

---

**SEARCH AND TITLE REPORT**

**INTRODUCTION :**

**ALL THAT PIECE AND PARCEL** of the land bearing Gat No. 124, totally admeasuring 03 Hectares 19 Ares (inclusive of Potkharaba of 36 Ares), situate at Village Manjri Khurd, within the limits of grampanchayat, Taluka Haveli, District Pune.

I have caused the search of the captioned property for the last 30 years i.e. from the year 1988 to 2017 (Part). The search pertaining to the years 1988 to 2001 was caused at the Office of the Sub Registrar Haveli No. 2 and 3 and from the year 2002 to 2017 (Part) was caused to be conducted from the e-search on the web site of [igrmaharashtra.gov.in](http://igrmaharashtra.gov.in).

**DEVOLUTION OF TITLE WITHIN LAST 30 YEARS :**

I have perused the following documents provided by the Owners M/s. Kul Developers Private Limited on which I have based my this report ;

1. 7 x 12 Extracts for the period 1970 to 2017;
2. Extracts of Mutation Entry Nos. 1, 2266, 1242, 1277, 1645, 2435, 2799, 3023, 3076, 3431, 4265, 4314, 4514, 4546, 4631, 5399.
3. Copy of Sale Deed dated 08/06/1992 registered at the Office of the Sub-Registrar Haveli No. 3 at Serial No. 4548/1998 executed by Mr. Narayan Ganpat Undre in favour of Mr. Ramkrushna Sopana Sawant.



4. Copy of Sale Deed dated 12/04/1994 registered at the Office of the Sub-Registrar Haveli No. 3 at Serial No. 5854/1996 executed by Tanhubai Maruti Undre in favour of Mr. Narayan Ganpat Undre and Smt. Kantabai Baburao Undre.
5. Copy of Deed of Partition dated 08/09/2006 registered at the Office of the Sub-Registrar Haveli No. 7 at Serial No. 6356/2006 executed between Nitin Baburao Undre and others.
6. Copies of Development Agreement and Power of Attorney both dated 19/04/2007 which are duly registered at the Office of the Sub-Registrar Haveli No. 9 at Serial Nos. 3252/2007 and 3253/2007 respectively executed by Smt. Kanatabi Baburao Undre and others in favour of Kumar Housing and Land Development Limited.
7. Copy of Deed of Conveyance dated 01/09/2012 which is duly registered at Office of the Sub – Registrar Haveli No. 15 at Serial No. 7911/2012 executed by Smt. Kanatabi Baburao Undre and others with the consent of Kumar Urban Development Limited formerly known as Kumar Housing and Land Development Limited in favour of Kul Developers Private Limited.
8. Copy of Certificate of Incorporation of change of name from L. K. Developers Private Limited to M/s. Kul Developers Private Limited.

**After perusing the documents as aforesaid I hereinbelow give the brief history of the captioned property as under :-**

- A. As could be ascertained from the document (i.e. Consolidation Certificate etc.) produced, the land bearing Gat No. 124 totally



admeasuring 3 Hectares 19 Ares, (inclusive of Potkharaba of NIL), has been formed by consolidation of erstwhile Survey Nos. 15/1A + 15/1B + 15/1C + 15/1D + 15/1E + 15/1F/1(P) + 15/1G/1(P). It was originally entered in the names of Tanhubai Maruti Undre, Yamunabai Babu Undre and Narayan Ganpat Undre in equal share i.e. 05 Annas 4 Pai each and the said entry was recorded on the revenue record vide Mutation Entry No. 1 dated 16/09/1970.

B. The Metric system was implemented in the year 1957 and in view of applicability of Laws relating thereto, converted the Acre Gunthe to Hectare Ares for the Survey No. 1 to 105 of Village Manjari Khurd and the said entry is recorded in revenue record vide Mutation Entry No. 2266 dated 27/12/1968.

