



Adv. Bhalchandra Kulkarni

878, SADASHIV PETH, SAYALI APARTMENT OPP. PURANDARE CLASSES

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SUPPLEMENTARY SEARCH REPORT AND TITLE OPINION

A. NAME OF THE BORROWERES:

M/s Darode Jog and Associates
Office at: 1212, Darode Jog House,
Apte Road, Deccan Gymkhana,
Tal - Haveli, Dist - Pune - 411004.

B. NAME OF THE MORTGAGORS:

Mr. Anand Dhundiraj Jog
Office at: 1212, Darode Jog House,
Apte Road, Deccan Gymkhana,
Tal - Haveli, Dist - Pune - 411004.

I, Bhalchandra Kulkarni, Advocate have investigated the title of Darode Jog Realities Pvt. Ltd. to the immovable property bearing Survey No. 18/1 area admeasuring 1 Hectore 23 Ares out of total area admeasuring 1 Hectore 97 Ares, Survey No. 19/2 area admeasuring 1 Hectore 97 Ares out of total area admeasuring 2 Hectors 20 Ares situated at Village Kharadi within the Registration Sub-District Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation. My report on the title is as under:

1. DESCRIPTION OF THE IMMOVABLE PROPERTYS:

Schedule - A

All that piece and parcel of land bearing Survey No. 18/1 area admeasuring 1 Hectore 23 Ares out of total area admeasuring 1 Hectore 97 Ares, Survey No. 19/2 area admeasuring 1 Hectore 97 Ares out of total area admeasuring 2 Hectors 20 Ares situated at Village Kharadi within the Registration Sub-District Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and the said property is bounded as under:

On or Towards East	: by part of Survey No. 18/2
On or Towards South	: by Part of Survey no, 18/1 and reaming part of Survey No. 19/2
On or Towards West	: by part of Survey No. 20,21,22
On or Towards North	: by part of Survey No. 17,21,22

(Hereinafter called as the "said land")

2) SEARCHES:

1. Searches in the Office of Sub-Registrar of Assurance:

I have conducted searches and enquiries for the period of 1 year i.e. from January 2016 to November 2016, vide Search Receipt No. MH006028845201617E dated 17/11/2016 in the relevant Office of Sub-Registrar of Assurances. The Search Receipt is annexed herewith. The condition of many Index - II Registers was unsatisfactory and many of them were in torn condition and in loose sheets, some of the Index - II Registers were sent for binding and some were not available on the date of search. Therefore, from the available and readable records, we had to conduct the search. From the available records, we have found following entries in respect of the "said land"

3) CONCLUSION AND RECOMMENDATIONS:

The captioned property in the "said land", offered as security by **Darode Jog Realities Pvt. Ltd.** is considered for creation of mortgage. However, at present the said shops have been mortgage of IDBI Bank can be created further subject to NOC issued by ICICI Bank Ltd. with the permission if ICICI letter dated 14/10/2016 mortgage the property of Survey No. 18/1 admeasuring area 1 Hecter 23 R and Survey No. 19/2 1 Hecter 97 R mortgage the property as per Document No 9057/2016 dated 8/11/2016

The present report is prepared on the basis of the documents and instructions given to me and it is presumed that the said documents and information are genuine. I do not claim any authenticity of the documents and/or information provided to me as well as search carried out in the Office of Sub-Registrar of Assurance as the record there is in dilapidated, incomplete and torn condition, and there is very limited access to the electronic record. Moreover, a document can be registered at Sub-Registrar Office in the entire Sub-Registration District and as such it is not possible to conduct search in every Sub-Registrar Office.

I have taken searches to be made in respect of this property and also given title investigation report on 15th May 2016 is as it is and there is no any change as per my opinion. Hence supplementary search report and title opinion.

12) CERTIFICATE:

I certify that **Darode Jog Realities Pvt. Ltd.** is having a valid, clear and marketable title with encumbrance of ICICI Bank Ltd. to the immovable property in the "said land" and the "said shops" can be considered for creation of mortgage.

