

# Unmesh Deshpande

**Advocate**

LLM, DLL & LW DHL

7, Venkatesh Villa, S. No. 1202/17/B, Apate Road, Shivajinagar, Pune - 04, Ph  
No. 7757900707

Date: 1/1/2015

## Title Certificate

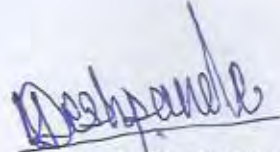
This is to certify that I have investigated the title to the property described in the Schedule and I have issued Search and Title Report dated 1/1/2015 and subject to whatever stated in said Search and Title report is correct and the said property is clean, clear and marketable. M/s. Shree Venkatesh Sharda Infracon are entitled to implement the scheme on the said property.

## Schedule ( of the "said Property" )

**Description of Property:** All that piece and parcel of Survey No. 17 admeasuring 00 Hectare 38 Ares + Potkharaba admeasuring 5 Ares totally admeasuring 00 Hectare 43 Ares situated at Ambegaon Khurd, Taluka Haveli, District Pune and is bounded as under -

On or towards East : By Odha and Property of Mr. Pawar,  
On or towards South : By Road coming from village,  
On or towards West : By Gaonthan,  
On or towards North : By Property of Mr. Pawar,

Hence this Certificate.

  
Unmesh Deshpande  
Advocate

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Advocate  
LLM DLL & LW DHL

7, Venkatesh Villa, Apate Road, Shivaji Nagar, Pune - 04 Ph No. 7757900707

Date: 7/5/2015

## SEARCH & TITLE REPORT

- A) Property : S. No. 17, admeasuring 43 Ares situated at Ambegaon Khurd, Taluka Haveli, Dist. Pune.
- B) Owner : Mr. Pravin Manikchand Dugad, Mr. Kirti Manikchand Dugad, Mr. Mahendra Hiralal Dugad, Mr. Sunil Chandmal Dugad and Mr. Sandip Chandmal Dugad
- C) Developer : M/s. Shree Venkatesh Sharda Infracon

### To Whomsoever it May Concern:

1) **Description of Property:** All that piece and parcel of Survey No. 17 admeasuring 00 Hectare 38 Ares + Potkharaba admeasuring 5 Ares totally admeasuring 00 Hectare 43 Ares situated at Ambegaon Khurd, Taluka Haveli, District Pune and is bounded as under -

On or towards East : By Odha and Property of Mr. Pawar,  
On or towards South : By Road coming from village,  
On or towards West : By Gaonthan,  
On or towards North : By Property of Mr. Pawar,

Hereinafter referred to as the "Said Property".

1) Upon instructions of M/s. Shree Venkatesh Sharada Infracon through its Managing Director Mr. Pramod Arjunrao Sathe, I caused to be conducted the search of Index II Registers for last 30 years in the concerned Sub Registrar Offices in respect of the said property.





2) Documents availed for perusal:-

- a) 7/12 extract from year 1930
- b) Mutation Entries mentioned in search Report
- c) Power of Attorney in favour of Mr. Ram Dhandekar
- d) Joint Venture Development Agreement and Irrevocable General Power of Attorney in favour of M/s. Shree Venkatesh Sharda Infracon.
- e) NA Order no. PMH/ NA/ SR/ 534/ 2013 dated 10/1/2014
- f) Revised NA Order PHM/NA/ SR/ 599/14 dated 7/8/2014

3) Title History:-

A. In the year 1930 the properties bearing Survey No. 17 Hissa No. 1, 2 and 3 totally admeasuring 1 Acre 3 Gunthe belonged to Mr. Sitaram Vishnu Thakar.

B. That Mr. Sitaram Vishnu Thakar died intestate on 2/7/1949 leaving behind his legal heirs i.e. sons 1) Chintaman, 2) Janardan and 3) Savalaram Sitaram Thakar.

Accordingly name of Karta and Manager of HUF Mr. Chintaman Sitaram Thakar was entered to the records of said property S. No. 17. Mutation Entry to this effect bears no. 480 dated 30/11/1949.

C. Upon enforcement of Provisions of Maharashtra Standards and Majors and Waits act 1958 and India Currency Act 1955 the measurement scales of the property were altered and accordingly said S. No. 17 admeasuring 00 Hectare 43 Ares assessed at Rs. 1 Paise 87. Mutation Entry to this effect bears no. 809 dated 1/3/1969.

D. That Mr. Chintaman Sitaram Thakar, Mr. Janardan Sitaram Thakar and Mr. Savalaram Sitaram Thakar sold and conveyed the said property to Mr. Baban Malhari Chavan and Mr. Chagan Malhari Chavan by virtue of Sale deed dated 16/5/1970. Mutation Entry to this effect bears no. 875 dated 20/7/1971.

E. The Division of Revenue Village Ambegaon Khurd took place in the year 1989 and in the process the S. No. of said property remained unchanged. Mutation Entry to this effect 2064.



F. That the erstwhile owners Mr. Baban Malhari Chavan and Mr. Chagan Malhari Chavan made and executed Power of Attorney in favour of Mr. Ram Ganpat Dhandekar dated 25/2/2004 which is registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 1137/2004.

G. Mr. Baban Malhari Chavan and Mr. Chagan Malhari Chavan through their Power of Attorney Holder Mr. Ram Ganpat Dhandekar sold and conveyed the said property to Mr. Pravin Manikchand Dugad, Mr. Kirti Manikchand Dugad, Mr. Mahendra Hiralal Dugad, Mr. Sunil Chandmal Dugad and Mr. Sandip Chandmal Dugad by virtue of Sale Deed dated 29/12/2007. The said sale deed is registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 2898/2008 dated 4/4/2008.

**H. GRANT OF RIGHTS OF DEVELOPMENT IN FAVOUR OF SHREE VENKATESH SHARDA INFRACON (JV):-**

By virtue of a Joint Venture Development Agreement and Irrevocable General Power of Attorney both dated 29/12/2012 Mr. Pravin Manikchand Dugad, Mr. Kirti Manikchand Dugad, Mr. Mahendra Hiralal Dugad, Mr. Sunil Chandmal Dugad and Mr. Sandip Chandmal Dugad have entered into a Joint Venture with M/s. Shree Venkatesh Sharda Infracon. The said Joint Venture Development Agreement and Irrevocable General Power of Attorney are registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 209/2013 and 210/2013.

According to principal terms of the said Joint Venture the owners i.e. Mr. Pravin Dugad and others are responsible to make available the said property with clear title while the obligations for actual construction and execution of the project are on M/s. Shree Venkatesh Sharda Infracon. The lumpsum returns/ consideration payable to owners Mr. Pravin Dugad and others is agreed in form of 40% of construction and 40% of parking area to be allotted to the owners or their unit purchasers.

I. NA Order: That Collector, Pune granted the Non Agricultural Use Permission order vide order no. PMH/ NA/ SR/ 534/ 2013 dated 10/1/2014 upon recommendation of Assistant Direct Town Planning, Pune vide letter no. REKHANKAN/ NABP/ Village Ambegaon/ Ta. Haveli/ S. No. 17 (part)/ SASANPU/ 7347 dated 2/11/2013 and revised NA order vide order No. PMH/ NA/ SR/ 599/14 dated 7/8/2014.

*Made*



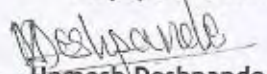
**4) Verifications:**

- a) **Public Notice:** I published a 'Public Notice' in Daily Prabhat dated 30/11/2012 thereby calling upon objections to title to the said property. However, I have not received any objection/s to said public notice till date.
- b) **Search:** I caused to be conducted the Search of Index II Registers for last 30 years in the offices of concerned Sub Registrar and I did not find any entry showing any encumbrance/ charge upon the said property.

**5) Opinion:-**

- a) Title to the said property of the above mentioned owners is clean, clear and marketable and free from encumbrances.
- b) M/s. Shree Venkatesh Sharda Infracon a partnership concern are entitled to implement the scheme of Development and Sale of units upon the said property subject to terms and conditions of the joint venture agreement dated 29/12/2012 and according to sanctioned plans.

All papers returned herewith.

  
Unmesh Deshpande  
Advocate



CHALLAN  
MTR Form Number-6

GRN	MH000706938201516M	BARCODE			Date	07/05/2015-13:31:10	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee			TAX ID (If Any)				
	Other Items			PAN No. (If Applicable)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		ADV UNMESH DESHPANDE		
Location	PUNE							
Year	2015-2016 One Time			Flat/Block No.		7 VENKATESH VILLA		
Account Head Details		Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE		300.00		Road/Street		APTE ROAD		
				Area/Locality		SHIVAJINAGAR PUNE		
				Town/City/District				
				PIN		4 1 1 0 0 4		
				Remarks (If Any)				
				S. NO. 17, AMBEGAON KHURD, TALUKA H				
				AVELI DIST. PUNE SEARCH FROM 2014-2				
				015				
				Amount In		Three Hundred Rupees Only		
Total		300.00		Words				
Payment Details			BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN		REF No.		02300042015050890334 244547932	
Cheque/DD No			Date		08/05/2015-17:56:04			
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Mobile No. : 9371025950