

Date: 30.05.2019

SEARCH AND TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1. NAME OF THE PROJECT/SCHEME :

Infinity Pride

2. NAME OF THE DEVELOPER/BUILDER:

M/s. Snehmangal Tulip Developers

3. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land admeasuring about 3000 sq. mtr. out of Survey No. 45 Hissa No.6/7/6 (Old Survey No. 45/7+6/2+6/3/1, Survey No. 45/7+6/2+6/3/2, Survey No. 45 Hissa No. 6/1 A and Survey No. 45 Hissa No. 6/1B) at village Punawale, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is collectively bounded as follows:

On or towards East:	By Property of Mr. Sanjay Tajane and Mr. Shankar Tajane
On or towards South:	By 18 mtr. wide Road
On or towards West:	By Property of Mr. Umesh Tajane and Mr. Ravindra Tajane
On or towards North:	By Property of Mr. Umesh Tajane and others

(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)

4. LIST OF DOCUMENTS SUPPLIED FOR SCRUTINY :

- 4.1 Partition Deed dated 13.01.2009, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 265/2009 between Mr. Chandrakant Nathu Darshale and others.
- 4.2 Partition Deed dated 21.12.2010, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 14889/2010 by Mr. Mahadev Damodar Tajane and others.
- 4.3 Sale Deed dated 16.07.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 7657/2011 by Mr. Mahadev Damodar Tajane and others in favour of M/s. Venkatesh Developers Promoter and Builders.
- 4.4 Sale Deed dated 14.01.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 599/2011 Mr. Shankar Tukaram Tajane in favour of Mr. Samarth Sopan Darshale.
- 4.5 Sale Deed dated 25.01.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 676/2012 Mr. Mahadev Damodar Tajane and others in favour of M/s. Venkatesh Developers Promoter and Builders.
- 4.6 Development Agreement dated 10.01.2015, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 652/2015 by Mr. Ravindra Sahebrao Tajane and others in favour of M/s. Samarth Prisha Properties.

- 4.7 Power of Attorney dated 10.01.2015, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 653/2015 by Mr. Ravindra Sahebrao Tajane and others in favour of M/s. Samarth Prisha Properties.
- 4.8 Development Agreement dated 04.01.2019, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 150/2019 by Mr. Ravindra Sahebrao Tajane and others in favour of M/s. Snehmangal Tulip Developers.
- 4.9 Power of Attorney 04.01.2019, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 151/2019 by Mr. Ravindra Sahebrao Tajane and others in favour of M/s. Snehmangal Tulip Developers.
- 4.10 Order dated 10.05.2019, in case no. JA. KRA. JAMIN/SR/34/2019, issued by Tahsildar, Mulshi.
- 4.11 Commencement Certificate dated 18.04.2019 bearing no. B.P/PUNAWALE/19/2019 Issued by Pimpri Chinchwad Municipal Corporation.
5. **FLOW OF TITLE:**
- Survey No. 45/7+6/2+6/3/1**
- 5.1 That the Survey No. 45/7+6/2+6/3 admeasuring about 10 Acres 24R belonged to Mr. Damodar Khandu Tajane and Mr. Nathu Sawala Darshale prior to the year 1941.
- 5.2 That thereafter the said Mr. Damodar Khandu Tajane and Mr. Nathu Sawala Darshale made an application before Tahsildar that their share in the Survey No. 45+6/2+6/3 are separate and divided. In furtherance of the same Survey No. 45+6/2+6/3 is divided into two Separate Survey Nos. i.e. Survey No. 45/7+6/2+6/3/1 admeasuring about 5Acres 12R came to share of Mr. Damodar Khandu Tajane and Survey No. 45/7+6/2+6/3 area admeasuring about 2H 12R came to share of Mr. Nathu Sawala Darshale, vide Mutation Entry No. 677.
- 5.3 That thereafter the said Mr. Damodar Khandu Tajane died on 15.01.1977 leaving behind Mr. Mahadev Damodar Tajane (son), Mr. Tukaram Damodar Tajane (son), Mr. Sahebrao Damodar Tajane (son), Mr. Ramesh Damodar Tajane (son), Mrs. Chandrabhaga Dattatraya Kolhe (daughter) and Smt. Sakhubai Damodar Tajane (widow) as legal heirs. In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 861.
- 5.4 That thereafter the said Mr. Ramesh Damodar Tajane died on 26.05.1977 leaving behind Mr. Mahadev Damodar Tajane (brother), Mr. Tukaram Damodar Tajane (brother), Mr. Sahebrao Damodar Tajane (brother), Mr. Ramesh Damodar Tajane (brother), Mrs. Chandrabhaga Dattatraya Kolhe (sister) and Smt. Sakhubai Damodar Tajane (mother) as legal heirs. Hence the name of Mr. Ramesh Damodar Tajane is deleted from 7/12 Extract, vide Mutation Entry No. 869.
- 5.5 That thereafter Survey No. 45/7+6/2+6/3/1 was changed to Survey No. 45/7/1, vide Order of Tahsildar, Mulshi dated 27.10.2004 bearing no. HANO/VAASHI/1590/04. The same was recorded on 7/12 Extract, vide Mutation Entry No. 2583.
- 5.6 That thereafter the said Smt. Sakhubai Damodar Tajane died on 14.09.1997 leaving behind Mr. Mahadev Damodar Tajane (son), Mr. Tukaram Damodar Tajane (son), Mr. Sahebrao Damodar Tajane (son) and Mrs. Chandrabhaga Dattatraya Kolhe (daughter) as legal heirs. In furtherance of the same the name of Smt. Sakhubai Damodar Tajane is deleted from 7/12 extract, vide Mutation Entry No. 3802.
- 5.7 That thereafter partition took place between Mr. Mahadev Damodar Tajane, Mr. Ashok Mahadev Tajane, Mr. Sanjay Mahadev Tajane, Mr. Amol Mahadev Tajane, Mr. Tukaram Damodar Tajane, Mr. Sanjay Tukaram Tajane, Mrs. Vandana Sanjay Tajane, Master Yogesh Sanjay Tajane, Mr. Shankar Tukaram Tajane, Mrs. Yogita Shankar Tajane, Mr. Sahebrao

Damodar Tajane, Mr. Umesh Sahebrao Tajane and Mr. Ravindra Sahebrao Tajane with the consent of Mrs. Chandrabhaga Dattatraya Kolhe, vide Partition Deed dated 21.12.2010, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 14889/2010. In furtherance of the same land area admeasuring as follow came to the share of aforesaid land owner :

Name of Land Owner	Area In R
Mr. Mahadev Damodar Tajane	10R
Mr. Ashok Mahadev Tajane	23R
Mr. Sanjay Mahadev Tajane	18.83R
Mr. Amol Mahadev Tajane	18.83R
Mr. Tukaram Damodar Tajane	6R
Mr. Sanjay Tukaram Tajane, Mrs. Vandana Sanjay Tajane, Mr. Yogesh Sanjay Tajane	32.33R
Mr. Shankar Tukaram Tajane and Mrs. Yogita Shankar Tajane	32.34R
Mr. Sahebrao Damodar Tajane	10R
Mr. Umesh Sahebrao Tajane	30.34R
Mr. Ravindra Sahebrao Tajane	30.33

In furtherance of the same their names were mutated on 7/12 extract, vide Mutation Entry No. 3722.

- 5.8 That thereafter the said Mr. Sahebrao Damodar Tajane sold land admeasuring about 1R out of Survey No. 45/7/1 to Mrs. Reshma Prakash Parakhe vide Sale Deed dated 24.05.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 5490/2011. In furtherance of the same name of Mr. Samarth Sopan Darshale was mutated on 7/12 extract vide Mutation Entry No. 3899.
- 5.9 That the said Mr. Shankar Tukaram Tajane and Mrs. Yogita Shankar Tajane sold land admeasuring about 1R out of Survey No. 45/7/1 to Mr. Samarth Sopan Darshale vide Sale Deed dated 14.01.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 599/2011. In furtherance of the same name of Mr. Samarth Sopan Darshale was mutated on 7/12 extract vide Mutation Entry No. 3934.
- 5.10 That thereafter the said Mr. Mahadev Damodar Tajane, Mrs. Hirabai Mahadev Tajane, Mr. Ashok Mahadev Tajane, Mrs. Lata Alok Tajane, Mr. Amol Mahadev Tajane, Mr. Sanjay Mahadev Tajane, Mrs. Sadhana Suhas Lokhande, Mr. Sachin Ashok Lokhande, Mr. Samir Ashok Tajane, Mr. Ranjana Gopichand Kohne, Mr. Tukaram Damodar Tajane, Mrs. Laxmi Tukaram Tajane, Mrs. Sunita Arjun Darvade, Mr. Sanjay Tukaram Tajane, Mr. Shankar Tukaram Tajane, Mrs. Jayashree Sanjay Tilekar, Mr. Sahebrao Damodar Tajane, Mr. Vimal Sahebrao Tajane, Mr. Ravindra Sahebrao Tajane, Mr. Vimal Sahebrao Tajane and Mrs. Chandrabhaga Dattatray Kolhe sold land admeasuring about 26.25 R out of Survey No. 45/7/1 to M/s. Venkatesh Developers Promoter and Builders vide Sale Deed dated 16.07.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 7657/2011 and Power of Attorney dated 16.07.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 7658/2011. In furtherance of the same their name were mutated on 7/12 extract vide Mutation Entry No. 4230.
- 5.11 That thereafter the said Mr. Mahadev Damodar Tajane, Mr. Ashok Mahadev Tajane, Mr. Amol Mahadev Tajane, Mr. Sanjay Mahadev Tajane, Mr. Tukaram Damodar Tajane, Mr. Sanjay Tukaram Tajane, Mr. Shankar Tukaram Tajane, Mrs. Vandana Sanjay Tajane, Mr. Ravindra Sahebrao Tajane, Mr. Vimal Sahebrao Tajane and Mrs. Chandrabhaga Dattatray Kolhe sold land admeasuring about 1 R out of Survey No. 45/7/1 to M/s. Venkatesh Developers Promoter and Builders vide Sale Deed dated 25.01.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 676/2012. In furtherance of the same their name were mutated on 7/12 extract vide Mutation Entry No. 4231.

- 5.12 That M/s. Venkatesh Developers Promoter and Builders have handed over land admeasuring about 2617 sq. mt. to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 22.11.2013, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10144/2013. In furtherance of the same name of Pimpri Chinchwad Municipal Corporation mutated on 7/12 extract vide Mutation Entry No. 4327.
- 5.13 That thereafter the said Mr. Ravindra Sahebrao Tajane forself and through natural guardian of Dnyaneshwar and Aryan, Mrs. Jyoti Ravindra Tajane, Mr. Umesh Sahebrao Tajane for self and through natural guardian of Mrs. Poonam Umesh Tajane and Mrs. Vimal Sahebrao Tajane assigned development rights of land admeasuring about 10R in favour of M/s. Samarth Prisha Properties vide Development Agreement dated 28.06.2012, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6272/2012 and Power of Attorney dated 28.06.2012, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6273/2012. That the aforesaid development Agreement dated 28.06.2012 and Power of Attorney dated 28.06.2012 was cancelled vide Cancellation Deed dated 07.11.2017, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 12156/2017 and Cancellation Deed dated 07.11.2017, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 12157/2017.
- 5.14 That thereafter the said Mr. Ravindra Sahebrao Tajane forself and through natural guardian of Dnyaneshwar and Aryan, Mrs. Jyoti Ravindra Tajane, Mr. Umesh Sahebrao Tajane for self and through natural guardian of Mrs. Poonam Umesh Tajane and Mrs. Vimal Sahebrao Tajane assigned development rights of land admeasuring about 10R in favour of M/s. Samarth Prisha Properties vide Development Agreement dated 10.01.2015, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 649/2015 and Power of Attorney dated 10.01.2015, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 650/2015.

Survey No. 45/7+6/2+6/3/2

- 5.15 That the Survey No. 45/7+6/2+6/3 admeasuring about 10 Acres 24R belonged to Mr. Damodar Khandu Tajane and Mr. Nathu Sawala Darshale prior to the year 1941.
- 5.16 That thereafter the said Mr. Damodar Khandu Tajane and Mr. Nathu Sawala Darshale made an application before Tahsildar that their share in the Survey No. 45+6/2+6/3 are separate and divided. In furtherance of the same Survey No. 45+6/2+6/3 is divided into two Separate Survey Nos. i.e. Survey No. 45/7+6/2+6/3/1 area admeasuring about 5Acres 12R came to share of Mr. Damodar Khandu Tajane and Survey No. 45/7+6/2+6/3/2 area admeasuring about 5Acres 12R came to share of Mr. Nathu Sawala Darshale, vide Mutation Entry No. 677.
- 5.17 That thereafter partition took place between Mr. Nathu Sawala Darshale and his family members. In furtherance of the same land bearing Survey No. 45/7+6/2+6/3/2 area admeasuring about 5Acres 12R came to share of Mr. Chandrakant Nathu Darshale and accordingly his name was mutated on 7/12 extract vide Mutation Entry No. 796.
- 5.18 That thereafter partition took place between Mr. Chandrakant Nathu Darshale and his family members. In furtherance of the same land admeasuring about 71R out of Survey No. 45/7+6/2+6/3/2 came to share of Mr. Chandrakant Nathu Darshale, land admeasuring about 71R out of Survey No. 45/7+6/2+6/3/2 came to share of for Mrs. Usha Chandrakant Darshale and land admeasuring about 70R out of Survey No. 45/7+6/2+6/3/2 came to share of for Mrs. Mangal Ramhari Darshale. Accordingly their name were mutated on 7/12 extract vide Mutation Entry No. 1794.
- 5.19 That thereafter partition took place between Mr. Chandrakant Nathu Darshale, Mr. Suresh Nathu Darshale, Mr. Ramhari Nathu Darshale, Mrs. Usha Chandrakant Darshale and Mrs. Mangal Ramhari Darshale vide Partition Deed dated 13.01.2009, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 265/2009. In furtherance of the same land bearing Survey No. 45/7+6/2+6/3/2 admeasuring about 71R came to share of Mr.

Chandrakant Nathu Darshale, land admeasuring about 71R came to share of for Mr. Suresh Nathu Darshale and land admeasuring about 70R came to share of for Mr. Ramhari Nathu Darshale. Accordingly their name were mutated on 7/12 extract vide Mutation Entry No. 3307.

Survey No. 45 Hissa No. 6/1 A and Survey No. 45 Hissa No. 6/1B

- 5.20 That the said land bearing Survey No. 45/6/1 belonged to Mr. Avinash Pandurang Pudule through his natural guardian Mr. Pandurang Keshav Pudule prior to the year 1968.
