

Tekchand M. Sorte
B.Sc., LL.B
Advocate



202, Rekson Chambers,
59/60/61, L. B. S. Road, Sadashiv Peth,
Pune – 30, Ph – 9850000465

Date: 16th June 2017

SEARCH REPORT

1. Introduction:

M/s. Menlo Homes LLP represented through its Partner Mr. Sachin Ashok Agarwal Residing at, Shivajinagar, Pune 411005 has requested me to scrutinize and examine the marketable title of the property described in paragraph numbered 2 herein below mentioned.

My Assistant Advocate Pooja Gaikwad has carried out search in the respective and concerned O/o Sub Registrar Haveli Pune for last 30 years, i.e. for 1988 to 2017 (both inclusive) from index II registers, which were made available to her by the respective and concerned O/o Sub Registrar . I also scrutinize revenue records, which were made available to me for my scrutinization and examination on the basis of this I am issuing this search cum title report which is as follows.

2. Description of Property:

All that piece and parcel of Plot bearing Plot No 3C admeasuring 13023.88 sq. mtrs, as per Private Layout, being part of Plot No 3, totally admeasuring 39000 sq. mtrs from sanctioned layout of land at Survey No 288 admeasuring 10 Hectors 28.4 Ares, along with adjacent Survey Nos 284/1, 284/2, 284/3A, 284/4, 286/1, 286/3, 287/1, 287/2A, 287/2B situated at Village Mann, Taluka Mulshi, district Pune together with Easementary Rights to 12 mtr road, passing through Plot No 3B to Plot No. 3C, within the limits of Gram Panchayat Maan, taluka Panchayat Samiti Mulshi and Zilla Parishad Pune and within the limits of Office of Sub Registrar Mulshi (Paud), and is bonded as follows :

East : By Part of Survey No. 287 Maan



South : By Plot No 3A and 3B and 12 mtr internal road From
Plot No .3 Survey No 288 Maan
West : By part of Survey No. 289 Maan
North : By Part of Survey No 262 Maan

(Hereinafter together referred to as the Schedule Property)

3. Description of documents & History:-

A) List of documents perused is as follows :-

1. 7/12 Extracts for Survey No 337 Hissa No 1 for the year 1953-1954 to 1958-1959.
2. 7/12 Extracts for Survey no 337 Hissa No 2 for the year 1953 -1953 to 1964-1965, 1964 1965 to 1973-1974.
3. 7/12 Extracts for Survey no 337 Hissa No 3 for the year 1953 -1953 to 1964-1965, 1965-1966 to 1978-1979.
4. 7/12 Extracts for Survey no 337 Hissa No 2 for the year 1953 -1953 to 1962-1963, 1965-1966 to 1974-1975.
5. 7/12 Extracts for Survey no 288 for the year 2001-2002, 2002-2003,
6. 7/12 Extracts for Survey no 288 Hissa No 1 for the year 1979 -1980 to 1990-1991, 1991-1992 to 1997-1998.
7. 7/12 Extracts for Survey no 288 Hissa No. 2 for the year 1979-1980 to 1990-1991, 1991-1992 to 1998-1999.
8. 7/12 Extracts for Survey no 288 Hissa No. 3 for the year 1979-1980 to 1990-1991, 1991-1992 to 2000-2001.
9. 7/12 Extracts for Survey no 288 Hissa No. 4 for the year 1979-1980 to 1990-1991, 1991-1992 to 1998-1999, 1999-2000, 2000-2001
10. 7/12 Extracts of Plot No.3 from survey no. 288 for the year 2002-2003 to 2012-2013, 2013-2014 to 2014-2015
11. Mutation EntryNos:645, 1117,2060, 2434, 2696, 2734, 2950, 2953, 3217, 3226, 3398, 3440, 3890, 4393, 4424, 4480, 4509, 4501, 4639, 4693, 4694, 4777, 4780, 4976, 5026, 5049, 5088, 5089, 5090, 5344, 5414, 5453, 5454, 5455,
12. Order dated 08/06/1999 of the Sub Divisional Officer Maval

