



CHALLAN
MTR Form Number-6



GRN	MH002385703201920P	BARCODE			Date	07/06/2019-10:52:23		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name HVL10_HAVELI 10 JOINT SUB REGISTRAR					Full Name		Adv Rameshkumar Nage		
Location PUNE									
Year 2019-2020 One Time					Flat/Block No.		New S No 52 Hissa No 7K/1 - Old S No 85		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street		adm area 60R of Village Urinri		
					Area/Locality		Pune		
					Town/City/District				
					PIN		4 1 1 0 6 0		
					Remarks (If Any)				
					Search Fee for 30 Years i.e. from period 1989 to 2019				
Total				750.00	Amount In		Seven Hundred Fifty Rupees Only		
					Words				
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN	Ref. No.	10000502019060764053	0533849948819	
Cheque/DD No.					Bank Date	RBI Date	07/06/2019-10:53:14	Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 8380037496

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

सदर चालन "रॉयल ऑफ पेमेंट" माध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याबद्दल दखलासाठी लागू नाही.

Rameshkumar B. Nage
Rameshkumar B. Nage
ADVOCATE B.A.(Hons), LL.B.
Manjari Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370
5/6/2019

Rameshkumar B. Nage
ADVOCATE

Add:- S.No.36/1D,Pune-Solapur
Road, Manjri Farm, Pune
Reg. No. MAH/657/1986
Mob. No. 9604974370

Registrar of Pune for adjudication of the document and valuation of stamp duty upon the execution and registration of the said Development Agreement.

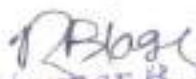
Thus, after obtaining order of adjudication upon the said Development agreement, thereafter I.Mr. Kaluram Arjun Abnave & Others will execute and registered said Development Agreement in favour of M/s. Rejoice Homes LLP through its through its authorized Partner Mr. Pankaj Purshottam Mantri. Hence, M/s. Rejoice Homes LLP through its through its authorized Partner Mr. Pankaj Purshottam Mantri will get the development rights and authorized to development the said land.

IN VIEW OF THE DISCUSSION MADE IN PARAS ABOVE I CONCLUDE THAT:

- 1. Encumbrances:** No entry showing any encumbrance such as sale, transfer, mortgage, charge or otherwise in respect of the said Land was found during the search.
- 2. Remarks:** In the office of Sub-registrar Haveli 1 To 28 of Pune, search is taken from the available for records for my inspection. However from the available records for my inspection, there was no adverse entry showing any transaction in respect of the said Land.

Apart from manual search I have also taken e-search on official web site of Department of Registration & stamp, Government of Maharashtra.

- 3.** On the basis of all the above facts, records, documents perused by me which are provided by client and relying on them, I have no hesitation to opine that I.Mr. Kaluram Arjun Abnave & Others possesses good, clear and marketable title over the said Land, and Further, I opine that


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12/12/19

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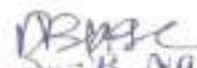
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after obtaining order of adjudication and accordingly after execution and registration of the said Development agreement in favour of Developer/Promoter i.e. M/s. Rejoice Homes LLP through its authorized Partner Mr. Pankaj Purshottam Mantri will get the marketable title to develop, construct upon the said land.

Note :- This Search and Title Report is based upon the information and documents made available to me. All the copies of the documents given for my inspection are returned herewith.

Pune
Dated:-07/06/2019.

ADVOCATE


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Pune. According to the said agreement the land area is being only given for easmentary for adjoining land i.e. S.No. 52/7K/1 and S.No. 52/7K/2 which is being developed by the Ranjit Property Developers India Pvt.Ltd.

9. Road Agreement -

On perusal of Photocopy of Road Agreement between 1. Mr. Sampat Sripati Abnave & others AND Mr. Subhash Pandurang Ghule AND Mr. Chetan Sanjay Ghule & other (as Consenting Parties) bearing Regn.S.No. 95/2015 of Haveli No. 12 Pune dated 03/01/2015, it appears that 1. Mr. Sampat Sripati Abnave & others have acquired easementary rights in the land bearing S.No. 51/1/3 admeasuring area about 4.64R and S.No.51/3/2 admeasuring area about 6.5R of village Undri, District Pune. According to the said agreement the land area is being only given for easmentary for adjoining land i.e. S.No. 52/7K/1 and S.No. 52/7K/2 which is being developed by the Ranjit Property Developers India Pvt.Ltd.

