

SUNIL DINKAR AWARE SANDEEP DINKAR AWARE

B.S.L.L.B
Advocate & Notary (Govt. Of India)

B.S.L.L.B
ADVOCATE

M. 9822869292

M. 8983233999

SEARCH REPORT

Name of Applicant :- M/s. Shree Sai Landmark

Name of Project :- Shantai's Divine Bliss

Property details :- property adm 70 R out of Survey No. 37/2, 38/3, 38/4 Part at
Village Punawale Tal. Mulshi Dist Pune

Office :- Shop No. 3 & 4 Basement Floor, Ashirwad Complex, Keshav Nagar Road,
Bhim Nagar Chowk, Near Morya Hospital, Chinchwadgaon Bus Stop, Chinchwad,
Pune 411 033.



CHALLAN
MTR Form Number-6



GRN	MH005086421201920E	BARCODE			Date	09/08/2019-18:12:40		Form ID	
Department			Inspector General Of Registration		Payer Details				
Type of Payment			Search Fee		TAX ID (If Any)				
			Other Items		PAN No.(If Applicable)				
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		Adv Sunil Dinkar Aware		
Location			PUNE						
Year			2019-2020 One Time		Flat/Block No.		Ashirwad Complex Shop No. 3		
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			750.00		Road/Street		Near Moraya Hospital Bhimnagar Chowk		
					Area/Locality		Chinchwadgaon		
					Town/City/District				
					PIN		4 1 1 0 3 3		
					Remarks (If Any)				
					Punawale S.No.37/2S.No.38/3S.No.38/4 total adm70 Aar project ShreeSai				
					Land Mark search 30 Years				
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only		
					Words				
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN		Ref. No.		00040572019080932369
Cheque/DD No.					Bank Date		RBI Date		09/08/2019-18:24:13
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

Mobile No. : 9822869292

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

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SEARCH & TITLE REPORT

To,

M/s. Shree Sai Landmark

Office/at : Punawale, Taluka Mulshi, District Pune 411 033.

Through its Partners :-

1. Mr. Vinod Tukaram Adaskar
2. Mr. Vitthaldas Kantilal Patel

Sub : Search and Title Report for last 30 Years from 1990 to 2019 in respect of property bearing Survey No. 37/2 admeasuring area 38R, Survey No. 38/3 admeasuring area 25 R and property admeasuring area 7R out of Survey No. 38/4 totally adm 70 R at Village Punawale, Taluka Mulshi, District Pune and Within the limits of Pimpri Chinchwad Municipal Corporation.

In order to ascertain the clarity and marketability to property bearing Survey No. 37/2 admeasuring area 38R, Survey No. 38/3 admeasuring area 25 R and property admeasuring area 7R out of Survey No. 38/4 totally adm 70 R alongwith project thereon "Shantai's Divine Bliss " at Village Punawale, Taluka Mulshi, District Pune and Within the limits of Pimpri Chinchwad Municipal Corporation, I have :-

I] Examined the copies of the documents and other revenue records produced before me by the applicant M/s. Shree Sai Landmark, Office/at : Punawale, Taluka Mulshi, District Pune 411 033, Through its Partners Mr. Vinod Tukaram Adaskar and Mr. Vitthaldas Kantilal Patel.

II] Taken search of available records and Index II registers in Sub-Registrar Haveli No. I for last 30 Years by paying charges of Rs. 750/- vide Receipt No. MH005086421201920E dated 09/08/2019, report is based on record available.

DOCUMENTS :-

I have been supplied with the following documents for the investigation of the Title of the above property.

1. Photo copy of 7/12 extract
2. Photo copy of relevant Mutation Entries of the said land.



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3. Photo copy of Sale Deed dated 21.10.2002, which is duly registered in the Sub Registrar Mulshi (Paud) at Serial No. 5771/2002 by Mr. Dada Balu Dhavale in favour of Mr. Rohidas Dinkar Walhekar and others (S. No. 38/4 adm 71 R).
4. Photo copy of Sale Deed dated 15.07.2015, which is duly registered in the Sub Registrar Haveli No. 18, at Serial No. 5421/2015 by Mr. Rohidas Dinkar Walhekar and others in favour of Mr. Dada Balu Dhavale (7 R out of Survey No. 38/4)
5. Photo copy of Correction Deed dated 28.11.2014, which is duly registered in the Sub Registrar Haveli No. 5, at Serial No. 9281/2014 between Mr. Balu Tukaram Dhavale and others.
6. Photo Copy of Joint Venture Agreement dated 26.11.2016, executed between Mr. Rahul Balu Dhavale and others and M/s. Shri Sai Landmark. which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 7131/2016 (Survey No. 37/2, 38/3, 38/4 Part totally adm 70 R)
7. Photo Copy of Power of Attorney dated 26.11.2016, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 7132/2016 between Mr. Rahul Balu Dhavale and others. 4 and M/s. Shri Sai Landmark.
8. Photo copy of Supplementary Development Agreement and Power of Attorney which is registered with Sub-Registrar Haveli No. 25 at Serial No. 11505/2018 dated 01.08.2018 and Power of Attorney is duly registered in the Sub Registrar Haveli No. 25 at Serial No. 11506/2018 dated 01.08.2018.
9. Photo copy of Commencement certificate No. BP/Punavale/29/2017 dated 26.07.2017 issued by PCMC.
10. Photo Copy of Search & Title Report issued by M/s. Legal Reality dated 20.04.2017.

I have been referred to verify the title of the property for which the documents of the said property are produced before me. I have verified all the documents. I am hereby submitting my Search Report in respect of the above mentioned property is as follows :-

DEVOLUTION OF TITLE :-

1. That the property bearing Survey Nos. 37/2, 38/3 and 38/4 at Village Punawale Taluka Mulshi Dist Pune belonged to Mr. Tukaram Dhondhu Dhavale prior to year 1956 and his name has been recorded in the rights of record as owner thereof vide its mutation entry No. 53.



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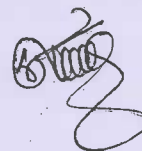
2. That the said owner Mr. Tukaram Dhondu Dhavale expired in the year 1956, leaving behind him Smt. Yamunabai Tukaram Dhavale (widow) & Mr. Balu Tukaram Dhavale (son) as his legal heirs. Accordingly their names have been recorded in the right of records as owner thereof vide Mutation Entry No. 497.
3. That thereafter Partition took place between Mr. Balu Tukaram Dhavale and his family members in respect of Survey Nos. 37/2, 38/3 & 38/4 alongwith other properties vide Partition Deed dated 30.09.1997, which is duly registered in the Sub Registrar Mulshi (Paud) at Serial No. 4772/1997 read with Correction Deed dated 28.11.2014, which is duly registered in the Sub Registrar Haveli No. 5, at Serial No. 9281/2014. In furtherance of the same said land came to share of following I owners :-

Owner	Survey No.	Area in R
Mr. Rahul Balu Dhavale, Mr. Anil Balu Dhavale, Mr. Dada Balu Dhavale, and Mrs. Manisha Balu Dhavale	37/2	38 R
Mr. Rahul Balu Dhavale, Mr. Anil Balu Dhavale, Mr. Dada Balu Dhavale, Mrs. Sulbha Balu Dhavale and Mrs. Manisha Balu Dhavale	38/3	25 R
Mr. Mr. Dada Balu Dhavale	38/4	71 R

Accordingly their names were mutated on 7/12 extract of the said land, vide Mutation Entry No. 1798 and 4644.

4. That thereafter the said Mr. Dada Balu Dhavale with consent of Mr. Balu Tukaram Dhavale, Mrs. Sulbha Balu Dhavale, Mr. Rahul Balu Dhavale, Mr. Anil Balu Dhavale, Mrs. Manisha Sharad Dhorajkar sold the land bearing Survey No. 38/4 admeasuring about 71 R to Mr. Rohidas Dinkar Walhekar, Mr. Devram Dinkar Walhekar and Mr. Hiranman Dinkar Walhekar, vide Sale Deed dated 21.10.2002, which is duly registered in the Sub Registrar Mulshi (Paud) at Serial No. 5771/2002. Accordingly Mr. Rohidas Dinkar Walhekar, Mr. Devram Dinkar Walhekar and Mr. Hiranman Dinkar Walhekar became absolute owner of the said property and their names have been recorded in the rights of record as owner thereof vide its mutation entry No. 2379.

5. That thereafter the said Mr. Rohidas Dinkar Walhekar, Mr. Devram Dinkar Walhekar and Mr. Hiranman Dinkar Walhekar with consent of Mr. Balu Tukaram Dhavale, Mrs. Sulbha Balu Dhavale, Mr. Rahul Balu Dhavale, Mr. Anil Balu Dhavale, Mrs. Manisha Sharad Dhorajkar sold the land adm 7 R i.e. (111.11 Mtr east -west x 6.32 Mtrs South North for road only (which is to be used only for road by both parties) out of Survey No. 38/4 to Mr. Dada Balu Dhavale, vide Sale



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Deed dated 15.07.2015, which is duly registered in the Sub Registrar Haveli No. 18, at Serial No. 5421/2015. Accordingly his name was mutated on 7/12 extract, vide Mutation Entry No. 4786.

6. That owner of the property bearing Survey No. 37/2 and 38/3 Mr. Anil Balu Dhawale had obtained loan of Rs. 6,87,000/-from The Ratnakar Bank Ltd Chinchwad accordingly charge of bank has been recorded in the rights of record vide its mutation entry No. 3055, however he has repaid the said loan accordingly bank has issued letter to that effect and revenue authority has given the said effect vide its mutation entry No. 4179 and name of bank has been deleted from record.

7. That it can be reveal from mutation entry No. 3392 that Mrs. Sulbha Balu Dhavale also obtained agriculture loan from Priyadarshani Vikas Co-operative Credit society Ltd hover same has been repaid by Sulbha Dhavale hence same remark has been deleted vide letter of society dt 07/07/2009 and said effect given vide its mutation entry No. 3392.