13. Order dated 02/12/2002 by Sub Divisional Officer Maval
14. The Public Notice was published in Daily Prabhat on 16th April 2015 by the Advocate for Shri Sant Nagebaba Multistate Co-Operative Urban Credit Society Limited.
15. Sale Deed dated 26/05/2004 registered in the office of Sub Registrar at Mulshi(Paud) at Sr. No. 2852/2004.
16. Deed of Conveyance dated 11/06/2004 registered in the Office of Sub Registrar at Mulshi 2 at Sr. No. 3261/2004.
17. Deed of conveyance dated 11/06/2004 registered in the Office of Sub Registrar at Mulshi 2 at Sr. No. 3262/2004.
18. Sale Deed dated 01/12/2011 registered in the Office of Sub Registrar Mulshi at Sr. No. 5686/2011.
19. Agreement dated 20/11/2014 registered in the Office of Sub Registrar at Mulshi 2 at Sr. No. 9346/2014.
20. Agreement dated 15/05/2015 registered in the Office of Sub Registrar at Mulshi 2 at Sr. No. 4346/2015.
21. Agreement to Sell dated 19/10/2015 registered in the Office of Sub Registrar at Mulshi 2 at Sr. No. 8592/2015.
22. Power of Attorney dated 19/10/2015 registered in the Office of Sub Registrar at Mulshi 2 at sr. No. 8593/2015.
23. Two no Objection Certificate dated 02/09/2014 by Gram Panchayat maan
24. PMRDA Challan No. LWCS 1147 dated 15/02/2016
25. PMRDA Challan No. DEVF /766 dated 15/02/2016
26. PMRDA Challan No. PRMF 373 dated 15/02/2016
27. PMRDA Premium charges.
28. Measurement and Demarcation Certificate dated 28/03/2014
29. Proposed Plans with page Nos. 1 to 9 in respect of the property
30. Sale Deed dated 26/03/2016 registered in the Office of Sub Registrar at Mulshi at Sr. No. 2844/2016, on 29/03/2016
31. Development Agreement dated 15/03/2015 registered in the Office of Sub Registrar at Mulshi at Sr. No. 2747/2017.

B) History :-

1. In Mutation Entry No. 645 dated 27/03/1935, it is recorded that in pursuance of Phalani 12 in the year 1935 property bearing Survey No. 337 admeasuring 25 Acres 16.5 Gunthas was sub divided into four parts and in the name of following persons,

Sr. No.	Name of Owner	Survey No	Area
1	Maruti Genu Vazarkar	337/1	22 Acres 35 Gunthe
2	Rama Tukaram Vazarkar	337/2	0 Acres 25 Gunthe
3	Dagadu Tukaram Vazarkar	337/03	1 Acres 03 Gunthe
4	Sitaram Mahadeo Khole	337/4/	0 Acres 33.5 Gunthe

2. In Mutation Entry No. 1117 dated 02/01/1947, it is recorded that Mr. Sitaram Mahadev Khole expired about 5 years ago and the name of his son Shamrao Sitaram Khaole was recorded on 7/12 extract of Survey No. 337 Hissa No. 4
3. It appears that the name of Shri Maruti Genu Vazarkar was entered into the other rights column of 7/12 Extract of Survey No. 337 Hissa No. 4 as tenant of Shamrao Khole, as per Mutation Entry No. 1845.
4. In Mutation Entry No. 2060 dated 22/04/1962 it is recorded that Shri Maruti Genu Vazarkar expired on 28/07/1961, leaving behind two sons Shri Nathu Maruti Vazarkar and Shri Datta Maruti Vazarkar and one married daughter Smt Bahgubai Ganpat Bavkar as his legar heirs, and the name of Shri Nathu Maruti Vazarkar as the Karta of HUF was mutated, as per the said Mutation Entry.
5. In Mutation Entry No. 2434 dated 24/08/1966 it is recorded that Nathu Maruti Vazarkar purchased the land at Survey No. 337/4 in pursuance of Order under Section 32(g) of the Bombay Tenancy and agricultural Lands Act 1948, and he also got issued Purchase Certificate bearing No. ILP/5/50 dated 15/06/1965 and in pursuance thereof, the name of Nathu Maruti Vazarkar (HUF) was recorded on 7/12 of Survey No. 337/4 as Owner thereof the being

buyer is shown under Owner and possessor column and name of Shamrao Sitaram Khole was deleted.

6. In Mutation Entry No. 2696 dated 02/12/1970, it is recorded that the Matrix System of Measurement was introduced in Village Maan and all the areas in Revenue Record were converted in Hectors and Ares by Mutation Entry No. 2696.
7. In Mutation Entry No. 2734 dated 13/03/1972, it is recorded that Dagadu Tukaram Vazarkar expired six years ago and his legal heirs are son Kundalik and two daughters namely Laxmibai Somba Jambhulkar and Rangubai Dinkar Matere. The name of Kundalik Dagadu Vazarkar was mutated as Karta of Huf, in the 7/12 Extract of Survey No. 337 Hissa No. 3.
8. The Mutation Entry Nos. 2950, 2953, 3217, 3226, 3398 are in respect of Encumbrances of various loans taken by the Owners of Survey No. 337/3. However all such encumbrances, seem to have been later removed from the Other Rights Column.
9. In Mutation Entry No. 3440 dated 18/07/1984, it is seen that in pursuance of the Proclamation published in Government Gazette, Village Maan was subdivided into two villages, namely Maan and Bhoirwadi and in pursuance thereof Survey No. 337 was given new Survey No. 288.
10. In Mutation Entry No. 3890 dated 07/01/1993, it is recorded that in pursuance of an Application of Shri Dattu Maruti Vazarkar, the names of an Dattu Maruti Vazarkar and Nathu Maruti Vazarkar were mutated for 8 Ana share each on the 7/12 Extract of Survey No. 288/1.
11. In Mutation Entry No. 4393 dated 26/09/1998, it is recorded that by Sale Deed dated 03/08/1998, registered in the Office of Sub-Registrar Mulshi at sr. No. 3230/1998, Dattu Maruti Vazarkar, Balasaheb Dattu vazarkar, Shantaram Dattu Vazarkar, Mrs. Kusum Bhagwan More, Mrs. Sushila Vithhal Bawale and Smt. Bhagubai Ganpat Bavankar sold land admeasuring 4 Hectors 63 Ares, i.e. $\frac{1}{2}$ share (8 ana share) out of Survey No. 288 Hissa No. 1 admeasuring 09 Hectors 46 Ares to Mr. Pradeep Bansilal Raisonni and accordingly his name was mutated in the said 7/12 Extract.

