



CHALLAN
MTR Form Number-6

GRN MH000880948201819E	BARCODE 	Date 25/04/2018-10:43:31	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR	Full Name	Advocate Chandrakant Nanekar	
Location PUNE	Flat/Block No.	Survey No. 298/2/2B	
Year 2018-2019 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	Lohgaon
0030072201 SEARCH FEE	750.00	Area/Locality	Pune
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Search Fee of 30 Years i.e. 1988 to 2018	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details CORPORATION BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 03502302018042500046 RS25042018334293
Cheque/DD No.		Bank Date	RBI Date 25/04/2018-10:44:11 Not Verified with RBI
Name of Bank		Bank-Branch	CORPORATION BANK
Name of Branch		Scroll No. , Date	3519 , 26/04/2018

Mobile No. : 9823011123

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-HVL15-SERCH	0000519671201819	25/04/2018-13:04:36	IGR022	750.00
Total Defacement Amount					750.00



SEARCH AND TITLE REPORT

At the instance of Mr. Navin Rajendra Agarwal and three others, Partners of M/s. Zenith Buildcon, Office Address : Survey No. 111/1, Shree Darshan Apartment, Shop No.1, 2 & 3, Tank Road, Shantinagar, Yerwada, Pune – 411 006, I have carried out search in the office of Sub-Registrar Haveli (Pune) for the period of last 30 years in respect of the following land and obtained Challan vide GRN No. MH000880948201819E dated 25/04/2018 from Sub - Registrar Haveli No. 15 (Pune). On the basis of the record made available for my inspection, I have not found any adverse entry which affects the title of the following land. However, it is to be noted that most of the record is misplaced and most of it also found in torn condition. Therefore this Report is solely based on the record and documents made available for my inspection.

I) **Description of the Land:-**

All that piece and parcel of the land, an area admeasuring 00 Hectare, 98.5 Ares, carved out of Survey No. 298/2/2B, totally admeasuring 01 Hectare, 78 Ares (including 00 Hectare, 08 Ares as Pot - Kharaba), assessed at Rs. 03.25, lying, being and situate at revenue Village – Lohgaon, Taluka – Haveli, District – Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli (Pune), which land is bounded as under:-

On or towards the East : By the land owned by Mrs. Surekha Pandurang Murkute and others out of Survey No. 298/2/2B,



On or towards the South : By the part of land bearing Survey No. 298/2,
On or towards the West : By Government Forest,
On or towards the North : By Government Road,

Hereinafter for sake of brevity and convenience referred to as the 'said land'.

II) **Documents scrutinized:-**

- a. Copies of 7/12 extracts and the relevant mutation entries thereon,
- b. Copy of Power of Attorney, executed on 19/05/2005, which is registered in the office of Sub Registrar Haveli No. 7 (Pune) on 08/06/2005, at Sr. No. 4880/2005,
- c. Copy of Sale Deed, executed on 18/08/2010, which is registered in the office of Sub Registrar Haveli No. 19 (Pune), at Sr. No. 7756/2010,
- d. Copy of Partnership Deed, dated 01/04/2012,
- e. Copy of Sale Deed, executed on 31/05/2012, which is registered in the office of Sub Registrar Haveli No. 19 (Pune) on 01/06/2012, at Sr. No. 6184/2012,
- f. Copy of Sale Deed, executed on 11/06/2012, which is registered in the office of Sub Registrar Haveli No. 19 (Pune) on 05/07/2012, at Sr. No. 6606/2012,
- g. Copy of Reconstitution Deed of Partnership, dated 23/12/2015,
- h. Copies of Commencement Certificates, dated 03/02/2016 and 28/03/2018,
- i. Copy of Non Agriculture Permission, dated 10/05/2016,





- j. Copy of Partnership Reconstitution Deed, dated 01/04/2017,
- k. Copy of Paper Notice published by me in daily Prabhat Newspaper on 11/04/2017.

III) **Devolution of Land:-**

- a. It reveals from the revenue record that, the entire land was previously standing in the name of Mr. Bolhu Namaji Khandve.
- b. That the said Mr. Bolhu Namaji Khandve died on 16/09/1953, leaving behind him three daughters Sitabai Bhimaji Shelke, Kasabai Dyanoba Murkute and Geetabai Tukaram Murkute as his legal heirs. Effect of the same has been given to the record of rights of the entire land vide mutation entry no. 3820.
- c. That the said Geetabai Tukaram Murkute died on 26/10/1957 leaving behind her two sons namely Mr. Baban Tukaram Murkute and Mr. Baba Tukaram Murkute as her legal heirs. Pursuant to the same effect has been given to the record of rights of the entire land vide mutation entry no. 4078.
- d. That in accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands coming under Village Lohgaon have been converted into metric system. Effect of the same has been given vide mutation entry no. 4561.
- e. That the said Seetabai Bhimaji Shelke died leaving behind her three grandsons namely Mr. Aatmaram Tukaram Shelke, Mr. Dnyaneshwar



Tukaram Shelke and Mr. Rajendra Tukaram Shelke, three granddaughters namely Shashikala Eknath Galande, Kamal Raghunath Tingre, Usha Shankar Sandbhor and a daughter-in-law Kalavati Tukaram Shelke as her legal heirs. Pursuant to the same effect has been given to the record of rights of the entire land vide mutation entry no. 9340.

- f. That the said Mr. Baban Tukaram Murkute has executed Ekrar unto and in favor of Lohgaon Vividh Karyakari Seva Sahakari Society Limited by obtaining loan of Rs. 10,000/- on 20/09/1980 from it/them. Accordingly the name of said Society has been recorded to the column of other rights of the entire land vide mutation entry no. 9635.
- g. That the said Mr. Baban Tukaram Murkute, Mr. Baba Tukaram Murkute and Kasabai Dnyanoba Murkute have executed Deed of Mortgage in favor of Canara Bank, Lohgaon and obtained loan of Rs. 20,000/- on 26/12/1980 from the said Bank by mortgaging their shares in the entire land along with their other land in its favor. Therefore the name of said Bank has been recorded in the column of other rights of entire land vide mutation entry no. 9808.
- h. That on perusal of Mutation Entry No. 9920 it seems that, as per the application and statements given by Mrs. Shashikala Eknath Galande, Mrs. Kamal Raghunath Tingre and Mrs. Usha Shankar Sandbhor, their names have been removed from the record of rights of the entire land.
- i. That the said Mr. Baban Tukaram Murkute has executed Ekrar unto and in favor of Lohgaon Vividh Karyakari Seva Sahakari Society Limited by





obtaining loan of Rs. 40,000/- on 13/08/1982 from it/them. Accordingly the name of said Society has been recorded to the column of other rights of the entire land vide mutation entry no. 10024.

- j. That the said Mr. Baban Tukaram Murkute repaid the entire amounts of loan obtained from Lohgaon Vividh Karyakari Sahakari Society Limited, therefore the names of said Society have been removed from the column of other rights of the entire land. Pursuant to the same effect has been given vide mutation entry no. 15515.
- k. That the said Mr. Baban Tukaram Murkute, Mr. Babu Tukaram Murkute and Smt. Kashibai Dnyanoba Murkute repaid the entire amount of loan obtained from Canara Bank, Lohgaon and therefore the name of said Bank has been removed from the column of other rights of the entire land. Pursuant to the same effect has been given vide mutation entry no. 15631.
- l. That the said Mr. Balasaheb Tukaram Murkute died on 10/06/1995 leaving behind him a son Mas. Omkar Balasaheb Murkute, two daughters Miss. Swati Balasaheb Murkute and Miss. Madhuri Balasaheb Murkute and a widow Smt. Nalini Balasaheb Murkute as his legal heirs. Pursuant to the same effect has been given to the record of rights of the entire land vide mutation entry no. 18667.
- m. That the said Kalavati Tukaram Shelke died on 16/10/1992 and her unmarried son Rajendra Tukaram Shelke died on 04/06/1996 leaving behind them Mr. Aatmaram Tukaram Shelke, Mr. Dnyaneshwar Tukaram



Shelke, Mrs. Shashikala Eknath Galande, Mrs. Kamal Raghunath Tingre and Mrs. Usha Shankar Sandbhor as their legal heirs. Joint effects of the same have been given to the record of rights of the entire land vide mutation entry no. 18668.