10. Sanction Plan -

On perusal of Photocopy of Sanction Plan bearing No. BHA/C.R.No. 1336/16 dated 17/12/2016, it appears that the said Developer had prepared and submitted the building plan of the proposed building, constructed /to be constructed on the said Land to PMRDA for sanction. The PMRDA have sanctioned the building plan vide the said Certificate Bearing No. 1336/2016 dated 17/12/2016.

11. Power of Attorney -

On perusal of Photocopy of Power of Attorney between Mr. Pankaj Purshottam Mantri AND 1. Mr. Kaluram Arjun Abnave & Others


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1/12/2016

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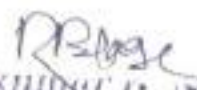
bearing RegnS.No. 7426/2019 of Haveli No. 10 Pune dated 29/03/2019, it appears that in pursuance of the aforesaid Agreement, 1.Mr. Kaluram Arjun Abnave & Others had executed Power Attorney, nominating Mr. Pankaj Purshottam Mantri, as their attorney to do various acts, deeds, matters, things etc. in relation to the development of the land.

12. Cancellation Deed -

On perusal of Photocopy of Cancellation Deed between Ranjit Property Developers India Pvt.Ltd. through its Director Mr. Babasaheb Bhagwan Atkire AND 1.Mr. Kaluram Arjun Abnave & Others bearing RegnS.No. 3452/2019 of Haveli No. 06 Pune dated 02/04/2019, it appears that 1.Mr. Kaluram Arjun Abnave & Others have Cancelled the Development Agreement & Power of Attorney which was registered at S.No. 7234/2012 and 7235/2012 of Haveli No. 12 Pune dated 21/09/2012 respectively with Cancellation Deedin respect of the said land bearing RegnS.No. 8362/2012 of Haveli No. 12 Pune dated 29/10/2012.

13. Development Agreement -

On perusal of the Photocopy of Development Agreement between M/s. Rejoice Homes LLP through its through its authorized Partner Mr. Pankaj Purshottam Mantri AND 1.Mr. Kaluram Arjun Abnave & Others, it appears that 1.Mr. Kaluram Arjun Abnave & Others had granted the development rights in respect of the said Land and for which they have entered into Development Agreement with M/s. Rejoice Homes LLP through its through its authorized Partner Mr. Pankaj Purshottam Mantri to develop the said land. Further, the said Development Agreement is duly submitted at office of Joint District


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26/2019

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Add:- S.No.36/1D,Pune-Solapur
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3. Zone Certificate -

On perusal of Photocopy of Zone Certificate date 01/04/2019, it appears that the said S.No. 52 of village Undri District Pune, comes under the Residential Zone category.

4. Partition Deed -

On perusal of Photocopy of Index-II of Partition Deed between 1.Mr. Shivram Dagdu Aabnave & Others bearing no. 7759 dated 31/05/1991, it appears that 1.Mr. Shivram Dagdu Abnave 2. Mr. Arjun Dagadu Abnave 3. Mr.Shipati Dagadu Abnave 4. Mr.Govind Dagadu Abnave had divided the landed property among themselves. And accordingly, 1.Mr. Arjun Dagadu Abnave 2.Mr. Shipati Dagadu Abnave acquires the rights in the said land bearing S.No.52/7K admeasuring area about 01H 11R and also in other lands mentioned therein the said patrician deed.The said effect is being given vide Mutation entry no. 4026.