C. The aforesaid Yamunabai Babu Ganpat expired on 08/10/1991 during her lifetime she had made her last Will dated September 1991 is registered at the Office of the Sub-Registrar Haveli at Serial No. 15495 whereby her share i.e. 05 Anna 04 Pai in the said land to her nephew Mr. Narayan Ganpat Undre and grandson viz. Mr. Nitin Baburao Undre accordingly their names were recorded on the revenue record for 5 Annas 4 Pai which would be 2 Annas 8 Pai i.e. 53.15 Ares each vide Mutation Entry No. 4265 dated 02/04/2006. However copy of this document has not been provided.

D. The aforesaid Mr. Narayan Ganpat Undre sold an area admeasuring 00 Hectare 30 Ares out of Gat No. 124 to Mr. Ramkrushna Sopana Sawant vide Sale Deed dated 08/06/1992 which was lodged for registration on 08/06/1992 at the Office of the Sub-Registrar Haveli No. 3 at Serial No. 2891. However the said Sale Deed dated 08/06/1992 was deficiently stamped hence the difference of the applicable stamp duty of



Rs. 200/- was paid on 07/09/1998 and the said Sale Deed was renumbered as Serial No. 4548/1998 and the said entry was recorded on the revenue record vide Mutation Entry No. 3076 dated 17/09/1998.

E. The said Tanhubai Maruti Undre sold an area admeasuring 01 Hectare 6.3 Ares to Mr. Narayan Ganpat Undre and Smt. Kantabai Baburao Undre vide a Sale Deed dated 12/04/1994 which was lodged for registration on 12/04/1994 at the Office of the Sub-Registrar Haveli No. 3 at Serial No. 2057/1994. However the said Sale Deed dated 12/04/1994 was deficiently stamped hence the difference of the applicable stamp duty of Rs. 5000/- was paid on 13/04/1996 and the said Sale Deed was renumbered as Serial No. 5854/1996 and the said entry was recorded on the revenue record vide Mutation Entry No. 2799 dated 28/02/1997.

F. the said Mr. Narayan Ganpat Undre expired on 06/04/1998 leaving behind him his legal heirs 1. Kumar. Kaluram Narayan Undre (son), 2. Kumari. Sheetal Narayan Undre, 3. Kumari. Rupali Narayan Undre, 4. Kumari. Deepali Narayan Undre and 5. Kumari. Purnima Narayan Undre (four daughters) all minors represented through their mother Smt. Kausalya Narayan Undre and Smt. Anjana Narayan Undre (two widows) and their names were recorded on the revenue record vide Mutation Entry No. 3023 dated 12/06/1998.

G. As could be seen from the Mutation Entry No. 4314 dated 30/09/2006 that Shri. Nitin Baburao Undre, Smt. Kantabai Baburao Undre, Smt. Anjana Narayan Undre, Smt. Kausalya Narayan Undre, Kaluram Narayan Undre Kumari. Sheetal Narayan Undre, Kumari. Rupali Narayan Undre, Kumari. Deepali Narayan Undre and Kumari. Purnima Narayan Undre effected a registered Deed of Partition dated 08/09/2006 registered at the Office of the Sub-Registrar Haveli No. 7 at Serial No. 6356/2006. In



terms of the said registered Deed of Partition each holder acquired the distinct share of the land, the details of which are enumerated as under :

Sr. No.	Name of Owner	Area Hectare - Ares
1.	Mr. Nitin Baburao Undre, Smt. Kantabai Baburao Undre	01 – 59.5
2.	Smt. Anjana Narayan Undre for herself, and as natural guardian of Kaluram Narayan Undre, Smt. Kausalya Narayan Undre	01 – 29.5 (inclusive of Potkharaba of 18 Ares)
Total		02 Hectares 89 Ares