- n. That the said Smt. Kasabai Dnyanoba Murkute, Mr. Baban Tukaram Murkute, Nalini Balasaheb Murkute, Miss. Swati Balasaheb Murkute (after marriage : Mrs. Swati Sanjay Bahirat), Miss. Madhuri Balasaheb Murkute, Mas. Omkar Balasaheb Murkute, Mr. Aatmaram Tukaram Shelke, Mr. Dnyaneshwar Tukaram Shelke, Shashikala Eknath Galande, Kamal Raghunath Tingre and Usha Shankar Sandbhor have granted Power of Attorney in respect of an area admeasuring 01 Hectare, 11.4 Ares, out of the entire land on 19/05/2005 unto and in favor of Mr. Pandurang Dnyanoba Murkute empowering him to sell the said area unto and in favor of prospective purchaser, to accept the consideration thereof and to execute and register necessary Deed of Sale in his/her/their favor, along with all other acts, deeds, matters and things mentioned therein, which Power of Attorney is registered in the office of Sub Registrar Haveli No. 7 (Pune) on 08/06/2005, at Sr. No. 4880/2005.
- o. That the said Smt. Kasabai Dnyanoba Murkute, Mr. Baban Tukaram Murkute, Nalini Balasaheb Murkute, Miss. Swati Balasaheb Murkute (after marriage : Mrs. Swati Sanjay Bahirat), Miss. Madhuri Balasaheb Murkute, Mas. Omkar Balasaheb Murkute, Mr. Aatmaram Tukaram Shelke, Mr. Dnyaneshwar Tukaram Shelke, Shashikala Eknath Galande, Kamal Raghunath Tingre and Usha Shankar Sandbhor, Represented by their Power





of Attorney holder, Mr. Pandurang Dnyanoba Murkute sold out an area admeasuring 01 Hectare, 09.5 Ares out of the entire land unto and in favor of Mrs. Surekha Pandurang Murkute and Mr. Pandurang Dnyanoba Murkute by virtue of Deed of Sale executed on 18/08/2010, which is registered in the office of Sub Registrar Haveli No. 19 (Pune), at Sr. No. 7756/2010. Pursuant to the same effect has been given to the record of rights of the said area vide mutation entry no. 31840.

p. That (1) Mr. Madan Rupchand Gupta, (2) Mr. Krishna Ghanshyamdas Lohia, (3) Mr. Tilakchand Ramswarup Agarwal, (4) Mr. Shyamlal Patiram Goel, (5) Mr. Anand Hariram Bansal, (6) Mr. Vijay Anantram Goyal HUF through its Karta Mr. Vijay Anantram Goyal, (7) Mr. Mukesh Anantram Goyal HUF through its Karta Mr. Mukesh Anantram Goyal, (8) Choice Goodwill Construction (LLP), through its designated Partner, Mr. Ashok Rajendraprasad Agarwal have formed Partnership Firm under the name of "M/s. Zenith Buildcon" and accordingly Deed of Partnership has been executed by and between them on 01/04/2012.

q. That meanwhile on 26/05/2012 the said Mr. Aatmaram Tukaram Shelke died leaving behind him a widow Smt. Suman Aatmaram Shelke and four daughters namely Reshma Nitin Gagre, Nitu Umesh Pacharne, Punam Sagar Sandbhor and Miss. Sonali Aatmaram Shelke as his legal heirs. Pursuant to the same effect has been given to the record of rights of the entire land vide mutation entry no. 38490.

r. That the said Mrs. Surekha Pandurang Murkute and Mr. Pandurang Dnyanoba Murkute sold out an area admeasuring 00 Hectare, 40 Ares, from



and out of an area admeasuring 01 Hectare, 09.5 Ares, carved out of the entire land unto and in favor of M/s. Zenith Buildcon, through its Partner, Mr. Shyamlal P. Goyal, by virtue of Deed of Sale executed on 31/05/2012, which is registered in the office of Sub Registrar Haveli No. 19 (Pune) on 01/06/2012, at Sr. No. 6184/2012. Pursuant to the same effect has been given to the record of rights of the area purchased vide mutation entry no. 38530.

- s. That the said (i) Mr. Dnyaneshwar Tukaram Shelke, (ii) Late Aatmaram Tukaram Shelke, through his legal heirs Smt. Suman Aatmaram Shelke (for herself and natural guardian of Mas. Omkar Aatmaram Shelke), Reshma Nitin Gagre, Nitu Umesh Pacharne, Punam Sagar Sandbhor and Miss. Sonali Aatmaram Shelke, (iii) Shashikala Eknath Galande, (iv) Kamal Raghunath Tingre, (v) Usha Shankar Sandbhor, (vi) Smt. Nalini Balasaheb Murkute, (vii) Mas. Omkar Balasaheb Murkute, (viii) Mrs. Swati Sanjay Bahirat (before marriage : Swati Balasaheb Murkute), (ix) Mrs. Madhuri Sandeep Dorge (before marriage : Madhuri Balasaheb Murkute) and (x) Smt. Kasabai Dnyanoba Murkute, with the consent of Mr. Baban Tukaram Murkute sold out an area admeasuring 00 Hectare, 58.5 Ares out of the entire land unto and in favor of and M/s. Zenith Buildcon, through its Partner, Mr. Shyamlal P. Goyal, by virtue of Deed of Sale executed on 11/06/2012, which is registered in the office of Sub Registrar Haveli No. 19 (Pune) on 05/07/2012, at Sr. No. 6606/2012. Pursuant to the same effect has been given to the record of rights of the land purchased vide mutation entry no. 38728.