Pune:

Date: 19/11/2016


B.V. Kulkarni
Advocate

Schedule I (List of Title Deeds)

- 1) Search and Title Report of Adv. Kale dated 14/11/2014. (Photo Copy)
- 2) Search and Title Report of Adv. Kale dated 21/12/2011. (Photo Copy)

- 3) Search and Title Report of Adv. Sangeeta Rawat dated 21/11/2011. (Photo Copy)
- 4) 7/12 Extract (Photo Copy)
- 5) Certificate of Purchase w/s 32-M of The Bombay Tenancy And Agricultural Land Act 1948 issued by Agriculture lands Tribunal and Additional Tahasildar bearing no ALT/Kharadi/339/11 dated 16/01/1979. (Photo Copy)
- 6) Certificate of Purchase w/s 32-M of The Bombay Tenancy And Agricultural Land Act 1948 issued by Agriculture lands Tribunal and Additional Tahasildar bearing no ALT/324/Kharadi/75 dated 19/11/1975. (Photo Copy)
- 7) Certificate of Purchase w/s 32-M of The Bombay Tenancy And Agricultural Land Act 1948 issued by Agriculture lands Tribunal and Additional Tahasildar bearing no ALT/Kharadi/339/12 dated 16/01/1969. (Photo Copy)
- 8) Certificate of Purchase w/s 32-M of The Bombay Tenancy And Agricultural Land Act 1948 issued by Agriculture lands Tribunal and Additional Tahasildar bearing no ALT/Kharadi/339/14 dated 10/04/1966. (Photo Copy)
- 9) Permission bearing No. 43/SR/111/2010 date 7/1/2011 issued by Sub Division Officer Pune as per Mumbai Tenancy and Agriculture Lands Act 1948. (Photo Copy)
- 10) Permission bearing No. 43/SR/49/2011 date 23/9/2011 issued by Sub Division Officer Pune as per Mumbai Tenancy and Agriculture Lands Act 1948. (Photo Copy)
- 11) Permission bearing No. 43/SR/50/2011 date 13/9/2011 issued by Sub Division Officer Pune as per Mumbai Tenancy and Agriculture Lands Act 1948. (Photo Copy)
- 12) Permission bearing No. 43/SR/53/2010 date 18/8/2010 issued by Sub Division Officer Pune as per Mumbai Tenancy and Agriculture Lands Act 1948. (Photo Copy)
- 13) Permission bearing No. 43/SR/112/2010 date 7/1/2011 issued by Sub Division Officer Pune as per Mumbai Tenancy and Agriculture Lands Act 1948. (Photo Copy)
- 14) Permission bearing No. 43/SR/49/2011 date 23/9/2011 issued by Sub Division Officer Pune as per Mumbai Tenancy and Agriculture Lands Act 1948. (Photo Copy)
- 15) Transfer Deed bearing No. 9767/2012 dated 22/11/2012 executed between Pune Municipal Corporation And Darode Jog Realities Pvt. Ltd. (Photo Copy)
- 16) N.A. order bearing no PMH/NA/SR/925/2011 Date 4/11/2011 issued by Collector Officer Pune. (Photo Copy)
- 17) Sale Deed Dated 14/9/2010 executed between Darode Jog Realities Pvt. Ltd. And Mr. Puroshottam Alias Uttam Vitthal Kodre and others 18 regarding Survey No. 19/2 village Kharadi registered at serial no. 8129 on the same day (Photo Copy)
- 18) Partition Deed Dated 14/9/2010 executed between Anil Sambhaji Kodre And others registered at serial no. 8132 on 14/9/2010 (Photo Copy)

- 19) Power of Attorney bearing Survey No. 4740/2010 dated 18/5/2010 executed between Mr. Surajy Sambhaji Kodre And others and Anil Sambhaji Kodre (Photo Copy)
- 20) Power of Attorney bearing Survey No. 8130/2010 executed between Mr. Puroshottam Alias Uttam Vitthal Kodre and others and 1) Mr. Sudhir Chandrakant Darode and others (Photo Copy)
- 21) Power of Attorney bearing Survey No. 308/2011 Dated 10/1/2011 executed between Darode Jog realities Pvt. Ltd. and Mr. Puroshottam Alias Uttam Vitthal Kodre and others (Photo Copy)
- 22) Power of Attorney bearing Survey No. 5099/2011 executed between Darode Jog realities Pvt. Ltd. and Kaim. Anuradha Anil Kodre (Photo Copy)
- 23) Public Notice issued by Advocate Sudhakar Sumantrao Kale dated 02/09/2011 issued in Daily news paper Prabhat. (Photo Copy)
- 24) Will Deed bearing no. 2288/1974 dated 01/10/1974 executed by Mr. Vitthal Laxman Kodre (Photo Copy)
- 25) Probate NA. no. 181/87 order by Civil Judge Pune dated 13/03/1989. (Photo Copy)
- 26) Lease Pending bearing no. 8227/2011 dated 29/08/2011 executed by Padmavati Shivaji Kodre and others. (Photo Copy)
- 27) Spl. Dakkhast No 65/2010 in the S.D. Civil Court Pune. (Photo Copy)
- 28) Second Appeal No. 162/2006 in the Civil Appellate Jurisdiction Bombay Court. (Photo Copy)
- 29) Judgement Dated 07/11/2005 by Civil Appeal No. 256/2001 filed in D. J. Civil Court Pune (Photo Copy)
- 30) Judgement Dated 29/04/1995 by Civil Judge S. D. Pune in Spl. Civil Suit No. 1308/1992. (Photo Copy)
- 31) Environmental certificate bearing no. SEAC2010/CR/735/TC-2 dated 18/9/2012 issued by Environmental Department Mumbai. (Photo Copy)
- 32) Sale Deed Dated 10/01/2011 executed between Darode Jog Realities Pvt. Ltd. And Mr. Puroshottam Alias Uttam Vitthal Kodre and others 18 regarding Survey No. 18/1 and Survey No. 19/2 village Kharadi registered at serial no. 8129 on the same day (Photo Copy)
- 33) Lease Deed bearing no. 8131/2011 Dated 17/11/2011 executed between Darode Jog Realities Pvt. Ltd. And Maharashtra State Electricity Distribution Co. Ltd. (Photo Copy)
- 34) Release Deed dated 29/3/2011 executed between And Mr. Puroshottam Alias Uttam Vitthal Kodre and others and Mr. Babanrao Keshavnrao Hardas and Sandhya Nitin Girme registered at serial no. 2985 on 29/3/2011. (Photo Copy)
- 35) Release Deed dated 28/3/2011 executed between And Mr. Anil Sambhaji Kodre and others and Smt. Kalpana Prafullachandra Pashankar registered at serial no. 2986 on 7/6/2011. (Photo Copy)
- 36) Release Deed dated 22/11/1996 executed between And Mr. Puroshottam Alias Uttam Vitthal Kodre and others and Hirabai Shankar alias Nanasaheb Nanavare and others registered at serial no. 8239/1996. (Photo Copy)

Handwritten signature

- 37) Agreement dated 07/06/2011 executed between Darode-Jog Realities Pvt. Ltd. and Shri Anil Sambhajirao Kodre and others 10 registered at serial no. 5088 on 8/6/2011. (Photo Copy)
- 38) Release Deed dated 27/7/2011 executed between And Shri Anil Sambhajirao Kodre and others and Mrs. Suman Tribhak Tarate registered at serial no. 7511 on 30/7/2011. (Photo Copy)
- 39) Correction Deed bearing no. 9508/2011 dated 14/10/2011 executed between Darode-Jog Realities Pvt. Ltd. And Mr. Purushottam Alias Utam Virthal Kodre. (Photo Copy)
- 40) Sale Deed Dated 1/10/2011 executed between Darode-Jog Realities Pvt. Ltd. And Mr. Anil Sambhaj Kodre and others registered at serial no. 9146 on 1/10/2011 (Photo Copy)
- 41) Sale Deed Dated 10/01/2011 executed between Darode-Jog Realities Pvt. Ltd. And Mr. Purushottam Alias Utam Virthal Kodre and others 18 registered at serial no. 304/2011 (Photo Copy)
- 42) Commencement Certificate No. CC/1635/11 dated 03/08/2011 issued by Pune Municipal Corporation. (Photo Copy)
- 43) Commencement Certificate No. CC/0419/2013 dated 14/05/2013 issued by Pune Municipal Corporation. (Photo Copy)
- 44) Commencement Certificate No. CC/0981/14 dated 30/06/2014 issued by Pune Municipal Corporation. (Photo Copy)
- 45) Index II Mortgage Deed bearing no 11501/2011 dated 07/12/2011. (Photo Copy)
- 46) Index II Mortgage Deed bearing no 4991/2014 dated 10/06/2014. (Photo Copy)
- 47) Re-Conveyance Deed bearing no 4981/2014 dated 12/06/2014. (Photo Copy)
- 48) Index II Mortgage Deed bearing no 4982/2014 dated 12/06/2014. (Photo Copy)
- 49) Release Deed bearing no 4746/2015 dated 03/09/2015 (Photo copy)
- 50) Mortgage Deed bearing no 7696/2015 dated 11/09/2015. (Photo Copy)

Schedule II

All that piece and parcel of land bearing Survey No. 18/1 area admeasuring 1 Hecter 23 Ares out of total area admeasuring 1 Hecter 97 Ares, Survey No. 19/2 area admeasuring 1 Hecter 97 Ares out of total area admeasuring 2 Hectors 20 Ares situated at Village Kharadi within the Registration Sub-District Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and the said property is bounded as under:

On or Towards East	: by part of Survey No. 18/2
On or Towards South	: by Part of Survey no. 18/1 and remaining part of Survey No. 19/2
On or Towards West	: by part of Survey No. 20.21.22
On or Towards North	: by part of Survey No. 17.21.22

BM



04/09/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11

दस्त क्रमांक : 16122/2019

नोदणी :

Regn:63m

गावाचे नाव : खराडी (पुणे महापालिकेमध्ये समाविष्ट)

(1) विलेखाचा प्रकार	खरेदीखत
(2) मोबदला	606060606
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	411580146
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: वि क्र 55/669- गाव मौजे खराडी येथील स. नं. 18/1, 18/2, 18/3, 19/1 व 19/2 या मिळकतीच्या ले-आऊट पैकी प्लॉट नं. पी-1 यांसी एकूण क्षेत्र 32000 चौ. मी. पैकी प्रस्तुत खरेदीखत दस्ताचा विषय असलेले स. नं. 18/1 पैकी लिहून देणार यांचे मालकीचे 01 हेक्टर 23 आर म्हणजेच 12300 चौ. मी. व स. नं. 19/2 पैकी लिहून देणार यांच्या मालकीच्या 01 हेक्टर 97 आर पैकी 00 हेक्टर 25.1570 आर म्हणजेच 2515.70 चौ. मी. असे एकूण 14815.70 चौ. मी. इतके क्षेत्र व सदर प्लॉट नं पी -1 बांधण्यात आलेल्या श्रीनिवास लिबीयानो फेज -1 या प्रकल्पातील बिल्लिंग क्र ए मधील प्लॉट नं 101 102 103 104 201 204 व बिल्लिंग क्र बी मधील प्लॉट नं क्र 1102 तसेच इतर वर्णन दस्तात नमुद केल्याप्रमाणे (Survey Number : 18 & 19 ;)
(5) क्षेत्रफळ	1) 14815.70 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-दरोडे जोग रिजल्टी प्रायव्हेट लिमिटेड तर्फे संचालक सुधीर चंद्रकांत दरोडे वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दरोडे जोग हाऊस, 1212, आपटे रोड, डेक्कन जिमखाना, पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411004 पॅन नं:-AADCD4389F 2): नाव:-दरोडे जोग रिजल्टी प्रायव्हेट लिमिटेड तर्फे संचालक आनंद धुंडीराज जोग वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दरोडे जोग हाऊस, 1212, आपटे रोड, डेक्कन जिमखाना, पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411004 पॅन नं:-AADCD4389F 3): नाव:-मान्यता देणार आयसीआयसीआय बँक लिमिटेड तर्फे अधिकृत स्वाक्षरीकरिता असिस्टंट जनरल मॅनेजर उत्कर्ष गुप्ता वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आयसीआयसीआय बँक टॉवर, बांद्रा कुर्ला कॉम्प्लेक्स, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAACI1195H
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गोयल गंगा लॅंडमार्क्स एलएलपी तर्फे अधिकृत भागीदार सुभाष सिताराम गोयल तर्फे क. ज. चे कु. सु. म्हणून सुभाष बन्सल वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सन महू कॉम्प्लेक्स, 5 बंड गार्डन रोड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AARFG6445J
(9) दस्तऐवज करून दिल्याचा दिनांक	04/09/2019
(10) दस्त नोंदणी केल्याचा दिनांक	04/09/2019
(11) अनुक्रमांक, खंड व पृष्ठ	16122/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	42424300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११

मुल्यांकनासाठी विचारार्थ निवेदन
तपशील:-मुद्रांक शुल्क आकारण्यात आला आहे
अनुच्छेद:-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.