H. The Owners viz. Smt. Kanatabi Baburao Undre, Mr. Nitin Baburao Undre, Kumari. Sheetal Narayan Undre, Kumari. Rupali Narayan Undre, Smt. Anjanabai Narayan Undre for herself and as natural guardian of Kumar. Kaluram Narayan Undre, Kumari. Deepali Narayan Undre, Kumari. Purnima Narayan Undre (as legal heirs of late Narayan Undre and also of Kausalya Narayan Undre) and Mr. Ramkrushna Sopan Sawant, granted the development rights of the said land bearing Gat No. 124, admeasuring 03 Hectares 19 Ares to Kumar Housing and Land Development Limited vide Development Agreement and Power of Attorney both dated 19/04/2007 which are duly registered at the Office of the Sub-Registrar Haveli No. 9 at Serial No. 3252/2007 and 3253/2007 respectively.

I. In compliance of the aforesaid Development Agreement and Power of Attorney the said Smt. Kanatabi Baburao Undre and others (land owners) through duly constituted attorney Mr. Lalitkumar Kesarimal Jain with the consent of Kumar Urban Development Limited formerly known as Kumar Housing and Land Development Limited sold /transferred the said land in favour of Kul Developers Private Limited formerly known as L. K. Developers Private Limited vide Deed of Conveyance dated 01/09/2012



which is duly registered at Office of the Sub – Registrar Haveli No. 15 at Serial No. 7911/2012 and the name of Kul Developers Private Limited has been recorded on the revenue record vide Mutation Entry No. 5399 dated 01/11/2013.

J. LOAN ENTRIES :

I.

i. The said Mr. Narayan Ganpat Undre availed a loan of Rs. 50,000/- from Manjari Khurd Vikas Karyakari Sahakari Society and the charge of the said society was recorded on the revenue record vide Mutation Entry No. 1242 dated 13/08/1985.

ii. The said Mr. Narayan Ganpat Undre availed a loan of Rs. 50,000/- on 03/09/1988 from Manjari Khurd Vikas Karyakari Sahakari Society and the charge of the said society was recorded on the revenue record vide Mutation Entry No. 1645 dated 06/09/1988.

As all of the said loans were repaid by Nitin Baburao Undre and Kantabai Baburao Undre the charge of the same came to be deleted from the 7/12 extract vide Mutation Entry No. 4631 dated 02/05/2009.

iii. The said Smt. Kausalya Narayan Undre availed a loan of Rs. 3,00,000/- on 06/10/2000 from Manjri Khurd Vikas Karyakari Sahakar Society and the charge of the same was recorded in the other right column vide Mutation Entry No. 3431 dated 11/10/2000.

The aforesaid Smt. Kausalya Narayan Undre repaid the said loan and therefore the charge of the same came to be deleted from the 7/12 extract vide Mutation Entry No. 4546 dated 29/02/2008.





**II.**

- i. The said Narayan Ganpat Undre further availed a loan Rs. 5,000/- from Bank of India and the charge of the said Bank was recorded on the revenue record vide Mutation Entry No. 1277 dated 18/10/1985.
- ii. The said Mr. Narayan Ganpat Undre availed a loan of Rs. 17,000/- on 27/05/1994 from Bank of India and the charge of the said Bank was recorded on the revenue record Mutation Entry bearing No. 2435 dated 31/05/1994.

As all of the said loans were repaid the charges of the loan of Rs. 5,000/- and Rs. 17,000/- came to be deleted from the 7/12 extract vide Mutation Entry No. 4514 dated 09/01/2008.

**III.** It is found from the e-search that Kul Developers Private Limited and its predecessor-in-title has obtained/availed loans against the security of the land bearing Gat No. 124 alongwith other lands vide various registered Mortgage Deed/s which are enumerated as under :

- i. Kul Developers Private Limited executed a Deed of Mortgage dated 02/04/2013 which is duly registered at the Office of the Sub-Registrar Haveli No. 10 at Serial No. 3999/2013 in favour of ICICI Bank.
- ii. Kul Developers Private Limited alongwith Kumar Urban Development Limited executed a Deed of Mortgage dated 08/05/2013 which is duly registered at the Office of the Sub-Registrar Haveli No. 10 at Serial No. 5410/2013 in favour of ICICI Prudential Venture Capital Fund, Real Estate Scheme and Client.



