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

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Ref. No. :

Date : 6/10/2018

• **SEARCH AND TITLE REPORT**

Search and Title Report in respect of the portion of land admeasuring to the extent of 00 H. 60 R. out of total area admeasuring 02 H. 36 R. + pot kharaba 00 H. 04 R., assessed at Rs. 04-38 Ps., bearing Survey No. 291/2, lying and situate at village Lohegaon, Taluka Haveli, District Pune.

**TO WHOMSOEVER IT MAY CONCERN**

M/s. Choice Estates, a registered partnership firm, registered under the provisions of Indian Partnership Act, 1932, through its partner Mr. Ashok Rajendraprasad Agarwal, instructed me to take search in respect of the property more particularly described in the schedule hereunder written and to issue title report thereto. Thus, I have been caused to take search of the said property for last 30 years i.e. from 1989 till today's date (both years inclusive). Accordingly I have paid the requisite charges to Sub-Registrar Haveli No. 8 Pune vide **GRN No. MH006859633201819E dated 4/10/2018** and my search and title opinion is as under :-

**SCHEDULE OF THE SAID PROPERTY**

All that piece and parcel of the portion of land admeasuring to the extent of 00 H. 60 R. out of total area admeasuring 02 H. 36 R. + pot kharaba 00 H. 04 R., assessed at Rs. 04-38 Ps., bearing Survey No. 291/2, lying and situate at village Lohegaon, Taluka Haveli, District Pune, within the local limits of Gram Panchayat Lohegaon, Taluka Panchayat Samiti Haveli, Zilla Parishad Pune and also within the jurisdiction of Sub-Registrar Haveli No. 8, Pune and the said portion of land is bounded as follows ::

On or towards EAST	::	By part of S.No. 291/2 owned by Kamble.
On or towards SOUTH	::	By land owned by Mr. Ramdas Dnyanoba Moze.
On or towards WEST	::	By part of S.No. 291/2.
On or towards NORTH	::	By 15 ft. wide road and beyond govt. Road And land of Hanumant Moze out of Survey No. 292.

The applicant has submitted me the following documents :-





1. Copy of 7/12 extract of property from the year 1967-68.
2. Copy of current 7/12 extract of property.
3. Copies of mutation entries.
4. Copy of sale-deed dated 21/04/1998 bearing reg.no. 1996/1998.
5. Copies of development agreement and power of attorney dated 27/09/2006 bearing reg.nos. 7565/2006 and 7566/2006 respectively.
6. Copy of correction deed dated 20/10/2006 bearing reg.no. 8387/2006.
7. Copies of development agreement and power of attorney dated 20/10/2006 bearing reg.nos 8391/2006 and 8392/2006 respectively.
8. Copy of demarcation map dated 03/01/2008 bearing M.R.No. 887.
9. Copy of partnership deed dated 23/01/2006.
10. Copy of retirement deed dated 07/02/2011.
11. Copy of Sale deed dated 30/12/2015
12. Copy of Commencement certificate
13. Copy of NA Order
14. Copy of zone certificate.

After going through the documents and papers and current 7/12 extract submitted to me by the applicant, it shows that presently the said property lying and situate at village Lohegaon, Tal. Haveli, Dist. Pune bearing Survey No. 291/2 out of which area admeasuring 00 H. 60 R. is owned and recorded in the names of M/s Choice Estates.

It appears from M.E.No. 3190 of dated 15/03/1945 that initially Mr. Vithoba Mahadu Moze purchased the land bearing S.No. 291 of village Lohegaon from 1) Raghunath Dattatraya Lohokare, 2) Suresh Raghunath Lohokate, 3) Navinchand Raghunath Lohokare and 4) Prakash Raghunath Lohokare by sale-deed dated 20/10/1944 for an amount of Rs. 3400/- only.

It appears from M.E.No. 3558 of dated 01/07/1949 that Vithoba Mahadu Moze partitioned his self acquired purchased property bearing Survey No. 291 in the names of his two sons viz. 1) Baban Vithoba Moze and 2) Dnyanoba Vithoba Moze. Accordingly, S.No. 291 was divided into two parts i.e. Survey No. 291/1 went to the share of Mr. Baban Vithoba Moze and Survey No. 291/2 came to the share of Mr. Dynanoba Vithoba Moze.



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It appears from M.E.No. 5025 of dated 16/04/1974 that 1) Baban Vithoba Moze and 2) Dnyanoba Vithoba Moze partitioned their ancestral Property as per their vahivat and possession and accordingly the entire area of S.No. 291/2 came to the share of Mr. Dnyanoba Vithoba Moze.

**It appears from M.E.No. 20794 that** 1) Mr. Dnyanoba Vithoba Moze and 2) Mr. Ramdas Dnyanoba Moze sold an area admeasuring 00 H. 60 R. out of total area admeasuring 02 H. 36 R. + pot kharaba 00 H. 04 R., of Survey No. 291/2 of village Lohegaon to 1) Mrs. Meena Dnyaneshwar Sorte and 2) Mr. Dnyaneshwar Krishna Sorte by sale-deed dated 15/04/1998 which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Sr.No. 1996/1998 dated 21/04/1998.

It appears from record that the said 1) Mrs. Meena Dnyaneshwar Sorte and 2) Mr. Dnyaneshwar Krishna Sorte granted development rights of the captioned property in favour of 1) Mr. Rajaram Appasaheb Salunke and 2) Mr. Surendrakumar Singh by development agreement dated 27/09/2006 which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Sr.No. 7565/2006 dated 27/09/2006 coupled with irrevocable power of attorney which is also registered in the office of Sub-Registrar Haveli No. 8 Pune at Sr.No. 7566/2006 dated 27/09/2006.

Thereafter 1) Mrs. Meena Dnyaneshwar Sorte and 2) Mr. Dnyaneshwar Krishna Sorte executed correction deed on 19/10/2006 regarding the captioned property in favour of 1) Mr. Rajaram Appasaheb Salunke and 2) Mr. Surendrakumar Singh. The said correction deed is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Sr.No. 8387/2006 dated 20/10/2006.

Further it appears that 1) Mrs. Meena Dnyaneshwar Sorte and 2) Mr. Dnyaneshwar Krishna Sorte through their power of attorney holders 1) Mr. Rajaram Appasaheb Salunke and 2) Mr. Surendrakumar Singh granted development rights of the said property unto and in favour of M/s. Choice Estates through its partner Mr. Ashok Rajendraprasad Agarwal by development agreement dated 20/10/2006 which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Sr.No. 8391/2006 dated 20/10/2006. The said development agreement is duly consented by 1) Mr. Rajaram Appasaheb Salunke and 2) Mr. Surendrakumar Singh as





consenting parties therein. Also 1) Mrs. Meena Dnyaneshwar Sorte and 2) Mr. Dnyaneshwar Krishna Sorte through their power of attorney holders 1) Mr. Rajaram Appasaheb Salunke and 2) Mr. Surendrakumar Singh executed separate irrevocable power of attorney on 20/10/2006 in favour of 1) Mr. Ashok Rajendraprasad Agarwal and 2) Mr. Vijay Anantram Goel being partners of M/s. Choice Estates and the said power of attorney is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Sr.No. 8392/2006 dated 20/10/2006.

It appears from M.E.No. 25903 of dated 09/02/2008 that on the strength of order dated 06/11/2007 bearing no. S.AJAL/KAVI/1637/2007 passed by Sub-Divisional Officer, Junnar Sub-Division, Khed (Pune), the remark of 'Proposed Acquisition for Khed Industrial Road No. 2' has been entered in other right column of 7/12 extract.

I have been submitted with a copy of demarcation map issued by T.I.L.R. Haveli, Pune whereby it is seen that the said property is duly measured and demarcated on 03/01/2008 under M.R.No. 887/2007 and the said property has road access from north-east corner. Thereafter fresh demarcation map is obtained under M.R.No. 5191/2013 regarding the said property.

That the developer firm I have been submitted with a copy of partnership deed dated 23/01/2006 whereby it is seen that 1) Shri. Shreebhagwan Rajendraprasad Agarwal, 2) Shri. Ashok Rajendraprasad Agarwal, 3) Shri. Mukesh Anantram Goyal, 4) Shri. Vijay Anantram Goyal and 5) Shri. Shyamlal Patiram Goel have formed a partnership firm under the name and style as M/s. Choice Estates having its regd. Office at Shop No. 3, Shrushti Homes, Road No. 7, Adarsh Colony, Tingrenagar, Pune 411 032 and the said partnership firm is duly registered under the provisions of Indian Partnership Act 1932 with Asst. Registrar of Firms Pune under no. MPA-61607 dated 22/03/2006.