- 5.21 That Mr. Namdev Ganpat Borage was a tenant cultivating the said land, his name was mutated in the other rights column. That under the provisions of Section 32G of Bombay Tenancy and Agricultural Lands Act, 1948 inquiry was held and Mr. Namdev Ganpat Borage was inter alia given an opportunity to purchase the said land. That the said Mr. Namdev Ganpat Borage purchased the land at Survey No. 45/6/1 admeasuring about 1H 37R and accordingly Certificate under Section 32M of Bombay Tenancy and Agricultural Lands Act, 1948 was issued in favour of Mr. Namdev Ganpat Borage. In furtherance of the same his name was recorded on the 7/12 extract vide Mutation Entry No. 695, with the restriction of section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 that the tenure of the land cannot be alienated without prior permission of the Collector.
- 5.22 That thereafter the said Mr. Namdev Ganpat Borage sold land admeasuring about 69 R out of Survey No. 45/6/1 to Mrs. Malati Hushar Bhujbal vide Sale Deed dated 18.02.1987. In furtherance of the same land sold to Mrs. Malati Hushar Bhujbal was given to Survey No. 45/6/B and land retained by Mr. Namdev Ganpat Borage given Survey No. 45/6/1A and accordingly their name were mutated on 7/12 extract vide Mutation Entry No. 1203.
- 5.23 That the said Mr. Namdev Ganpat Borage sold land bearing Survey No. 45/6/1A admeasuring about 68 R to Mrs. Sulochana Nivruti Bhujbal vide Sale Deed dated 18.02.1987. In furtherance of the same name of Mrs. Sulochana Nivruti Bhujbal mutated on 7/12 extract vide mutation entry no. 1204.
- 5.24 That the remark of restriction of section 43 of the Bombay Tenancy and Agricultural Lands Act was deleted from other rights Column of Survey No. 45/6/1A and 45/6/1B vide Order of Sub Divisional Maval, dated 19/08/1997. The same was recorded on 7/12 extract was given vide Mutation Entry No. 1775.
- 5.25 That thereafter the said Mrs. Sulochana Nivruti Bhujbal and Mrs. Malati Hushar Bhujbal sold land bearing Survey No. 45/6/1A admeasuring about 68 R and bearing Survey No. 45/6/1B admeasuring about 69 R to Arun Sheth and Company vide Confirmation Deed dated 06.05.2002 which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2373/2002 read with Correction Deed dated 23.12.2003, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 5939/2003.
- 5.26 That thereafter the aforesaid owner sanctioned layout plan of Survey No. 45/7/1, Survey No. 45/7/2, Survey No. 45/6/1A and Survey No. 45/6/1B. In furtherance of the same Mr. Umesh Sahebrao Tajane and Mr. Ravindra Sahebrao Tajane became the owner of land bearing Survey No. 45/6/7/6, vide Order of Tahsildar, Mulshi dated 02.11.2017 bearing no. Jamin/Kavi/1016/2017. Accordingly their name were mutated on 7/12 extract, vide Mutation Entry No. 5062.
- 5.27 That in the aforesaid manner the said Mr. Umesh Sahebrao Tajane and Mr. Ravindra Sahebrao Tajane became absolute owner of Survey No. 45/6/7/6.
- 5.28 That thereafter the said Mr. Umesh Sahebrao Tajane for self and through natural guardian of Pranjal and Kavya, Mr. Ravindra Sahebrao Tajane for self and through natural guardian of Dnyaneshwari and Aryan with the consent of Mr. Sahebrao Damodar Tajane, Mrs. Vimal Sahebrao Tajane, Mrs. Jyoti Ravindra Tajane, Mrs. Poonam Umesh Tajane in favour of M/s.

Snehmangal Tulip Developers vide Development Agreement dated 04.01.2019, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 150/2019 and Power of Attorney 04.01.2019, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 151/2019.

- 5.29 That in the aforesaid manner M/s. Snehmangal Tulip Developers acquired development rights of the said land.
- 5.30 That in consideration of the aforesaid Development Agreement the said M/s. Snehmangal Tulip Developers agreed to allot 16,420 sq. ft. of constructed area in favour of the aforesaid land owners.

6. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide Commencement Certificate dated 18.04.2019 bearing no. B.P/PUNAWALE/19/2019. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

7. N. A. PERMISSION:

That the Tahsildar, Mulshi granted permission for the Non Agricultural use of the part of the said land, vide its Order dated 10.05.2019, in case no. JA. KRA. JAMIN/SR/34/2019.

8. SEARCH :

I have conducted online search of the Index II pertaining to the office of Sub-Registrar Haveli No. 17 for the last 30 years on the date of Search Receipt. From the transactions available online, I have not come across any adverse transactions pertaining to the said land.

9. OPINION:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that the said M/s. Snehmangal Tulip Developers has acquired right to develop the said land and the title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

10. NOTE:

- 10.1 It is informed to me that, the documents supplied for scrutiny are genuine and as per the originals and there are no other transactions and/or litigations pertaining to the said property barring the aforesaid, relying upon the same, I have issued the present opinion. I restrict my investigation to verify the title on the available documents and information only.
- 10.2 This opinion is addressed to the Developer alone. This opinion may not be furnished, quoted or relied on by any person or entity others than the Developer for any purpose without our prior written consent.
- 10.3 We have not carried out any searches in any court and have presumed that there is no pending litigation, proceedings, enquiry etc. before any court of law, tribunal, etc. in respect of the said land.

All the documents supplied to me for scrutiny are hereby returned.



D. Ghadge
DINESH GHADGE
Advocate



CHALLAN
MTR Form Number-6



GRN	MH013931776201819E	BARCODE	[Barcode]		Date	29/03/2019-12:02:46	Form ID
Department			Inspector General Of Registration				
Search Fee			Payer Details				
Type of Payment			Other Items		TAX ID (If Any)		
					PAN No.(If Applicable)		
Office Name			HVL5_HAVELI 5 JOINT SUB REGISTRAR		Full Name		ADVOCATE DINESH GHADGE
Location			PUNE				
Year			2018-2019 One Time		Flat/Block No.		SURVEY NO. 45
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		PUNAWALE
					Area/Locality		PUNE
					Town/City/District		
					PIN		
					Remarks (If Any)		
					SEARCH FOR 30 YEARS		
					Amount In		Seven Hundred Fifty Rupees Only
Total			750.00		Words		
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN		Ref. No.	00040572019032995105	IK002NFHV9
Cheque/DD No.			Bank Date		RBI Date	29/03/2019-12:03:42	Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करण्याच्या दस्तांसाठी लागू नाही.

Mobile No. : 0000000000