- t. That one Mrs. Kavita Arun Agarwal has been admitted as new partner in 'Zenith Buildcon'. Accordingly Deed of Reconstitution has been executed by and between Mrs. Kavita Arun Agarwal and the existing partners (1) Mr. Madan Rupchand Gupta, (2) Mr. Krishna Ghanshyamdas Lohia, (3) Mr. Tilakchand Ramswarup Agarwal, (4) Mr. Shyamlal Patiram Goel, (5) Mr. Anand Hariram Bansal, (6) Mr. Vijay Anantram Goyal HUF through its Karta Mr. Vijay Anantram Goyal, (7) Mr. Mukesh Anantram Goyal HUF through its Karta Mr. Mukesh Anantram Goyal, (8) Choice Goodwill Construction (LLP), through its designated Partner, Mr. Ashok Rajendraprasad Agarwal on 23/12/2015.
- u. The Pune Metropolitan Regional Development Authority sanctioned the layout and building plan upon the said land and also granted Commencement Certificate bearing No. BHA/Mau.Lohgaon/S.No.298P/C.No.3287 dated 03/02/2016 to construct multistoried building upon the said land.
- v. The Collector (Revenue Branch) Pune vide No. PMRDA/NA/SR/61/2015 dated 10/05/2016 granted permission to use the said land for non agriculture purpose.
- w. That Mr. Madan Rupchand Gupta, Mr. Krishna Ghanshyamdas Lohia, Mr. Shyamlal Patiram Goel, Mr. Tilakchand Ramswarup Agarwal, Mr. Anand Hariram Bansal, Choice Goodwill Construction (LLP), Through its designated Partner, Mr. Ashok Rajendraprasad Agarwal have been retired from the said firm 'Zenith Buildcon' and Mr. Navin Rajendra Agarwal, Mr.



Abhishek Raj Agarwal, Mr. Sumit Subhash Tayal, Mr. Rohit Vinod Goyal, Mr. Prannay Arun Agarwal, Mr. Hemant Shantilal Jain, Mr. Ankush Krishanlal Bansal, Mr. Sunil Tilakchand Agarwal (HUF) through its Karta, Mr. Sunil Tilakchand Agarwal, Mr. Mukesh Tilakchand Agarwal (HUF) through its Karta, Mr. Mukesh Tilakchand Agarwal and Mr. Ashok Rajendraprasad Agarwal have been admitted as new partners in the said firm. Further, Mr. Vijay Anantram Goyal (HUF) through its Karta, Mr. Vijay Anantram Goyal, Mr. Mukesh Anantram Goyal (HUF) through its Karta, Mr. Mukesh Anantram Goyal and Mrs. Kavita Arun Agarwal have continued the said firm. Accordingly Deed of Reconstitution of Partnership has been executed by and between them on 01/04/2017.

- x. Thereafter the said Village – Lohgaon has been merged into the local limits of Pune Municipal Corporation. Accordingly as per the requirement of M/s. Zenith Buildcon, the Pune Municipal Corporation sanctioned the building plan upon the said land and also granted Commencement Certificate bearing No. CC/3637/17 dated 28/03/2018 to construct multistoried building upon the said land.

IV) **Paper Notice:-**

I have published Paper Notice in daily Prabhat Newspaper in respect of the said land on 11/04/2017 to invite objection (if any). In this context, I would like to mention here that, during the notice period I have not received any objection from anybody.





V) Opinion:-

Based on the documents and revenue record made available for my inspection, I am giving my opinion as under:

- a. It reveals from the above record / documents that M/s. Zenith Buildcon is the owner of the said land.
- b. It also reveals from the above record / documents that the said land is free from all encumbrances and the said owner holds marketable title to the said land.

Hence this Search and Title Report.

Pune,

Dated – 03/05/2018,

Chandrakant Naanekar,
Advocate.



St. Lohgaon 298-2-26