8. That said Mr. Rahul Balu Dhavale, Mrs. Rohini Rahul Dhavale, Miss. Taniska Rahul Dhavale, Mr. Vishvraj Rahul Dhavale, Mr. Anil Balu Dhavale, Mrs. Snehal Anil Dhavale, Mr. Adhiraj Anil Dhavale, Miss. Sharnya Anil Dhavale, Mr. Dada Balu Dhavale, Mrs. Vaishnavi Dada Dhavale, Mr. Shourya Dada Dhavale, Mrs. Sulbha Balu Dhavale, Mrs. Manisha Balu Dhavale & M/s. Shree Sai landmarks through its Partner Mr. Sandeep Dindayal Agarwal and Mr. Rohidas Shamrao Taras agreed to jointly develop the land bearing Survey No. 37/2 admeasuring about 38 R, Survey No. 38/3 admeasuring about 25R & Survey No. 38/4 admeasuring about 7R i.e. said land on basis of revenue sharing and executed a Joint Venture Agreement dated 26.11.2016, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 7131/2016 and Power of Attorney 26.11.2016, which is duly registered in the Sub Registrar Haveli No. 17, at Serial No. 7132/2016.

9. That meanwhile Mr. Sandeep Deendayal Agarwal and Mr. Sachin Deendayal Agarwal, Mr. Sumit Deendayal Agawal, Mr. Rohidas Shamrao Taras Mr. Premachand Ramswarup Mittal has been retired from firm M/s. Shree Sai landmark and Mr. Vinod Tukaram Adaskar, Mr. Vitthaladas Kantilal G Patel and Mr. Nilesh Amrutlal Rudani have been introduced as new partner in the firm and accordingly said deed of reconstitution / Retirement is executed on 12/04/2019 which is executed / Notarized before 12/04/2019.

10. That meanwhile after execution of development agreement Real Estate (Regulation and Development) Act 2016,come into existence in Maharashtra and rule and regulation of the said act were applicable to this property and also



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partners of the promoter firm have been changes hence land owners have executed a Supplementary development Agreement on 01.08.2018 in fevour of M/s. Shree Sai Landmark through its Partner Mr. Vinod Tukaram Adaskar and Mr. Vitthaldas Kantilal Patel about confirmation of consideration and change in partnership, which is registered with Sub-Registrar Haveli No. 25 at Serial No. 11505/2018 dated 01.08.2018 and Power of Attorney 01.08.2018, which is duly registered in the Sub Registrar Haveli No. 25 at Serial No: 11506/2018 dated 01.08.2018.

11. That the said builder developer M/s. Shree Sai Landmark, have prepared a Building plan for constructing a building consisting of various flats, shops on the said property and submitted the same to Pimpri Chinchwad Municipal Corporation and got it sanctioned vide its Commencement Certificate No. BP/Punavale /29/2017 dated 26.07.2017.

12. This opinion is given upon and subject to the conditions that any inaccuracy or omission from any deed or documents relating to the said property or certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of the said property and have not liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

13. It is presumed that documents & information submitted to me is genuine & present report is prepared as per the best of our knowledge, ability & on the basis of documents submitted and instructions given to me. I don't claim any authenticity of search of search as the record is in dilapidated condition and there is very limited access to the electronic record, as per the G. R. the registration of the document can be done at any office in the registration District as such it is not possible to conduct search in each office as such search is from the date of commencement & upto Oct 2005, except addressee no person including person claiming through queries can claim the report. It is exclusively prepared for queries herein. All the documents are returned herewith without keeping copies, of it, if any further clarification is required on any issue in that case you shall submit all the documents, which we have perused.

ENCUMBRANCES:

It appears from relevant records that there are no encumbrances of what so ever manner over the said plot.

SEARCH:

I was instructed to take Online search of index II registers at the office of Sub Registrar Haveli 1 with upto date search at the office of Sub Registrar Haveli No.



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1 by paying charges of Rs. 750/- vide Receipt/GRN No. MH005086421201920E dated 09/08/2019, for last 30 years. Accordingly I carried out the search at the office of Sub Registrar Haveli. However almost no record was available at these offices. I scrutinized all registers of Index II made available to him during the search. However considering the condition of the registers it is hard to believe that, complete record for was made available. It is to be noted that since January 2006 as per new system implemented by registering department, the documents can be registered at any of the offices of the Sub Registrar Haveli irrespective of the fact of location of the property. However as per instruction I caused search to be carried out only at the office of Sub Registrar Haveli No. 1 for upto date records. During the search I confirmed the execution and registration of following documents with the office of the Sub Registrar Haveli No. 1 Pune. That during the search perused all available Index II registers and also tried to detect the transactions through Computer entries by giving the name of the M/s. Shree Sai Landmark through its Partners Mr. Vinod Tukaram Adaskar and Mr. Vitthaldas Kantilal Patel as a search criteria. However except the documents mentioned above no other entry was found creating any type of encumbrances on the properties mentioned in Para 1 above at any of the offices where search was carried out.

On the basis of search taken in above Sub-Registrar office, documents produced before me and information given to me by the applicant - M/s. Shree Sai Landmark, Office/at : