



CHALLAN
MTR Form Number-6



GRN MH0055254872019/01F		BARCODE 11 1000 11 100000 1000 1000 1000 1000 11 1000		Date 27/08/2019 11:53:44		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable) A/QPJ3039M			
Office Name HVL1_PAVELI NO1 SUB REGISTRAR				Full Name Adv Sudhir Maruti Jagtap			
Location PUNE							
Year 2019-2020 One Time				Flat/Block No. Ravel			
Account Head Details-			Amount In Rs.		Premises/Building		
0000072201 SEARCH FEE			750.00		Road/Street Survey No 78		
					Area/Locality Pune		
					Town/City/District		
					PIN 4 1 2 1 0 1		
				Remarks (If Any)			
				Dist- Pune Village-Ravel Survey No. 78 Search 1990 to 2019- 30 years			
Total				Amount In Seven Hundred Fifty Rupees Only			
				Words			
Payment Details CENTRAL BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
				02810572010082767823		42436347	
Cheque/DD No.				Bank Date RBI Date		27/08/2019 11:53:55	
Name of Bank				Bank-Branch		CENTRAL BANK OF INDIA	
Name of Branch				Scrub No. , Date		Not Verified with Scrub	

Department ID

Mobile No. : 9226731132

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

नोंद. दिलेल्या प्रकारासाठीच याचलाना वैधता आहे. इतर कोणत्याही कारणांसाठी किंवा नोंदणीत न झालेल्या दस्तऐवजासाठी याचलाना वैधता नाही.





SUDHIR M. JAGTAP

B.S.L.L.B.(Spl.)

(ADVOCATE)

Office: Rakshit Apartment, Plot No.12, Flat No.8, 98/2, Guruvihar, Pune-Nashik Highway, Bhosari, Pune-411039, Mob: 9226731132

DATE: 31/08/2019

SEARCH AND TITLE REPORT

I. NAME OF THE QUERIST:

This search report is forwarded to:

M/s. Pharande Promoters and Builders

A Registered Partnership Firm

Having Registered Office at:

Tarangan, 98/2, Guruvihar,

Pune Nashik Road, Bhosari Pune 411039

Partner: Shri. Anil Jayram Pharande

II. DESCRIPTION OF THE PROPERTY/PLOTS:

1. All that piece and parcel of property/contiguous plot of land area admeasuring **00 H :** **95.42 R i.e. 9542.00 sq.mtrs.** out of area admeasuring 01H: 31.3820R i.e. 13138.30sq.mtrs. out of area admeasuring 05H: 43R out of **Survey No.78** admeasuring 10H : 86R and area admeasuring **263.00 sq.mtrs.** out of area admeasuring 00H: 04.4493R i.e. 444.93 sq.mtrs. out of area admeasuring 02 H: 89R out of **Survey No.86/2** admeasuring 03 H: 29R **total area admeasuring 00 H: 98.05R i.e. 9805 sq.mtrs.** situated at Village Ravet within the Registration District Pune, Taluka - Haveli and within the limits of Pimpri-Chinchwad Municipal Corporation and bounded as under:

On or towards East: By remaining Part of Survey No.78 & Survey
No.86/1 & 3

On or towards South: By 18 mtrs. wide D. P. Road out of Survey
No.86/2 & partly by Survey No.87

On or towards West: By remaining part of Survey No.78 & Survey
No.86/2

On or towards North: By 24 mtrs. wide D. P. Road out of Survey No.78



2. All that piece and parcel of property/contiguous plot of land area admeasuring **00 H: 35.9630R i.e. 3596.30 sq.mtrs.** out of area admeasuring 01H : 31.3830R i.e. 13138.30 sq.mtrs. out of area admeasuring 05H : 43R out of **Survey No.78** admeasuring 10H : 86R and area admeasuring **181.93 sq.mtrs.** out of area admeasuring 00H : 04.4493R i.e. 444.93 sq.mtrs. out of area admeasuring 02 H: 89R out of **Survey No.86/2** admeasuring 03 H: 29 R **total area admeasuring 00 H: 37.7823R i.e. 3778.23 sq.mtrs.** situated at Village Ravet within the Registration District Pune, Taluka Haveli and within the limits of Pimpri-Chinchwad Municipal Corporation and bounded as under:

On or towards East: By remaining Part of Survey No.78 &

Survey No.86/2

On or towards South: By 18 mtrs. wide D. P. Road out of

Survey No.86/2 & partly by Survey No.85

On or towards West: By road

On or towards North: By 24 mtrs. wide D. P. Road out of Survey

No.78

Both the properties 1 & 2 above mentioned are hereinafter collectively referred to as
"Said Land"

III. DOCUMENTS EXAMINED AND RELIED UPON:

- Copies of the relevant VII-XII extract of the Land bearing SR No.78 and 86/2 of village Ravet, Pune, and relevant Mutation Entries.
- Copy of Sale Deed dated 23/12/1997 between Mr. Sohail Hussainali Somji, and Mr. Sudhir Shankar Bhondwe having registration no. No.10887/1997 registered at Sub-Registrar Haveli No. 5, Pune.
- Copy of Sale Deed dated 23/12/1997, between Mr. Hussainali Noormohammad Somji and Mr. Sudhir Shankar Bhondwe, having registration No. 10889/1997 registered at Sub-Registrar Haveli No. 5, Pune.



- d) Copy of Sale deed dated 23/12/1997 between Hemant Narottam Chouhan and Sudhir Shankar Bhondawe having registration no 10890/1997 registered at Sub-Registrar Haveli No. 5, Pune.
- e) Copy of Sale Deed dated 22/12/1997 between Mr. Anis Ramzanali Somji and Mr. Sudhir Shankar Bhondawe having registration no 10891/1997 registered at Sub-Registrar Haveli No. 5, Pune.
- f) Copy of Sale Deed dated 23/12/1997 between Mr. Hussainali Somji and Mr. Sudhir Shankar Bhondawe having registration no 10893/1997 registered at Sub-Registrar Haveli No. 5, Pune.
- g) Copy of Development agreement dated 15/05/2001 between Mr. Sohail Hussainali Somji and Mr. Hemant Narottam Chauhan, which is registered on 05/09/2001 at Sub-registrar Haveli No. 5, Pune having registration no.8474/2001.
- h) Copy of Development agreement dated 15/05/2001 between 1) Mr. Nooruddin Alimohammad Somji, 2) Mr. Saddruddin Hissain Somji, and 1) Mr. Jayant Damodar Sote, and 2) Mr. Janardhan Eknath Bodke which is registered on 05/09/2001 at Sub-Registrar Haveli 5, Pune at Sr. No.8476/2001.
- i) Copy of Articles of agreement dated 19/07/2005, by which M/Ashirwad Properties, which is registered in the office of the Sub-Registrar Haveli No. 14 Pune on 22/07/2005 at Sr. No. 4972/2005;
- j) Copy of irrevocable Power Of attorney dated 19/07/2005, which is registered in the office of the Sub-Registrar, Haveli No. 14 Pune on 22/07/2005 at Sr. No. 4973/2005;
- k) Copy of Deed of Association of persons, dated 13/10/2005, between the Partners of M/s. Ashirwad Properties, a partnership firm, which deed is registered in the office of the Sub-Registrar, Haveli No. 14 Pune having registration No. 6958/2005.
- l) Copy of irrevocable Power of Attorney dated 19/07/2005, which is registered in the office of Sub-Registrar, Haveli, No. 14 Pune on 13/10/2005 at Sr. No.6959/2005;
- m) Copy of Development Agreement dated 18/04/2006, between Mr. Ramesh Sitaram Bhondwe and others and 1) Raju Shankar Jadhav, 2) Mr. Sameer Saeedahmed Khan which is registered in the office of the Sub-Registrar, Haveli No. 10 Pune at Sr. No. 2996/2006 ;
- n) Copy of Irrevocable Power of Attorney dated 18/04/2006, by which Mr. Ramesh Sitaram Bhondwe and others appointed Mr. Sameer Saeedahmed Khan which is



registered in the office of the Sub Registrar, Haveli No. 10 Pune at Sr. No. 2997/2006;

- o) Copy of Development Agreement dated 24/04/2006, which is registered in the office of the Sub-Registrar, Haveli, No. 3, Pune at Sr. No. 3451/2006;
- p) Copy of Irrevocable Power of Attorney dated 24/04/2006, of Mr. Sameer Saecdahmed Khan, registered in the office of the Sub-Registrar, Haveli, No. 5, Pune at Sr. No. 3452/2006;
- q) Copy of deed of cancellation dated 27/04/2006, executed between M/s. Kumar Company, and M/s. Ashirwad Properties which is registered in the office of the Sub-Registrar, Haveli No. 11 Pune at Sr. No. 3215/2006;
- r) Copy of Development Agreement dated 28/04/2006, between 1) Mr. Parvez Gaus Khanand and others and M/s. Firm Foundation Realtors, which is registered in the office of the Sub-Registrar, Haveli, No. 17 Pune on 09/05/2006 at Sr. No. 3422/2006;
- s) Copy of Irrevocable Power Of Attorney dated 26/04/2006, dated 28/04/2006, by 1) Mr. Parvez Gaus Khan, 2) Mr. Arif Ebrahim Shaikh, for sell and as the partners of M/s. Ashirwad Properties and others which is duly registered in the office of the Sub-Registrar, Haveli, No. 17 Pune on 09/05/2006 at Sr. No. 3423/2006;
- t) Copy of Development Agreement dated 29/1/2007, between 1) Mrs. Sunita Krishnarao Shewale, 2) Mrs. Mangala Rajaram More and M/s. Firm Foundation Realtors which is duly registered in the Office of the Sub-Registrar, Haveli, No. 14 Pune on 5/6/2007 at Sr. No. 1554/2007;
- u) Copy of Irrevocable Power of Attorney dated 29/1/2007 by 1) Mrs. Sunita Krishnarao Shewale, and 2) Mrs. Mangala Rajaram More, which is registered in Sub-Registrar, Haveli, No. 14 Pune on 5/6/2007 at Sr. No. 1555/2007;
- v) Copy of Sale Deed dated 6/5/2008 between Mr. Jayant Damodar Sele, and 6 others and M/s. Firm Foundation Realtors, which is registered in the Office of the Sub-Registrar, Haveli, No. 17 Pune on 12/6/2008 at Sr. No. 4573/2008;
- w) Copy of Sale Deed dated 6/5/2008 between Mr. Ramesh Sitaram Bhondwe and 16 others and M/s. Firm Foundation Realtors, which is duly registered in the Office of the Sub-Registrar, Haveli, No. 17 Pune on 06/5/2008 at Sr. No. 4575/2008;
- x) Copy of Sale Deed dated 12/8/2008, between 1) Mrs. Sunita Krishnarao Shewale, 2) Mrs. Mangala Rajaram More and M/s. Firm Foundation Realtors, which is duly



registered in the Office of the Sub-Registrar, Haveli, No. 17 Pune on 20/8/2008 at Sr. No. 8668/2008;

- y) Copy of Correction Deed dated 20/8/2008, which is registered in the Office of the Sub-Registrar Haveli No. 17, Pune on 20/8/2008 at Sr. No. 8665/2008.
- z) Copy of development agreement between Firm Foundation Realtors and Phurande Promoters and Builders dated 13/08/2019, Doc No. 12646/2019 registered at Haveli No. 18 Pune,
- aa) Copy of Power of attorney dated 13/08/2019, Doc No. 12647/2019 registered at Haveli No. 18 Pune
- bb) Copy of development agreement between Firm Foundation Realtors and Phurande Promoters and Builders dated 13/08/2019, Doc No. 12648/2019 registered at Haveli No. 18 Pune
- cc) Copy of Power of attorney dated 13/08/2019, Doc No. 12649/2019 registered at Haveli No. 18 Pune
- dd) Copy of Non-Agricultural Order for change of user of the said land admeasuring about 83,200 sq. mtrs. Passed by the Collector, Pune, under its Order No. पमह/एनए/एसआर/756/09, dated 18/2/2010.
- ee) Copy of Zone Certificate dated 6/6/2019 of Survey no. 86 Village Ravet.
- ff) Copy Zone Certificate dated 6/6/2019 of Survey no. 78 Village Ravet.
- gg) Copy of Environmental Clearance order dated 15/10/2011 No. /SEAC-2010/CR-887/TC-2 and copy of revalidation order dated 19/12/2018 No. SEIAA-2018/CR-159 SEIAA.
- hh) Copy of Commencement Certificate No. BP/RAVET/13/2009, dated 16/11/2009, issued by the Pimpri-Chinchwad Municipal Corporation.
- ii) Copy of Revised Commencement Certificate No. BP/RAVET/57/2019 dated 03/05/2019.
- jj) Copy of Revised Commencement Certificate No. BP/RAVET/102/2019, dated 30/07/2019, issued by the Pimpri-Chinchwad Municipal Corporation.
- kk) Mortgage Deed dated 2/2/2018 having registration no. 1652/2018 Haveli-25

III. FACTS:

- I) As per Mutation Entry No. 296 it appears that Mr. Bala Virhu Bhondwe and Mr. Sawleram Virhu Bhondwe, purchased the land bearing S. No. 78 of Village Ravet,



Taluka Haveli, District Pune, from the then owner of the said land, Mr. Keshav Ramchandra Kulkarni, on 4/8/1930, and accordingly the names of Mr. Bala Vitthu Bhondwe, and 2) Mr. Sawleram Vitthu Bhondwe were recorded as the owners of the Survey No.78 admeasuring area 26Acre 33Guthe in the 7/12 extract.

- 2) As per Mutation Entry No. 357 it appears that name of Sawla Vitthu Bhondawe mutated to Survey No. 86/2 for area admeasuring 8Acre 5 Guthe as per Falmi Bara dated 15/9/34.
- 3) Mutation Entry bearing No. 515 it appears that said Mr. Sawlaram Vitthu Bhondwe, died and name of Mr. Shivram Sawla Bhondwe (HUF), was duly recorded as the owner in the revenue records Survey No.78.
- 4) As per Mutation entry bearing No. 857 it appears that Mr. Bala Vitthal Bhondwe died on 12/8/1953 leaving behind him his grandsons as legal heirs 1) Mr Dayanoba Damu Bhondwe, 2) Mr. Nivrutti Damu Bhondwe, as minors through their mother and minor guardian, Smt Chandrabai Damu Bhondwe and the names of the said heirs were duly recorded in the 7/12 extract of Survey No.78 to the extent of the share of the said Late Mr.Bala Vitthal Bhondwe.
- 5) As per Mutation entry bearing No 1373 Mr. Shankar Sawleram Bhondwe, i.e. one of the heirs of late Mr Sawleram Vitthu Bhondwe, applied to Revenue Authorities for the inclusion of the names of his brothers and the remaining co-owners of the said land and accordingly the names of 1) Mr. Shankar Sawlaram Bhondwe, 2) Mr. Shivram Sawlaram Bhondwe, 3) Mr. Sitaram Sawlaram Bhondwe, were duly recorded as the owners in the revenue records of Survey No. 78 and Survey No. 86/2.
- 6) As per Mutation entry bearing No 2142 it appears that Mr Shivram Sawlaram Bhondwe, died on 14/8/1982 at Pune leaving behind him, his widow Smt. Girijabai Shivram Bhondwe, and accordingly the name of the said legal heir of the said deceased was duly recorded as the owner in the revenue records Survey No. 78 and Survey No. 86/2.



- 7) As per Mutation entry bearing No. 1993 it appears that Mr. Sitaram Sawlaram Bhondwe, died on 3/11/1983 at Pune leaving behind him, his son Mr. Ramesh Sitaram Bhondwe and wife Smt. Janakbai Sitaram Bhondwe, and accordingly the names of the said legal heirs of the said deceased were duly recorded as the owners in the revenue records Survey No. 78 and Survey No. 86/2.
- 8) As per Mutation Entry bearing No. 2810, it appears that as per the application of Mr. Sudhir Shankar Bhondwe, and as per the registered will and death certificates of Mr. Shivram Sawlaram Bhondwe, and Mrs. Girjabai Shivram Bhondwe, the name of the said Mr. Sudhir Shankar Bhondwe, duly recorded as the owner in the revenue records Survey No. 78 and Survey No. 86/2. Copy of Will not made available by querist for perusal.
- 9) As per mutation Entry No. 2677 it appears that Shankarrao Sawlaram Bhondawe died on 6/5/91 and name of his legal heirs son 1. Sharad Sahakar Bhondawe, Sudhir Shankarrao Bhondawe, Sanjay Sahakarao Bhondawe and daughters 1. Sumita Krishnarao Shewale, 2. Mangala Rajaram More mutated to the revenue records of Survey no. 86/2.
- 10) As per Mutation entry bearing No. 2877 it appears that Mr. Shankar Sawlaram Bhondwe, died on 6/5/1991 at Pune leaving behind him his legal heirs 1) Mr. Sharad Shankar Bhondwe, 2) Mr. Sudhir Shankar Bhondwe, 3) Mr. Sanjay Shankar Bhondwe, and Two married daughters namely 1) Mrs. Sumita Krishnarao Shewale, and 2) Mrs. Mangal Rajaram More, and the names of the said legal heirs are duly recorded as the owners by in the records of the Survey No. 78 and 86/2.
- 11) Mrs. Chandrabhaga Damu Bhondwe, i.e. one of the legal heirs of late Mr. Bala Vitthal Bhondwe, died on 25/1/2006 leaving behind her two sons and two daughters as legal heirs namely 1) Mr. Dnyanoba Damu Bhondwe, 2) Mr. Nivrutti Damu Bhondwe, 3), and Two married daughters namely 1) Mrs. Yamuna (Rukmini) Shiwaji Kashid, and 2) Mrs. Dwarkabai Shriram Pawar, and the names of the said the owners duly recorded in the revenue records by Mutation entry bearing No. 6588, of the Survey no 78.



- 12) As per registered Sale Deed dated 23/12/1997 it appears that Mr. Sudhir Shankar Bhondwe sold land admeasuring about 00 Hectar 70 R to Mr. Sohail Hussainali Somji out of his share admeasuring about 02 Hectar 35.30 R out of S.No 78, and for which Mr. Hussain Nurmohammad Somji and Mrs Smita Sudhir Bhondwe, had joined as the Consenting Party, which deed is registered in the office of Sub-Registrar Haveli No. 5, Pune, at Sr. No 10887/1997, and accordingly the name of Mr. Sohail Hussainali Somji recorded as the owner by Mutation entry bearing No. 4064 to the said portion of land from S. No. 78.
- 13) As per registered Sale Deed dated 23/12/1997 it appears that Mr. Sudhir Shankar Bhondwe sold land admeasuring about 00 Hectar 60R to Mr. Hussain Nurmohammad Somji out of his share admeasuring about 02 Hectar 35.30 R out of S.No 78, and for which Mr. Hussain Nurmohammad Somji, and Mrs Smita Sudhir Bhondwe, had joined as the Consenting Party, which deed is registered in the office of Sub-Registrar Haveli No. 5, Pune, at Sr. No 10889/1997, and accordingly the name of Mr. Hussain Nurmohammad Somji recorded as the owner by Mutation entry bearing No. 4070 to the said portion of land from S. No. 78.
- 14) As per registered Sale Deed dated 23/12/1997 it appears that Mr. Sudhir Shankar Bhondwe sold land admeasuring about 00 Hectar 35.30R to Mr. Anis Ramzanali Somji out of his share admeasuring about 02 Hectar 35.30 R out of S.No 78, and for which Mr. Hussain Nurmohammad Somji and Mrs Smita Sudhir Bhondwe, had joined as the Consenting Party, which deed is registered in the office of Sub-Registrar Haveli No. 5, Pune, at Sr. No 10891/1997, and accordingly the name of Mr. Anis Ramzanali Somji recorded as the owner by Mutation entry bearing No. 4067 to the said portion of land from S. No. 78.
- 15) As per registered Sale Deed dated 23/12/1997 it appears that Mr. Sudhir Shankar Bhondwe sold land admeasuring about 00 Hectar 70R to Sudruddin Hussainali Somji out of his share admeasuring about 02 Hectar 35.30 R out of S.No 78, and for which Mr. Hussain Nurmohammad Somji, and Mrs Smita Sudhir Bhondwe had joined as



the Consenting Party, which deed is registered in the office of Sub-Registrar Haveli No. 5, Pune at Sr. No 10893/1997, and accordingly the name of Sadruddin Husainali Sonji recorded as the owner by Mutation entry bearing No. 4065 to the said portion of land from S. No. 78.

- 16) As per registered Sale Deed dated 23/12/1997 between Hemant Narottam Chouhan and Sudhir Shankar Bhondawe having registration no 10890/1997 registered at Sub-Registrar Haveli No. 5, Pune it appears that Mr. Hemant Narottam Chauhan purchased land admeasuring 00 H : 40R out of Survey no. 86/2 from Mr. Sudhir Shankar Bhondawe out of his share admeasuring about 01 Hectar 42.8 R out of S.No. 86/2 for which Mr. Hussain Nurmohammad Sonji, and Mrs Smita Sudhir Bhondwe had joined as the Consenting Party and accordingly the name of Hemant Narottam Chouhan recorded as the owner by Mutation entry bearing No. 4068 to the said portion of land from S. No. 86/2.
- 17) As per registered Sale Deed dated 23/12/1997 between Jayant Damodar Sole and Sudhir Shankar Bhondawe having registration no 10892/1997 registered at Sub-Registrar Haveli No. 5, Pune it appears that Mr. Jayant Damodar Sole purchased land admeasuring 00 H : 40R out of Survey no. 86/2 from Mr. Sudhir Shankar Bhondawe out of his share admeasuring about 01 Hectar 42.8 R out of S.No. 86/2 for which Mr. Hussain Nurmohammad Sonji, and Mrs Smita Sudhir Bhondwe had joined as the Consenting Party and accordingly the name of Jayant Damodar Sole recorded as the owner by Mutation entry bearing No. 4066 to the said portion of land from S. No. 86/2.
- 18) As per registered Sale Deed dated 23/12/1997 between Mr. Jamaradhan Enknath Bodake and Sudhir Shankar Bhondawe having registration no 10888/1997 registered at Sub-Registrar Haveli No. 5, Pune it appears that Mr. Jayant Damodar Sole purchased land admeasuring 00H : 40.22R out of Survey no. 86/2 from Mr. Sudhir Shankar Bhondawe out of his share admeasuring about 01 Hectar 42.8 R out of S.No. 86/2 for which Mr. Hussain Nurmohammad Sonji, and Mrs Smita Sudhir Bhondwe had joined as the Consenting Party and accordingly the name of Jayant



- 19) Damodar Sole recorded as the owner by Mutation entry bearing No. 4069 to the said portion of land from S. No. 86/2.
- 20) By Development agreement dated 15/5/2001 Mr Sohail Hussainali Somji, had acquired development rights of area admeasuring about 00 H: 40R part out of S.No. 86/2, from its owner Mr. Hemant Narottam Chauvan, which agreement is duly registered on 5/9/2001 in the office of Sub- Registrar Haveli No. 5, Pune at Sr. No. 8474/2001.
- 21) By Development agreement dated 15/5/2001, 1) Mr. Nooruddin Alimohammad Somji, 2) Mr Saddruddin Hussain Somji had acquired development rights of area admeasuring about 00 Hecor 85.22R out of Sr. No. 86/2, from its the then owner 1) Mr. Jayant Damodar Sole, And 2) Mr. Janardan Eknath Bodke, to which Mr. Hastimal Kesurimal Mehta joined as consenting party, which agreement is duly registered on 5/9/2001 in the office of Sub-Registrar Haveli No. 5, Pune at Sr. No. 8476/2001.
- 22) That, 1) Mr. Sohail Hussain Somji, 2) Mr. Saddruddin Hussain Somji, 3) Mr. Hussain Noormohammad Somji, 4) Mr. Anis Ramzanali Somji, 5) Mr. Nooruddin Alimohammad Somji, i.e. the owners of the respective portions out of the total land S. No. 78 admeasuring about 02 H: 35.30R and out of the total land No. 86/2 admeasuring about 01H: 25.22R, totally admeasuring about 03H : 60.52R, have by an Articles of Agreement dated 19/7/2005, assigned development rights to and in favour of M/s. Ashirwad Properties, a registered partnership firm, through its authorized partners, 1) Mr. Parvez Gous Khan, and 2) Mr. Arif Ebrahim Shaikh, which Agreement is duly registered in the Office of the Sub-Registrar, Haveli, No. 14 Pune on 22/7/2005 at Sr. No. 4972/2005 and further 1) Mr. Sohail Hussain Somji, 2) Mr. Saddruddin Hussain Somji, 3) Mr. Hussain Noormohammad Somji, 4) Mr. Anis Ramzanali Somji, 5) Mr. Nooruddin Alimohammad Somji, and 6) Mr. Hemant N Chauvan, 7) Jayant D Sole and 9) Mr. Janardhan E Bodke, have executed an Irrevocable Power of Attorney dated 19/7/2005, in favor of the nominees of the said M/s. Ashirwad Properties, viz. 1) Mr. Parvez Gous Khan, and 2) Mr. Arif Ebrahim Shaikh,, which power of Attorney is duly registered in the Office of the Sub-Registrar, Haveli, No. 14 Pune on 22/7/2005 at Sr. No. 4973/2005.



- 23) A deed of Association of persons executed between the Partners of M/s. Ashirwad Properties and M/s Kumar Company with respect to the part of the Land admeasuring 02 11: 35.30 out of S.No. 78 and 0111: 25.22R out of S.No. 86/2 which deed is registered in the office of the Sub-Registrar, Haveli No. 14 Pune having registration No. 6958/2005 and irrevocable power of attorney which Attorney is duly registered in the Office of the Sub-Registrar, Haveli, No. 14 Pune on 13/10/2005 at Sr. No.6959/2005.
- 24) Copy of Deed of Cancellation dated 27/4/2006, executed by an between M/s. Ashirwad Properties, through its partner Mr. Parvez Gous Khan, and M/s. Kumar Company, a partnership firm through their duly constituted attorney Mr. Nitin Telara, of proposed "Kumar Ashirwad AOP," dated 13/10/2005 for the development of the land in respect of part of the land S.No. 78 and 86/2, mutually cancelled the said two documents i.e. the Deed of Association of Persons and the said general power of Attorney both dated 13/10/2005 as above mentioned. The M/s. Ashirwad Properties returned to the M/s. Kumar Company, an amount advanced by M/s. Kumar Company, to the said then proposed Kumar Ashirwad A.O.P, which Deed is duly registered in the Office of the Sub-Registrar, Haveli, No. 11 Pune on the same day at Sr. No. 3215/2006.
- 25) Mr. Ramesh Sitaram Bhondwe and other 15 have by registered Development Agreement dated 18/4/2006, assigned development rights to and in favor of 1) Mr. Raju Shankar Jadhav, 2) Mr. Sameer Saeedahmed Khan, in respect of their part of the land i.e. out of total land or S.No. 78 Area admeasuring about 10 Hectar 86 Ares their undivided share 05 Hectar 43 Ares out of that undivided share the subject matter of the development agreement is 03 Hectar 07.70 Ares and out of S.No. 86/2 total Area admeasuring about 03 Hectar 29 Ares out of that the subject matter of the development agreement is 01 Hectar 63.78 Ares, thus making total admeasuring about 04 Hectar 43.46 Ares which is excluding the share of Mrs. Sunita Shewale and Mrs. Mangal More. An admeasuring about 04 Hectar 43.46 Ares which Agreement is duly registered in the Office of the Sub-Registrar, Haveli, No. 10, Pune on the same day at Sr. No. 2996/2006, and further Mr. Ramesh Sitaram Bhondwe and other 15 have by registered Irrevocable Power of attorney dated 18/4/2006, given power, appointed Mr. Sameer Saeedahmed



Khan as their which Attorney is duly registered in the Office of the Sub-Registrar, Haveli, No.10, Pune on the same day at Sr. No. 2997/2006.

- 26) That 1) Mr. Raju Shankar Jadhav, 2) Mr. Sameer Saeedahmed Khan in their capacity of the developer, and Mr. Sameer Saeedahmed Khan as the power of attorney Holder of Mr. Ramesh Sitaram Bhondwe and other 15 of the property admeasuring about 04 Hecter 43.46 Acre, out of the land in S.No. 78 and S.No. 86/2, which property they have acquired as per the above mentioned Development Agreement and Irrevocable Power of Attorney both dated 24/4/2006, assigned development rights to and in favour of M/s. Firm Foundation Realtors, a partnership firm which Agreement is duly registered in the Office of the Sub-Registrar, Haveli, No. 5 Pune on the same day at Sr. No. 3451/2006, and have also executed an Irrevocable Power of Attorney dated 24/4/2006, in favour of the partners of M/s. Firm Foundation Realtors, 1) Mr. Moti Udhamaram Panjabi, and/or 2) Mr. Anil Jayram Pharande, as their/his attorney, which Attorney is duly registered in the Office of the Sub-Registrar, Haveli, No. 5 Pune on the same day at Sr. No. 3452/2006.
- 27) That 1) Mr. Parvez Gious Khan, 2) Mr. Arif Ibrahim Shaikh, in their several capacities i.e. individual, as the partners of M/s. Ashirwad Properties, and power of attorney holder of Mr. Jayant Damodar Sole and other six i.e. the land owners, assigned Development rights and necessary Power of attorney to that effect to the partners of M/s. Firm Foundation Realtors, 1) Mr. Moti Udhamaram Panjabi, and/or 2) Mr. Anil Jayram Pharande, as their/his attorney, both development agreement and Power of attorney dated 28/4/2006, in respect of land admeasuring about 03 Hecter and 60.52 Acres in respect of parts of the land S.No. 78 and 86/2, to and in favor of M/s. Firm Foundation Realtors, which Agreement and power of attorney is duly registered in the Office of the Sub-Registrar, Haveli, No. 17 Pune on 9/5/2006 at Sr. No. 3422/2006 and 3423/2006 respectively. In this way the said land owner M/s. Firm Foundation Realtors got development rights in respect of the said land i.e. 03 Hecter and 60.52 Acres in respect of parts of the land S.No. 78 and 86/2.
- 28) That 1) Mrs. Sunita Krishnurao Shewale, 2) Mrs. Mangala Rajaram More, some of legal heirs of Late Mr. Shankar Sawlaram Bhondwe, i.e. the land owners, assigned



Development rights and necessary Power of attorney to that effect to the partners of M/s. Firm Foundation Realtors, 1) Mr. Moti Udham Panjabi, and/or 2) Mr. Anil Jayram Pharande, as their/his Attorney, both development agreement and Power of attorney dated 28/4/2006, in respect of their respective undivided share i.e. 00 Hectar and 30 Acres which is parts of the land S.No. 78 and 86/2 and also their respective undivided share 135 Sq. mtrs in the house no. 261, having total admeasuring about 27 Khan, Plus their respective undivided share 3.3 Sq. mtrs in the house no. 262, having total admeasuring about 66 Sq. mtrs, of village Ravet, Taluka Haveli, Dist- Pune to and in favour of M/s. Firm Foundation Realtors, which Agreement and power of attorney is duly registered in the Office of the Sub-Registrar, Haveli, No. 14 Pune on 5/6/2007 at Sr. No. 1554/2007 and 1555/2007 respectively. In this way the said land owner M/s. Firm Foundation Realtors got development rights in respect of the said land i.e. 00 Hectar and 30 Acres in respect of parts of the land S.No. 78 and 86/2 plus above mentioned two houses.

- 29) As per registered Sale Deed dated 6/3/2008 having registration no. 4573/2008, Haveli 17 between 1. Mr. Jayant Damodar Solc, 2. Mr. Janardhan Eknath Bodake, 3. Mr. Hemant Narottam Chavan, 4. Sohail Husain Somaji, 5. Mr. Hussain Noormohammad Somaji, 6. Anis Ramjanali Somaji, 7. Sadruddin Husaind Somaji through their Power of attorney Holder 1. Mr. Parvez Gous Khan, 2. Mr. Arif Ibrahim Shaikh Partners of Ashirwad Properties and M/s. Firm Foundation Realtors sold their shares in the Survey no. 86/2 and 78 as below:

1. Mr. Jayant Damodar Solc 00 H : 40R out of Survey No. 86/2
2. Mr. Janardhan Eknath Bodake 00H: 45.22R out of Survey No. 86/2
3. Mr. Hemant Narottam Chavan 00H: 40R out of Survey No. 86/2
4. Mr. Sohail Husain Somaji 00H : 70R out of Survey No. 78
5. Mr. Hussain Noormohammad Somaji 00H : 60R out of Survey No. 78
6. Mr. Anis Ramjanali Somaji 00H : 35.30R out of Survey No. 78
7. Sadruddin Husaind Somaji 00H:70Rout of Survey No. 78

Out of Survey no 86/2 M/s Firm Foundation Realtors purchased total area admeasuring 01H: 25.22R and Out of Survey no 78 M/s Firm Foundation Realtors



purchased total area admeasuring 02H: 35.30R and accordingly the name of M/s Firm Foundation Realtors recorded as the owner by Mutation entry bearing No. 6500 to the said portion of land from S. No. 86/2 and 78.

- 30) As per registered Sale Deed dated 6/5/2008 1. Mr. Ramesh Sitaram Bhondave, 2. Vinay Ramesh Bhondave, 3. Harshada Vinay Bhondave, 4. Atharwa Vinay Bhondave, 5. Sarthak Vinay Bhondave, 6. Rajashree Sanjay Pingale, 7. Swati Pratod Deshpande, 8. Vaishali Sambhaji Pawar, 9. Rupali Gajanan Pawar, 10. Sharad Sahankar Bhondave, 11. Sulbha Sharad Bhondave, 12. Sonali Shankar Kature, 13. Sandeep Sharade Bhondave, 14. Sanjay Shankar Bhondave, 15. Pratiksha Sanjay Bhondave, 16. Swapnil Sanjay Bhondave through their duly constituted attorney Mr. Sameer Saeed Ahmed Khan conveyed/sold a portion of land admeasuring 02H: 89.60R out of Survey no. 78 and 01H : 53.860R out of Survey No. 86/2 total admeasuring about 04 Hectar 43.46R from out of the parts of the land S.No. 78 and 86/2 above to and in favor of M/s. Firm Foundation Realtors, which Conveyance/Sale Deed is duly registered in the Office of the Sub-Registrar, Haveli, No. 17 Pune on 6/5/2008 at Sr. No. 4575/2008 and accordingly the name of M/s Firm Foundation Realtors recorded as the owner by Mutation entry bearing No. 6502 to the said portion of land from S. No. 86/2 and 78.
- 31) As per Conveyance/Sale Deed dated 12/8/2008, 1) Mrs. Sunita Krishnarao Showale and 2) Mrs. Mangala Rajaram More through their duly constituted attorney partners of M/s. Firm Foundation Realtors, 1) Mr. Moti Udhamram Panjabi, and/or 2) Mr. Anil Jayram Pharande, conveyed/sold a portion of land admeasuring 00H: 18.10R out of Survey no. 78 and 00H : 09.920R out of Survey No. 86/2 total admeasuring about 00 Hectar 28.020R from out of the parts of the land S.No. 78 and 86/2 to and in favor of M/s. Firm Foundation Realtors, which Conveyance/Sale Deed is registered in the Office of the Sub-Registrar, Haveli, No 17 Pune on 20/8/2008 at Sr. No. 8668/2008 and accordingly the name of M/s Firm Foundation Realtors recorded as the owner by Mutation entry bearing No. 6501 to the said portion of land from S. No. 86/2 and 78.



- 32) As per Correction Deed dated 20/8/2008 the boundaries of the subject land under various earlier documents, such as Agreements, General power of Attorneys, Sale Deeds etc, above referred to and as mentioned in the said Correction Deed dated 20/8/2008, for the entire subject area of 83,200 sq. mtrs. from out of both the said lands at S.No. 78 and S.No. 86/2 above were duly corrected which correction Deed registered in the Office of the Sub-Registrar Haveli No. 17, Pune on 20/8/2008 at Sr. No. 8665/2008
- 33) By above sale deeds M/s. Firm Foundation Realtors has become the owner of area admeasuring 05H : 43 R out of S.No. 78 and area admeasuring 02 H : 89R out of S.No. 86/2 totally admeasuring about 08 Hectar and 32 Ares i.e. 83,200 sq. mtrs. situated at Village Ravet, Taluka Haveli :District Pune.
- 34) After that M/s. Firm Foundation Realtors amalgamated the said lands total admeasuring 83200 Sq.mtrs. out of Survey No.78 and 86/2 and prepared, submitted and obtained the necessary sanction for the Building Plan from Pimpri Chinchwad Municipal Corporation vide commencement certificate bearing Copy of Commencement Certificate No. BP/RAVET/13/2009, dated 16/11/2009, which is revised time to time and lastly revised vide Commencement Certificate No. BP/RAVET/57/2019 dated 03/05/2019 and Revised Commencement Certificate BP/RAVET/102/2019 dated 30/07/2019, issued by the Pimpri-Chinchwad Municipal Corporation.
- 35) The Owner M/s Firm Foundation Realtors with intention to develop the total land admeasuring 83200 Sq.mtrs. out of Survey No. 78 and 86/2, obtained demarcation of the same from Taluka Inspector Land Record and submitted the plan for amalgamation and building layout to the Pimpri Chinchwad Municipal Corporation and initially by Commencement Certificate No. BP/RAVET/13/2009 dated 16/11/2009 sanction was received & which building layout from time to time revised and lastly vide Commencement Certificate No. BP/RAVET/57/2019 dated 03/05/2019. As per sanctioned layout. As per sanction layout, area under 24



mtrs. wide D.P. Road is 4728.75 sq.mtrs. out of Survey No.78 Village Ravet and further area under 18 mtrs. wide D.P. Road is 2277.00 sq.mtrs. & area under road widening of 30 mtrs. wide D.P. Road is 144.00 sq.mtrs. total 2421.00 sq.mtrs. out of Survey No.86/2 Village Ravet. By executing Possession/Transfer Deed dated 05/04/2010 which is registered in the office of sub-Registrar Haveli No.17 at Serial No.4064 on 05/04/2010 the owner M/s Firm Foundation Realtors herein transferred the aforesaid area under D. P. Roads to Pimpri-Chinchwad Municipal Corporation and accordingly as per Mutation Entry No. 7140 Village Ravet certified on 15/07/2010 name of the Pimpri-Chinchwad Municipal Corporation is recorded for area admeasuring 4728.75 sq.mtrs. out of Survey No.78 and area admeasuring 2421.00 sq.mtrs. out of Survey No.86/2 Village Ravet and there is 45 Mtr wide road which is proposed from S. No. 86/2, Village Ravet and area under 45 Mtr wide road is 456.00 Sq. Mtrs.

- 36) As per Development Agreement between Firm Foundation Realtors and Pharande Promoters and Builders dated 13/08/2019, Doc No.12646/2019 registered at Haveli No.18 Pune, it appears that Firm Foundation Realtors have given 00 H: 35.9630R i.e. 3596.30 sq.mtrs. out of area admeasuring 01H: 31.3830R i.e. 13138.30 sq.mtrs. out of area admeasuring 05H: 43R out of Survey No.78 admeasuring 10H: 86R and area admeasuring 181.93 sq.mtrs. out of area admeasuring 00 II: 04.4493R i.e. 444.93 sq.mtrs. out of area admeasuring 02 II: 89R out of Survey No.86/2 admeasuring 03 II: 29R total area admeasuring 00 H: 37.7823R i.e. 3778.23 sq.mtrs. for development to the Pharande Promoters and Builders and also executed Power of attorney dated 13/08/2019, Doc No.12647/2019 registered at Haveli No.18 Pune on the same date.

- 37) After Perusal of development agreement between Firm Foundation Realtors and Pharande Promoters and Builders dated 13/08/2019, Doc. No.12648/2019 registered at Haveli No.18 Pune it appears that Firm Foundation Realtors have given 00 II: 35.9630R i.e. 3596.30 sq.mtrs. out of area admeasuring 01II: 31.3830R i.e. 13138.30 sq.mtrs. out of area admeasuring 05H: 43R out of Survey No.78 admeasuring 10 H: 86R and area admeasuring 181.93



sq.mtrs. out of area admeasuring 00 H: 04.4493R i.e. 444.93 sq.mtrs. out of area admeasuring 02 H: 89R out of Survey No.86/2 admeasuring 03 H: 29R total area admeasuring 00 H: 37.7823R i.e. 3778.23 sq.mtrs. said land for development to the Phurande Promoters and Builders and also executed Power of attorney dated 13/08/2019, Doc No.12649/2019 registered at Haveli No.18 Pune

IV. Zone and Reservations: After perusal of the Copy Zone Certificate issued by Town Planning and Development Department Pimpri chinchwad Municipal Corporation, Pimpri Pune dated 6/6/2019 of Survey no. 78 Village Ravet there is reservation for proposed two 18 mtrs. Roads and one 24 mtrs. Road and 100 mtrs B.R.T Corridor (Proposed 200 mtrs) and said land come under residential zone. After perusal of the Copy Zone Certificate issued by Town Planning and Development Department Pimpri Chinchwad Municipal Corporation, Pimpri Pune dated 6/6/2019 of Survey no. 86 Village Ravet there is reservation for proposed one 18 mtrs. Road and proposed road widening 30 mtrs (Proposed 45 mtrs) and 200 mtrs B.R.T Corridor (Proposed 200 mtrs) and said land come under residential zone.

V. PERMISSIONS AND APPROVALS:

- 1. Non Agricultural Permission:** M/s. Firm Foundation Realtors have obtained non-agricultural permission from Collector Pune vide its order Copy of Non-Agricultural Order for change of user of the said land admeasuring about 83,200 sq. mtrs. passed by the Collector, Pune, under its Order No.पनह/एनए/एसआर/756/09, dated 18/2/2010 collectively for Survey Number. 78 and 86/2 area admeasuring.
- 2. Commencement Certificate:** M/s. Firm Foundation Realtors have obtained Building Commencement Certificate from Pimpri Chinchwad Municipal Corporation vide commencement certificate bearing Copy of Commencement Certificate No. BP/RAVET/13/2009, dated 16/11/2009, which is revised time to time lastly vide revised Commencement Certificate No. BP/RAVET/57/2019, dated 03/05/2019 and revised Commencement Certificate No. BP/RAVET/102/2019, dated 30/07/2019, issued by the Pimpri-Chinchwad Municipal Corporation.
- 3. Environment Clearance:** M/s. Firm Foundation Realtors obtained Environmental Clearance order dated 15/10/2011 No. SEAC-2010/CR-887/IC-2 and copy of



revalidation order dated 19/12/2018 No. SEIAA-2018/CR-159 SEIAA and revalidated EC for a period upto 13/10/2025.

VIII. MORTGAGES:

Mortgage deed Executed between Beacon Trusteeship Ltd. Br. Shantukruz East Mumbai (Lender- KKR India Asset Finance Pvt. Ltd.) and Pharande Promoters and Builders, Pharande Promoters and Builders Pvt. Ltd., Pune Panjarole trust through POA holder Pharande Promoters and Builders, Anil Pharande, Ramesh Pharande, Ravindra Pharande, Rajendra Pharande.

Mortgage Money: 2000000000/- (Rupees Two Hundred Crores)

Registration No: 1652/2018, Date: 2/2/2018 , Jt.Sub.Reg.Haveli No.25

Thereby created charge on the all interest with their share of profit and capital of the partners Anil Pharande, Ramesh Pharande, and Rajendra Pharande in Firm Foundation Realtors Partnership Firm on residential project Celestial at Survey No.78 and 86/2 at village Ravet along with other properties/projects of the querist namely I-Axis project Sector 6 Plot No. 12 admeasuring area 41425 Sq.m. Woodsville Phase III Gat No. 725, 728, 729, 730, 731, 732, 733, 734, 735, 736, Woodsville Phase IV Gat No.737, 738, 739, 742, 100, Woodsville Phase V Gat No. 66, 70, 67, 83, 69, 86, Woodsville Phase II Gat No. 103, 109, 110, all projects together with unsold construction thereon and Profit Capital Benefit from Partnership Firm, Firm Foundation & Enrich LLP.

IX. SEARCH IN THE OFFICE OF SUB-REGISTRAR HAVELI:

Search has been taken from 1990 to 2019 i.e. for 30 years It is carried out in the offices of Sub-Registrar Haveli. The online search fee paid receipt number is M11005628487201920E and M11005629679201920E dated 27/08/2019. During my search I found that most of the Index II registers were missing in the office of Sub-registrar and many of them were in highly torn and mutilated conditions. This search report is entirely based on the Index II registers made available to me in the Sub-Registrar's office Haveli at relevant time and online search taken on the ICIR website <http://icirmaharashtra.gov.in/> . From the available Index II registers and records I have not come across any adverse entry or transaction by way of registered deed or document in respect of the "said land" except those are mentioned above.



It is presumed that the documents and information submitted to me genuine and present report is prepared as per the best of my knowledge and on relying on documents provided to me.

X. CONCLUSION:

Subject to whatever stated above M/s. Firm Foundation Realtors is the owner of "said land" and having free, clear and marketable title and is entitled to assign all rights, title and interest in favour of M/s. Pharande Promoters and Builders and M/s. **Pharande Promoters and Builders** have got development rights from Firm Foundation Realtors and is fully entitled to develop the "said land" as per the existing rules and regulations and entitled to get all benefits out of the "said land".

PUNE

DATE: 31/08/2019




Suchir M. Jagtap
B.S. LL.B.
ADVOCATE
(Advocate)