I have been perused with a copy of retirement deed dated 07/02/2011 whereby it is seen that Shri. Shreebhagwan Rajendraprasad Agarwal got retired from the said partnership firm w.e.f. 31/01/2011.



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That Dy. Engineer, DP, PMC, has issued zone certificate on 06/07/2001 under no. DPO/422 wherein it is observed that S.No. 291 of village Lohegaon is partly affected by 30 mtr. wide R.P.Road and remaining portion is included in partly residential zone & partly Agriculture zone.

I have issued paper notice in respect of the said property which is published in local newspaper 'Prabhat' on 10/10/2006 in view to verify the title of the present owners. In response to the said paper notice, I have not received any objection of whatsoever in nature within the stipulated period mentioned in paper notice.

It appears from M.E.No. 42573 of dated 12/01/2016, 1) Mrs. Meena Dnyaneshwar Sorte and 2) Mr. Dnyaneshwar Krishna Sorte through their power of attorney holders 1) Mr. Rajaram Appasaheb Salunke and 2) Mr. Surendrakumar Singh through its Power of Attorney Holder 1) Mr. Ashok Rajendraprasad Agarwal and 2) Mr. Vijay Anantram Goel, sold an area 00 H 60 R out of Survey No. 291 Hissa No. 2 situated at Village Lohegaon Taluka Haveli Dist Pune unto and in favour of M/s. Choice Estate through its partners Shri. Ashok Rajendraprasad Agarwal, by sale-deed dated 30/12/2015 which is registered in the office of Sub-Registrar Haveli No. 8 Pune at Sr.No. 12194/2015, The said sale deed is duly consented by 1) Mr. Rajaram Appasaheb Salunke and 2) Mr. Surendrakumar Singh through its Power of Attorney Holder 1) Mr. Ashok Rajendraprasad Agarwal and 2) Mr. Vijay Anantram Goel, as consenting parties therein.

That the present developer M/s. Choice Estates has prepared layout cum building plan which is duly approved by PMRDA vide its letter bearing outward no. BHA/Mouje Lohegaon/Tal.Haveli/District Pune/S.No.291/2/Case No. 176/2017-18 dated 29/07/2017.

That as per order bearing no. PMRDA/NA/SR/81/2017 dated 12/9/2017 passed by the Collector (Revenue Branch) Pune, the said property is under non agriculture use for residential purpose.





That I have conducted search/e-search in respect of the captioned property for a period of 30 years at the office of the Sub-Registrar Haveli No. 1 to 27 respectively by paying requisite charges. During my search, except for the aforesaid, I did not found any adverse entry indicating any charge or encumbrances on the said property. With effect from the year 2006, the registration procedure has been centralized and any document can be registered at any of the 27 offices of the Sub-Registrar of Assurances, thus it is practically impossible / non feasible to conduct search for the period 2006 and hence this search report is subject to the same. That I have not perused with any documents/papers relating to the Court Matters or ULC Matters. Also I have not taken search of ULC Department and Court of Laws.

This search report is issued on the strength of information received from the documents and papers made available to me and the search conducted at the relevant Sub-Registrar Offices.

Except for the transactions referred to above, I have noticed no transaction on perusal of the aforesaid documents.

Therefore, relying upon the documents and papers and information given by the applicant and subject to whatever stated above, I am of the opinion that, the said Property are free from the encumbrances and/or charges of whatsoever nature and the present owner i.e. Choice Estates through Mr. Ashok Rajendraprasad Agarwal is having good, clean and marketable title to the said Property and is entitled to develop and construct ownership building consisting of flats etc. as per approved plans of PMC, to sell the units therein to any prospective purchaser/s, to enter into agreement/s and to receive consideration thereto. Subject to the present owners/developer has to adhere the provisions of The Real Estate (Regulations and Development) Act, 2016.

The documents submitted to me are returned herewith.

Pune, dtd. 06/10/2018



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ADVOCATE

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