5. Development Agreement -

On perusal of the Photocopy of Development Agreement between Ranjit Property Developers India Pvt.Ltd. through its Director Mr. Babasaheb Bhagwan Atkire AND 1.Mr. Kaluram Arjun Abnave & Others bearing RegnS.No. 7234/2012 of Haveli No. 12 Pune dated 21/09/2012, it appears that 1.Mr. Kaluram Arjun Abnave & Others had granted the development rights in respect of the said Land and for which they have entered into Development Agreement with Ranjit Property Developers India Pvt.Ltd. through its Director Mr. Babasaheb Bhagwan Atkire to develop the said land.


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5/6/2019

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6. Power of Attorney -

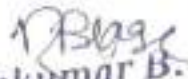
On Perusal of Photocopy of Power of Attorney between Ranjit Property Developers India Pvt.Ltd. through its Director Mr. Babasaheb Bhagwan Atkire AND 1.Mr. Kaluram Arjun Abnave & Others bearing RegnS.No. 7235/2012 of Haveli No. 12 Pune dated 21/09/2012, it appears that in pursuance of the aforesaid Agreement, 1.Mr. Kaluram Arjun Aabnave & Others had executed Power Attorney, nominating Ranjit Property Developers IndiaPvt.Ltd, as their attorney to do various acts, deeds, matters, things etc. in relation to the development of the land.

7. Correction Deed -

On perusal of Photocopy of Correction Deed between Ranjit Property Developers India Pvt. Ltd. through its Director Mr. Babasaheb Bhagwan Atkire AND 1.Mr. Kaluram Arjun Aabnave & Others bearing RegnS.No. 8362/2012 of Haveli No. 12 Pune dated 29/10/2012, it appears that the said land was corrected and rectified from an area admeasuring 80R to 60R which was wrongly mentioned in the said Development Agreement bearing no. 7234/2012.

8. Agreement -

On perusal of Photocopy of Agreement between Ranjit Property Developers India Pvt.Ltd. through its Director Mr. Babasaheb Bhagwan Atkire AND Mr. Subhash Pandurang Ghule AND Mr. Sanjay Pandurang Ghule (as Consenting Party) bearing RegnS.No. 1406/2013 of Haveli No. 12 Pune dated 11/02/2013, it appears that Ranjit Property Developers India Pvt.Ltd. have acquired easementary rights in the land bearing S.No. 51/2B/1/2 admeasuring area about 6.5R and S.No.51/1/3 admeasuring area about 4.64R of village Undri, District


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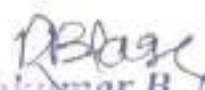
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10. Photocopy of Power of Attorney between Ranjit Property Developers India Pvt. Ltd. through its Director Mr. Babasaheb Bhagwan Atkire AND 1.Mr. Kaluram Arjun Aabnave & Others bearing RegnS.No. 7235/2012 of Haveli No. 12 Pune dated 21/09/2012.
11. Photocopy of Correction Deed between Ranjit Property Developers India Pvt. Ltd. through its Director Mr. Babasaheb Bhagwan Atkire AND 1.Mr. Kaluram Arjun Aabnave & Others bearing Regn S.No. 8362/2012 of Haveli No. 12 Pune dated 29/10/2012.
12. Photocopy of Agreement between Ranjit Property Developers India Pvt.Ltd. through its Director Mr. Babasaheb Bhagwan Atkire AND Mr. Subhash Pandurang Ghule AND Mr. Sanjay Pandurang Ghule (as Consenting Party) bearing RegnS.No. 1406/2013 of Haveli No. 12 Pune dated 11/02/2013.
13. Photocopy of Road Agreement between 1. Mr. Sampat Sripati Abnave & others AND Mr. Subhash Pandurang Ghule AND Mr. Chetan Sanjay Ghule & other (as Consenting Parties) bearing Regn S.No. 95/2015 of Haveli No. 12 Pune dated 03/01/2015.
14. Photocopy of Sanction Plan bearing No. BHA/C.R.No. 1336/16 dated 17/12/2016.
15. Photocopy of Power of Attorney between Mr. Pankaj Purshottam Mantri AND 1.Mr. Kaluram Arjun Abnave & Others bearing Regn S.No. 7426/2019 of Haveli No. 10 Pune dated 29/03/2019.
16. Photocopy of Cancellation Deed between Ranjit Property Developers India Pvt.Ltd. through its Director Mr. Babasaheb Bhagwan Atkire AND 1.Mr. Kaluram Arjun Abnave & Others bearing RegnS.No. 3452/2019 of Haveli No. 06 Pune dated 02/04/2019.
17. Photocopy of Cancellation Deed between Ranjit Property Developers India Pvt. Ltd. through its Director Mr. Babasaheb Bhagwan Atkire AND 1. Mr. Kaluram Arjun Abnave & Others bearing RegnS.No. 3456/2019 of Haveli No. 06 Pune dated 02/04/2019.