- iii. Kumar Urban Development Limited and Kul Developers Private Limited executed a Deed of Mortgage dated 07/10/2013 which is duly registered at the Office of the Sub-Registrar Haveli No. 10 at Serial No. 11436/2013 on 08/10/2013.
- iv. Kul Developers Private Limited and M/s. Kumar Builders executed a Deed of Mortgage dated 09/09/2015 which is duly registered at the Office of the Sub-Registrar Haveli No. 23 at Serial No. 7493/2015.
- v. Kul Developers Private Limited executed a Deed of Mortgage dated 26/11/2016 which is duly registered at the Office of the Sub-Registrar Haveli No. 23 at Serial No. 9861/2016.

**PERMISSIONS/NOC'S/DOCUMENTS REQUIRED:**

- i. Copy of Will dated September 1991 registered at the Office of the Sub-Registrar Haveli at Serial No. 15495 executed by Yamunabai Babu Ganpat.
- ii. Confirmation that the entire payment has been made to the Vendors may please be given.
- iii. NOC/s from the concerned Bank/s /Financial Institutions wherefrom loans have been availed be taken for sale /alienation of captioned property.

**ENCUMBRANCE :**

At the outset I state that majority of the Index II registers at the Office of the Sub Registrar Haveli Nos. 2 and 3 are extensively torn and hence I





cannot comment upon the same in detail. However from the available registers of Index II extracts, at the Office of the Sub Registrar Haveli Nos. 2 and 3, I did not come across any entry, which would hamper the title of the present owners. E-search on the web site of igmaharashtra.gov.in where data from all the Sub Registrar Office is collected, subject to upgradation, has been carried out from 2002 till date and I did not come across any entry which would hamper the title of the present owners.

**CONCLUSION :**

After narrating the facts, as aforesaid, I state that on the basis of the documents made available for inspection/scrutiny by the owners and from the search of available registers of Index II at the aforesaid Offices of the Sub Registrar Haveli, Pune, the said Kul Developers Private Limited are the owners of the captioned property and the ownership rights of Kul Developers Private Limited are clear, marketable and free of encumbrances subject to the documents requisitioned /observation rendered and the charge/s of the Bank/s / Financial Institution enumerated herein.

This report is accordingly issued and all documents are returned.



**Chitra Vijay Ghume**  
Advocate

Ref. No. : BP/CG/MJ/41-1/2017  
Date : December 26, 2017





**CHALLAN**  
MTR Form Number-6

GRN	MHC07838895201718E	BARCODE	[Barcode]		Date	02/12/2017-16:53:54		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		Advocate Chitra Vijay Ghume		
Location PUNE					Flat/Block No.				
Year 2017-2018 One Time					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street				
0030072201 SEARCH FEE				750.00	Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Gat No. 124 Marjri Pune Search from 1988 to 2017 Part				
					Amount In	Seven Hundred Fifty Rupees Only			
Total				750.00	Words				
Payment Details BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN	Ref. No.	02202292017120205790		55063881
Cheque/DD No.					Bank Date	RBI Date	02/12/2017-16:54:37		04/12/2017
Name of Bank					Bank-Branch		BANK OF INDIA		
Name of Branch					Scarf No. , Date		246 , 04/12/2017		

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
 यादर भरण "दादर ऑफ पेमेंट" माये नजुद करणसारीच लागू आहे. इतर कारणसारी किंवा नोंदणी न केल्याकरी वसुलसारी लागू नाही.

Validity unknown

Digitally signed by  
 VIRTUAL TREASURY  
 MUMBAI 01  
 Date: 2017.12.08  
 13:52:14 +05'30'  
 Reason: Secure  
 Document  
 Location: India