12. In Mutation Entry No. 4424 dated 10/12/1998, it is recorded that on Application of Omkar Gopala Vazarkar, son of Dagadue Tukaram Vazarkar that the names of cousin Brother Omkar Gopala Vazarkar and Dyanoba Rambhau Vazarkar be mutated along with the names of Kundalik Dagadu Vazarkar, Laxmibai Soma Jambhulkar and Rangubai Dinkar Matere, which were mutated by Mutation Entry No. 2734.
13. In Mutation Entry No. 4480 dated 10/04/1999 it is recorded that by Order of the Sub Divisional Officer Maval Sub Division dated 07/04/1999, in pursuance of Government Notification dated 19/03/1999 various Survey nos including Survey No. 288/4, there was entry of Reservation for Industrial Acquisition in Other Rights Column of the said 7/12 Extract.
14. In Mutation Entry No. 4509 dated 05/07/1999 it is recorded that in pursuance of Order of the Government dated 25/06/1999, the Sub Divisional Officer Maval Sub Division has removed certain land at Survey no. 288/4 from the reservation for industrial acquisition.
15. In Mutation Entry No. 4510 dated 07/07/1999 it is recorded that by Sale Deed dated 17/06/1999, registered in the Office of Sub-Registrar Mulshi at Sr. No. 2243/1999, Nathu Maruti Vazarkar for self and as karta of his HUF sold land admeasuring 4 Hectors 63 ares, i.e. $\frac{1}{2}$ share (8 ana share) out of Survey No. 288 Hissa No. 1 admeasuring 09 Hectors 26 ares to Mr. Pradeep Bansali Raisoni and accordingly his name was mutated in 7/12 Extract of Survey No. 288/4 for the said area.
16. Prior to the execution of the Sale Deed dated 17/06/1999, Nathu Maruti Vazarkar applied for permission to sell the land. By Order dated 08/06/1999 bearing No. 43/ek khidki/SR/6/9, the Sub Divisional Officer Maval granted permission under section 43 B Rule 25 of BTAL Act, subject to the condition that the land be used for Agriculture purpose only and sum of Rs. 92.40 paise i.e. 40 times the assessment be deposited in the Government Treasury and other conditions. It was further stated in the said Order on compliance of all the conditions, the entry of New Terms be deleted in respect of area which is being purchased, which was admeasuring 33.9 Ares at Gat No. 288/4.

17. In Mutation Entry No. 4639 dated 19/04/2000 it is seen that Rama Tukaram Vazarkar expired on 10/6/01980 and the names of his legal heirs namely son Dnyanoba, Rama Vazarkar and three married daughters Mrs. Parvatibai Wamanrao Walke, Mrs. Suman Pandurang Salunkhe and Mrs. Mathubai Mahadeo Medane were recorded on the 7/12 extract of Survey No. 288 Hissa No. 2.
18. In Mutation Entry No. 4693 dated 01/08/2000 it is recorded that by Sale Deed dated 13/4/2000, registered on 21/7/2000 in the Office of Sub-Registrar Mulshi at Sr. No. 1701/2000, Dyanoba Rama Vazarkar for self and as Karta of his HUF and others sold land bearing survey No. 288/2 admeasuring 25 Ares to Mr. Pradeep Bansali Raisonni and accordingly his name was mutated.
19. In Mutation Entry No. 4694 dated 01/08/2000 it is recorded that by Sale Deed dated 13/4/2000 registered in the Office of Sub Registrar at Mulshi at Sr. No. 1702/2000, on 21/07/2000, Pradeep Bansali Raisonni purchased land admeasuring 43.5 Ares at Survey No. 288/3 from (1) Kundalik Dagadu Vazarkar, (2) Bajirao Kundalik Vazarkar for self and as Guardian of Tanaji, Anita, (3) Meenabai Bajirao Vazarkar, (4) Shivaji Bajirao Vazarkar (5) Sahebrao Pundalik Vazarkar for self and as Guardian of Reshma, (6) Sugandha Sahebrao Vazarkar, (7) Rahul Shaebrao Vazarkar, (8) Arjun Kundalik Vazarkar, (9) Shobha Arjun Vazarkar, (10) Nana Kundalik Vazarkar for self and as Guardian of Rupali, Dyaneshwar, Deepali, (11) Meenabai Nana Vazarkar, (12) Vilas Kundalik Vazarkar for self and as Guardian of Vikram, Santoshi, (13) Taibai Vilas Vazarkar, (14) Shakuntala Vazarkar for self and as Guardian of Pandurang, (15) Bajrang Maruti Vazarkar, (16) Vithabai Dattu Kedari, (17) Janabai Sakharam Jambhulkar (18) Shobha Eknath Malpote, (19) Sindhubai Popat Matere, (20) Lakshmibai soma Jambhulkar, (21) Rangubai Dinkar Matere, (22) Dyanoba Rama Vazarkar, (23) Suman Dyanoba Vazarkar, (24) Dashrath Dyanoba Vazarkar, (25) Saguna Pandurang Salunkhe, (26) Parvatibai vamanrao Walke, (27) Mathubai Mahadev Medhne, (28) Omkar Gopal Vazarkar and accordingly the name of Pradeep Bansali Raisonni was mutated in the said 7/12 Extract of Survey No. 288/3 by the said Mutation Entry.

20. In Mutation Entry Nos. 4777 dated 19/01/2001 and Mutation Entry No. 4948 dated 17/08/2001 and Mutation Entry No. 4942 dated 17/08/2001 it is recorded that on Application of Pradeep Bansali Raisonni the encumbrances against Survey No. 288/3 and 288/1 are deleted.
21. In Mutation Entry No. 4780 dated 20/01/2001, it is recorded that by virtue of the Order of Tahsildar Mulshi bearing No. 28/2001 dated 18/01/2001 Hissa Nos. 1 to 4 of survey No. 288 were amalgamated and were merged together forming Survey No. 288 admeasuring 10 Hectors 28.4 Ares and the effect thereof was given to the 7/12 Extract.
22. In Mutation Entry No. 4976 dated 23/11/2001, it is recorded that Shri Pradeep Bansali Raisonni mortgaged his land at Survey No. 288 Hissa No. 1 to 4 that is New Survey No. 288 to The Vishveshwar Sahakari Bank Limited and took a Loan of Rs. 65,00,000/-. Hence the encumbrance of the said Bank was mutated in Other Rights Column of New Survey No.288.
23. In Mutation Entry No. 5026 dated 07/03/2002 it is recorded that Raisonni Pradeep Bansali along with other Raisonis gave consent for Easementary Rights to Technology Controls India Pvt. Ltd. In respect of area admeasuring 10.28.4 Ares from Survey No. 288 along with other areas from other Survey nos.
24. In Mutation Entry No. 5049 dated 22/05/2002 it is recorded that Raisonni Pradeep Bansali granted Easementary Rights for the road adjacent to Survey No. 288, to Advances (India) Pvt. Ltd, Balwani by executing Easementary Agreement dated 02/04/2002.
25. In Mutation Entry No. 5088 dated 06/07/2002 it is recorded that Pradeep Bansali Raisonni with M/s Pooja Developers and others as Consenting Party, sold land admeasuring 3 Hectors 90 Ares from total land admeasuring 10 Hectors 28.4 Ares at Survey No. 288 to Jayant Hiralal Shah by Sale Deed dated 07/06/2002 registered in the Office of Sub Registrar at Sr. No. 3191/2002.
26. In Mutation Entry No. 5089 dated 06/07/2002 it is recorded that Pradeep Bansilal Raisonni with M/s Pooja Developers and others as Consenting Party, sold land admeasuring 3 Hectors 90 Ares from total land admeasuring 10

Hectors 28.4 Ares at Survey No. 288 to Jayant Hiralal Shah by Sale Deed dated 074/06/2002 registered in the Office of Sub Registrar at Sr. No. 3192/2002.

27. In Mutation Entry No. 5090 dated 06/07/2002 it is recorded that Pradeep Bansilal Raisonni with M/s Pooja Developers and others as Consenting Party, sold land admeasuring 1 Hectore 95 Ares at Survey No. 288 to Shri Hiralal Dayabhai Shah by Sale Deed dated 10/06/2002 registered in the Office of Sub Registrar at Sr. No. 3193/2002.
28. In Mutation entry No. 5344 dated 29/11/2003, it is recorded that the Lay-out in respect of the land bearing survey No. 284, Hissa Nos. 1, 2A, 2B and Survey No. 288 totally admeasuring 2,28,410 sq mtrs was approved by Assistant Director town Planning by its Letter bearing no. NABP/Layout/284/1,2,2A, 4+286/1,3 +287/1,2A,2B+288 Man/Mulshi/ SAP/1598 and accordingly Sub-Divisional Officer passed Order dated 02/12/2002 bearing No. NA/KaVi/43.2002 sanctioning the said Lay out and giving Non Agricultural permission. Effect of the above order was given on the 7/12 Extract vide By virtue of the said Lay-out the land purchased by said Mr. Rajesh Hiralal Shah was given Plot No. 3 admeasuring 3 Hectors 90 Ares.
29. Shri Pradeep Bansilal Raisonni along with adjoining Owners of land bearing Survey Nos. 284/1+2+2A+4, 286/1+3, 287/2A+3B of Village Maan prepared a layout of the lands dividing the land into Plots of various sizes, open spaces and roads. The said Layout was sanctioned by the Sub Divisional Officer Maval by Order dated 20/12/2002 bearing No. NA/KaVi/43/2002.
30. In Mutation Entry No. 5344 dated 29/11/2003, it is recorded that in pursuance of the Order passed by the Taluka Inspector of Land Records bearing No. Maan/2003/380/03 and the Order of Tahsildar Mulshi bearing No. HaNo/WaShi/2407/03 dated 14/11/2003, the effect of the Sanctioned Layout was given in the Survey Record of the Survey Nos. 284/1+2+2A+4, 286/1+3, 287/2A+3B and 288 of Village Maan and the Sub Division Demarcation Plan was prepared by the Taluka Inspector Land Records by carrying out Sub Division Survey (Phalni) vide No. 380/2003 dated 13/11/2003. Accordingly the Order was passed by Tahsildar Mulshi on 14/11/2003 bearing No. HaNo/WaShi /2407/03 dated 14/11/2003, to give

effect to the said Phalni in Revenue Record. As per the said Demarcation Survey no. 288 was Subdivided into Plots No. 1 to 3. The Plot of land purchased by Rajesh Hiralal Shah was numbered as Plot No. 3 admeasuring 39000 sq.mtrs and separate 7/12 Extract was prepared in respect of the said Plot No.3.

31. In Mutation Entry No. 5414 dated 04/06/2004 it is recorded that Rajesh Hiralal Shah and Hiralal Dayabhai Shah, sold land admeasuring 1468 sq.mtrs out of Plot No. 2 and 10,672 sq.mtrs from Plot No.3 both Plots being out of Survey No. 288 to Ajay Vasant Pitre by Sale Deed dated 26/05/2004, registered in the Office of Mulshi (Paud) at Sr. No. 2852/2004.
32. After sale of area admeasuring 10672 sq.mtrs from Plot No. 3 Survey No. 288 to Ajay Pitre, the Owner of Plot No. 3 namely Shri Rajesh Hiralal Shah prepared a Private Layout of the remaining area on the Northern side of Plot No. namely Shri Rajesh Hiralal Shah prepared a Private Layout of the remaining area on the Northern of Plot No. 3 admeasuring 28328 sq.mtrs, into three sub Plots and internal road as follows
 - a) Plot No. 3A admeasuring 7117.75 sq.mtrs
 - b) Plot No. 3B Admeasuring 8064.31 sq.mtrs
 - c) Plot No. 3C admeasuring 13023.88 sq.mtrs
 - d) Internal Road admeasuring 122.06 sq.mtrs
33. By Deed of Conveyance dated 11/06/2004, registered in the Office of Mulashi (Paud) at Sr. No. 3267/2004, Mr. Rajesh Hiralal Shah sold part of Plot No. 3 admeasuring 8064.31 sq.mtrs (bearing Plot No. 3B as per Private Layout) from total land admeasuring 39,000 sq mtrs bearing Plot No. 3a to Mr. Sameer Prakash Nagrani and his name was mutated for that area in the 7/12 Extract of Plot No. 3 Survey No. 288, vide Mutation Entry No. 5453 dated 17/07/2004.
34. By Deed of Conveyance dated 11/06/2004, registered in the Office of Mulshi (Paud) at sr. No. 3262/2004, Mr. Rajesh Hiralal Shah sold land admeasuring 7117.25 sq.mtrs (bearing Plot No. 3A as per the Private Layout) from total land admeasuring 39,000 sq mtrs to Mr. Monish Prakash Nagrani and his