• **Trace of Title / History of Passing of title** •

On perusal of 7/12 Extracts alongwith Mutation Entries and other documents, I am giving title report as under –


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14/12/19

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1. 7/12 and Mutation Entries -

On perusal of 7/12 extracts, it appears that the land bearing S.No. 52/7K of village Undri, Tal-Haveli, Dist-Pune was owned and possessed by Mr.Dagadu Bhiva Abnave. On 16/11/1974, Dagadu Bhiva Abnave had expired leaving behind his legal heirs namely, 1.Mr. Shivram Dagdu Abnave 2.Mr. Arjun Dagdu Abnave 3. Mr.Shipati Dagdu Abnave 4. Mr.Govind Dagdu Abnave 5. Mrs. Parvati Namdev Pote 6. Dhrupada Maruti Bhosale 7.Mrs. Kondabai Bapu Bhagat 8.Dhondabai Shripati Bhosale. 9.Smt Kamalabai Dagadu Abnave.

Further, 1. Mrs. Parvati Namdev Pote 2. Dhrupada Maruti Bhosale 3.Mrs. Kondabai Bapu Bhagat 4.Dhondabai Shripati Bhosale. 5.Smt Kamalabai Dagadu Abnave had released their all rights and interest in the property including in the said land vide Release Deed dated 31/05/1991. The said effect is being given vide Mutation entry no. 4025. Accordingly, 1. Mr. Shivram Dagadu Abnave 2.Mr. Arjun Dagadu Abnave 3.Mr.Shipati Dagadu Abnave 4. Mr.Govind Dagadu Abnave acquired the rights and interest in the landed property.

Further, Survey No. of the said land is being changed from S.No. 85 and given new S.No. 52. The said effect is being given vide Mutation entry no. 3792.

2. Will -

On perusal of Photocopy of Will Deed dated 22/11/1995, executed by Mr. Arjun Dagadu Abnave, according to the said Will Deed the said land alongwith other lands is being assigned to Mr. Kaluram Arjun Abnave, who is son of Late Arjun Dagadu Abnave. After demise of Arjun Dagadu Abnave, and on application made by Mr. Kaluram Arjun Abnave, the said effect of Will Deed is being recorded in revenue record vide mutation entry no. 5214.


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ADVOCATE
Manjri
Dist. P.
P.A. (Hons), L.L.B.
Haveli,
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21/6/2019

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Date- 07/06/2019

SEARCH AND TITLE REPORT

Sub- **SEARCH AND TITLE REPORT** of property described herein under is possessed by Mr. Kaluram Arjun Aabnave & Others and is to be under development by Ranjit Property Developers India Pvt. Ltd. through its Director Mr. Babasaheb Bhagwan Atkire.

DESCRIPTION OF THE PROPERTY
SCHEDULE

All that piece and parcel of land bearing Old S.No.85 and New S.No. 52 Hissa No. 7K/1 admeasuring area 00H 60 R out of 01H 11R alongwith Potkharaba is the subject matter of this search report, lying and situated at Village **Undri**, Taluka Haveli, District Pune and bounded as under.

On or towards East : By Property of Chandrkant Kandeve Dangmali.
On or towards West : By Property of Ghule.
On or towards South : By Property of Ghule.
On or towards North : By Remaining Property Abnave from same S.No.
(Hereinafter referred as 'the said Land')

THE SEARCH

The search and title report of the said captioned property taken at your instance is as follows.

Due to decentralization from 1st November, 2005 any document can be registered in any of the Sub Registrar offices of Pune. I have caused the search of the Index II registers for the last **30 years (1989 to 2019)** in the office of the sub-registrar, Pune of the said captioned property.

Before taking the said search the requisite fee was paid vide e-challan bearing GRN MH002385703201920P dated 07/06/2019.


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During the said search, many of the Index II registers were found to be in bad condition and pages of many registers were in loose and torn condition. No entry with respect to the said captioned property **except mentioned herein after** was found in the available record for the above said period. Except for the following transactions, no other transactions were noticed during the search and on perusal of records.

In the nutshell from the available record of the Index II registers, no disclosure of any adverse entry with respect to the captioned property was found.

From the available records in the office of the aforesaid Sub Registrar and concern documents and records made available for my inspection and search, the investigation has revealed as under :-

1. THE TITLE

I perused following documents for tracing the title of the captioned property.

1. Photocopy of 7/12 Extracts.
2. Photocopy of Mutation Entries.
3. Photocopy of Zone Certificate date 01/04/2019.
4. Photocopy of Index-II of Partition Deed between 1.Mr. Shivram Dagadu Aabnave & Others bearing no. 7759 dated 31/05/1991.
5. Photocopy of Will Deed executed by Mr. Arjun Dagadu Aabnave bearing Regn S.No. 9432/1995 dated 22/11/1995.
6. Photocopy of Power of Attorney executed by 1. Mr. Arjun Dagadu Aabnave & others in favour of Mr. Kaluram Arjun Aabnave bearing Notarised S.No. 1007 of dated 11/10/1995.
7. Photocopy of Demarcation Plan dated 08/02/2006.
8. Photocopy of Power of Attorney between Mr. Babasaheb Bhagwan Atkire Director of Ranjit Property Developers India Pvt.Ltd. AND Mr. Parshuram B. Pangare bearing Regn S.No. 6023/2011 of Haveli No. 11 Pune dated 24/06/2011.
9. Photocopy of Development Agreement between Ranjit Property Developers India Pvt.Ltd. through its Director Mr. Babasaheb Bhagwan Atkire AND 1.Mr. Kaluram Arjun Aabnave & Others bearing Regn S.No. 7234/2012 of Haveli No. 12 Pune dated 21/09/2012.

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21/6/2014

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TITLE OPINION

This is to certify that, my client i.Mr. Kaluram Arjun Abnave & Others possesses good, clear and marketable title over the said Land and Ranjit Property Developers India Pvt. Ltd. through its Director Mr. Babasaheb Bhagwan Atkire are instructed me to give the Search & title opinion in respect of the property bearing Old S.No.85 and New S.No. 52 Hissa No. 7K/1 admeasuring area 00H 60 R out of 01H 11R alongwithPotkharaba is the subject matter of this search report, lying and situated at Village Undri, Taluka Haveli, District Pune. The search is taken in the Sub-Registrar Offices Haveli no. 1 to 28 in particular for last 30 years i.e from 1989 to 2019. Further that I opine that after obtaining order of adjudication and accordingly after execution and registration of the said Development agreement in favour of Developer/Promoter i.e. M/s. Rejoice Homes LLP through its through its authorized Partner Mr. Pankaj Purshottam Mantri will get the marketable title to develop, construct upon the said land.

SCHEDULE

All that piece and parcel of land bearing **Old S.No.85 and New S.No. 52 Hissa No. 7K/1** admeasuring area 00H 60 R out of 01H 11R alongwithPotkharaba is the subject matter of this search report, lying and situated at Village Undri, Taluka Haveli, District Pune and bounded as under.

On or towards East : By Property of ChandrkantKandevDangmali.
On or towards West : By Property of Ghule.
On or towards South : By Property of Ghule.
On or towards North : By Remaining Property Abnave from same S.No.
(Hereinafter referred as 'the said Land').

Date- 07/06/2019

Pune

Advocate

R. Nage
Rameshkumar B. Nage
ADVOCATE B.A.(Hons), L.L.B.
Manjari Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370
5/6/2019