, Radheshyam Champalal Varma, Surbhi Rajkumar Varma, Sneha Omprakash Varma. Further, the names of persons whose name has been deleted is also shown in the entry and accordingly the changes made in the Computer 7/12. However, there are other entries in the said Mutation Entry of other Survey and Hissa Nos. and the same are not related or the subject matter of this search report and hence not mentioned herein merely to avoid confusion and bring clarity.

x. It appears from Mutation Entry No. 6750 that, (i) Rajeshkumar Naupatyal Sakla, (ii) Parag Kantilal Sancheti, and other Owners i.e. Members of Varma family through their POAH Rajeshkumar N. Sakla and Bhausaheb S. Bohir has executed Possession Receipt (TabePawati) to and in favour of Dy. Director Town Planning Pimpri-Chinchwad Municipal Corporation in respect the area acquired in lieu of Road by PCMC i.e. (i) an area admeasuring 00 Hectare 3.24 Ares out of S. No. 56/4 i.e. 324 Sq. Mtrs. , (ii) an area admeasuring 00 Hectare 3.94 Ares out of S. No. 56/3/16 i.e. 393.75 Sq.Mtrs. of Village: Tathawade, Taluka: Mulshi, District: Pune. However the said TabePawati is registered in the office SRO Haveli No. 5, vide document noted at Sr. No. 3701/2018 dated 21/05/2018 in view of Order issued by Dy. Director, PCMC bearing No.: नचवि/कावि/६/२९८९/२०२८, dated 02/06/2018 and in view of the above the name of PCMC was recorded in the Revenue Record.

3. SEARCH FOR 30 YEARS FROM SUB REGISTRAR OFFICE & REVENUE RECORD:

In view of the foregoing, I have issued this Search and Title Investigation Report for uploading it on MahaRERA portal, in respect of the portion out of the said entire property on the basis of; (i) Search of Registers of Index II kept in the offices of concerned Sub Registrar of assurances, (ii) Documents made available this search report and statement made therein, (iii) Information provided by Owners of the Land and the respective Developer of the project. For my search report through the concerns, with a view to ascertain the devolution of title of the said property, entitlements of the Land Owners and rights of the Developer of the project, I have taken search of 'Registers of Index II' related to transactions of the said property as per the guidelines issued by the Dept. Considering time constraints and limited access to the Index II records, I have issued this search report for a period of year 1994 to 2023 through readable, good condition, scattered, record made available physically and online and tried to complete my search report. Further, during online search I found many transactions done by





the respective parties from Vision One and Vision One Next project but those are related to their units acquired by them and as those are not affecting the title of the Land Owners/ Promoter in respect of Vision New Ville project, except as specified hereinbefore and hence those are not mentioned herein to avoid confusion and to bring more clarity in the flow of title of the land from land owners to the Developer/ Promoter and/or the proposed body of individuals as proposed by the Promoter/s. Accordingly, I do not find any adverse entry directly affecting the Title of the Owners of Land i.e. Pralhad Gulabchand Varma and others Varma family members and/or its Developers M/s. S. S. Ventures in lieu of 8000 sq.mtrs. (i.e. 00 Hectare 80 Ares) and M/s. Vision Ventures in lieu of 4100 sq.mtrs. (i.e. 41 Ares) out of the total land admeasuring 12100 sq.mtrs. (i.e. 01 Hectare 21 Ares) of Village: Tathawade, Taluka: Mulshi, District: Pune, constituents of AOP by the name "M/s. S. S. Ventures AOP" OR M/s. S. S. Group and/or their constituents in respect of the land admeasuring 8100 sq. mtrs. out of the Total land admeasuring 15300 sq.mtrs. of S. No. 56/4 of Village: Tathawade, Taluka: Mulshi, District: Pune, except as mentioned herein. However to bring more clarity in the devolution of the title in the property in view of the entitlements of the respective parties i.e. Land Owners and/or its Developer with regards to standalone project by the name Vision, One, Vision One Next and Vision New Ville, the separate search report for each project also has been issued and uploaded on RERA portal and issued for each property unto the developers mentioned herein. The contents of this search report read over and shown to the Promoter and Developer of the project and they have confirmed the contents specified herein and confirmed regarding their entitlements and upon confirmation of the contents herein accordingly I have issued this Search and Title Investigation Report.

OTHER RELEVANT TITLE DOCUMENTS:

DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY:

- a. It appears that, (1)Shri. Champalal Gulabchand Varma and his Legal heirs, (2)Legal heirs of late Murlidhar Gulabchand Varma, (3)Shri. Amarchand Gulabchand Varma and his Legal heirs, (4)Shri. Jawaharlal Gulabchand Varma and his Legal heirs, (5)Shri. Pralhad Gulabchand Varma and his Legal heirs, have executed 'Development Agreement' and 'Power of Attorney' to and in favour of M/s. S. S. Ventures the partnership firm through its Partner Mr. Rajeshkumar N. Sakla in respect of said property admeasuring 8000 sq.mtrs. (i.e. 00 Hectare 80 Ares) out of the total area of 12100 sq.mtrs. (i.e. 01 Hectare 21 Ares, excluding the area acquired for road). However, said Development Agreement and Power of Attorney are registered in the office of Sub. Registrar Haveli No.5, Pune vide documents Nos.2815/2011 and 2816/2011 on 11/03/2011 respectively. By the above Power of attorney the Land Owners have entrusted necessary powers pursuant to the said Joint Development in respect of said property and further to do necessary acts, deeds and things related to development of the said property. In pursuance of the said Development Agreement and Power of Attorney 'M/s. S. S. Ventures' has got right to Develop the Said property admeasuring 8000 sq.mtrs. (i.e. 00 Hectare 80 Ares) to its optimum level as per the legal laws and procedures of the state and I have made perusal of the same.
- b. It further appears that, (1)Shri. Champalal Gulabchand Varma and his Legal heirs, (2)Legal heirs of late Murlidhar Gulabchand Varma, (3)Shri. Amarchand Gulabchand Varma and his Legal heirs, (4)Shri. Jawaharlal Gulabchand Varma and his Legal heirs, (5)Shri. Pralhad Gulabchand Varma and his Legal heirs, have executed 'Development Agreement' and 'Power of Attorney' to and in favour of M/s. Vision Ventures the partnership firm through its Partner Mr. Rajeshkumar N. Sakla in respect of said property admeasuring 4100 sq.mtrs. (i.e. 00 Hectare 41 Ares) out of the total area of 12100 sq.mtrs. (i.e. 01 Hectare 21 Ares, excluding the area of 8000 sq.mtrs. i.e. 00 Hectare 80 Ares already entrusted to S.S. Ventures). However, said Development Agreement and Power of Attorney are registered in the office of Sub. Registrar Haveli No.5, vide documents Nos.10153/2011 and 10154/2011 on 17/09/2011 respectively. By the above Power of attorney the Land Owners have entrusted necessary



powers pursuant to the said Joint Development in respect of said property and further to do necessary acts, deeds and things related to development of the said property. In pursuance of the said Development Agreement and Power of Attorney 'M/s. Vision Ventures' has got right to Develop the Said property admeasuring 4100 sq.mtrs. (i.e. 00 Hectare 41 Ares) to its optimum level as per the legal laws and procedures of the state and I have made perusal of the same.

- c. It appears that, Pralhad G. Varma and their other family members have executed Development Agreement and POA along with Supplementary Agreement to and in favour of its respective developers i.e. M/s. S. S. Ventures and M/s. Vision Ventures as per the mutually agreed terms. Further, respective land owners and developers united together to form and AOP and accordingly AOP/ JV by the name M/s. S. S. Group was formed for the development of the land bearing S. No. 56/4 i.e. Plot "A" and M/s. S S Ventures AOP for the development of the land bearing S. No. 56/3/16 i.e. Plot "B" and Plot "C" out of the total amalgamated land as mentioned before and thereby in terms of mutual agreement, the allotment of Units has been done in favour of respective land owners and/or the developers. The following incidental documents were executed in S. No. 56/3/16 before the office Sub Registrar of Assurances, Pune, bearing Regn. Nos.: 2815/2011, 2816/2011, 10153/2011, 10154/2011, 2470/2017, 2475/2017, 2726/2017, 3002/2017, 3003/2017, 8592/2017, 8593/2017, 551/2018, 552/2018, 553/2018, 554/2018, 21985/2019, 21986/2019, 21987/2019, 21988/2019, 2203/2020, 3587/2020, 8928/2021, 11994/2022 and details of which are more particularly described in the respective Search Report issued herewith.

5.

LITIGATIONS:

It appears from the online search of the above captioned property that no case has been filed by anyone against Mr. Rajeshkumar Naupatlal Sakla and/or M/s. S S Ventures AOP, its constituents/ members M/s. S. S. Ventures, M/s. Vision Ventures. However the cases if any found those are not related promoter or the said property and/or its Developers/ AOP and the same are amongst the Varma Family members and as per assurance given by Varma Family during their deeds and documents held with the present Owners in fact they are related to Varma family and the said can be ignored on the basis of assurance, representation given by the Developer/ Promoter and/or erstwhile land Owners i.e. Varma family during the respective documents.

Pune

Date: 20/02/2023


Prabhakar D. Todkar
Advocate