- name was mutated for that area in the 7/12 Extract of Plot No. 3 Survey No. 288, vide Mutation Entry No. 5455 dated 17/07/2004.
35. By Sale Deed dated 11/06/2004, registered in the Office of Mulashi (Paud) at Sr. No. 3261/2004, Mr. Rajesh Hiralal Shah sold part of Plot No. 3 admeasuring 13,028.88 sq mtrs (bearing Plot No. 3C as per the Private Layout) to Mr. R. Sampathkumar and his name was mutated for that area vide Mutation Entry No. 5454 dated 17/07/2004.
36. By Sale Deed dated 01/12/2011, registered in the Office of Mulashi-2 at Sr. No. 5686/2011 Mr. R. Sampathkumar sold the part of Plot No. 3 admeasuring 13,023.88 sq mtrs (bearing Plot No. 3C as per the Private Layout) to Mr. Vinit Krishnakumar Goyal, Mr. Rajendra Kishorilal Goyal and Mr. Nitin Surendra Agarwal and their names were mutated for that area vide Mutation entry No. 6446 dated 12/12/2011.
37. As per the Gazette dated 26th June 2000 of Urban Land Department Mantralaya Mumbai, the land at Survey No. 288 Village Maan was included in Industrial Zone.
38. By agreement dated 20/11/2014 registered in the Office of Sub Registrar at Mulashi 2 at Sr. No. 9346/2014, Mr. Sameer Prakash Nagrani granted permanent Easementary Rights of Road passing through his Plot No 3B to the Plot Owners of Plot No. 3C and the said Road is 12 mtrs wide and runs from South to North and is on the Eastern side of Plot No. 3B.
39. The Public Notice was published in Daily Prabhat on 16th April 2015 by the Advocate for Shri Sant Nagebaba Multistate Co-Operative Urban Credit Society Limited to verify the title of the Owners of the Schedule Property and have not received any objections thereof.
40. By Agreement dated 15/05/2015 registered in the Office of Sub Registrar at Mulshi 2 at Sr. No. 4346/2015, Mr. Vinit Krishnakumar Goyal, Mr. Rajendra Kishorilal Goyal and Mr. Nitin Surendra Agarwal agreed to sell the said Plot No. 3C to Bhagya Laxmi Rolling Mills PvtLtd or their Nominee for consideration of rs. 12,00,00,000/- and Bhagya Laxmi Rolling mills Pvt Ltd paid the entire consideration to Mr. Vinit Krishnakumar Goyal and others.

41. By Agreement to sell dated 19/10/2015 registered in the Office of Sub Registrar at Mulshi 2 at sr. no. 8592/2015, on 27/10/2015, Mr. Vinit Krishnakumar Goyal, Mr. Rajendra kishorilala Goyal and Mr. Nitin Surendra Agarwal with consent of Bhagya Laxmi Rolling Mills Pvt. Ltd., agreed to sell the said Plot No. 3C i.e. Schedule Property to Shri Sant Nagebaba Multistate Co-operative Urban credit Society Limited, a Multistate Co-operative Society, registered under Multistate Co-operative Societies Act 2002, having Registration No. MSCS/CR/314/2009, having its registered office at Mark Square, near Big Bazar, nagar Manmad road, Ahmednagar through its Authorised Signatory, Mr. Amit Santoshkumar Firodiya.
42. By Power of Attorney dated 19th October 2015 registered in the office of Sub Registrar at Mulashi 2 at Sr. no. 8593/2015, Mr. Vinit Krishnakumar Goyal, Mr. Rajendra Kishorilala Goyal and Mr. Nitin Surendra Agarwal, and Bhagya Laxmi Rolling Mills Pvt. Ltd, granted all powers in respect of the Schedule Property including power of execute and register Sale Deed of the Schedule Property in favour of Shri Sant Nagebaba Multistate Co-operative Urban Credit Society Limited.
43. Pune Metropolitan Regional Development Authority issued following Challan which have been paid
- a) Challan No. LWCS 1147 dated 15/02/2016 of Rs. 9,91,090/- (Nine Lakhs Ninety One Thousand and Nine only) and paid on 14/03/2016
 - b) Challan No. DEVF/766 dated 15/02/2016 of Rs. 26,99,120/- (Twenty Six Lakhs Ninety Nine Thousand One Hundred and Twenty only) as Development charges
 - c) Challan No. PRMF/373 dated 15/02/2016 for premium fees of Rs. 2,84,44,380/- (Two Crore Eighty Four Lakhs Forty Four Thousand Three Hundred and Eighty only) and paid on 14/03/2016
44. By Sale Deed dated 26/03/2016 registered in the office of Sub Registrar at Mulshi 2 at sr. No. 2844/2016, on 29/03/2016, Mr. Vinit Krishnakumar Goyal, Mr. Rajendra Kishorilal Goyal And Mr. Nitin Surendra Agarwal, with consent of Bhagya Laxmi Rolling Mills Pvt. Ltd, sold assigned and transferred said Plot

no. 3C i.e. Schedule Property to Shri Nagebaba Multistate Co-operative Urban Credit Society Limited.

45. It is learnt from the Authority Signatory of Shri Sant Nagebaba Multistate Co-operative Urban Credit Society Limited that they have neither mortgaged the Schedule Property nor credited any encumbrance or charge in any manner against the Schedule Property.

46. Shri Sant Nagebaba Multistate Co-operative Urban Credit Society Limited has given the said property for development to M/s Menlo Homes LLP represented through its partner Sachin Ashok Agarwal & Akash Prakash Chordiya by a registered Development Agreement and Power of attorney dated 15/03/2017 which is registered in the O/o Sub Registrar Mulshi Pune on Sr. No. 2747/2017 & 2748/2017 respectively. In this way M/s Menlo Homes LLP represented through its partner Sachin Ashok Agarwal & Akash Prakash Chordiya has obtained right to develop the said property.

4. Public Notice:

I have not published a public Notice in the any daily News paper. But Public Notice was published in Daily Prabhat on 16th April 2015 by the Advocate for Shri Sant Nagebaba Multistate Co-Operative Urban Credit Society Limited to verify the title of the Owners of the Schedule Property and have not received any objections thereof.

5. Availability of Record:

My Assistant Advocate Pooja Gaikwad had carried search in the respective and concerned O/o Sub Registrar Mulshi Pune for last 30 years, i.e. for 1988 to 2017 (both inclusive) from index II registers which were made available to her by the respective and concerned O/o Sub Registrar Haveli, Pune. She found entries which have already mentioned in above described history in respect of said property. Except the above-mentioned transactions she reported that she have not come across any other transaction with respect to the captioned property.

6. Conclusion and report

1) I have not found any document regarding any encumbrances, mortgage or any other transaction regarding the said property.

2) From above discussion & perusal of document & on the strength of search, I am of opinion that the property described in clause No. 2 above is free from encumbrances and is clean clear and marketable and presently owned and possessed by Shri Sant Nagebaba Multistate Co-operative Urban Credit Society Limited and M/s Menlo Homes LLP represented through its partner Sachin Ashok Agarwal & Akash Prakash Chordiya has obtained right to develop the said property.

3) Further, this report is issued only for Plot No 3C in Survey No. 288 situated at Village – Mann, Taluka –Mulshi and Dist – Pune and this report does not deal with the entire said Survey number.

5) This search report is subject to the available Index II records presented to me during the course of search at the office of the Sub – Registrar, Mulshi. This search report is till 16th June 2017.

Pune

Date: 16/06/2017



Advocate

Disclaimer: The contents of this report are the facts respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct, consequential, incidental or punitive loss, damage or expense. The report/ opinion is for use of the person to whom it is addressed and is not for the use of any other person.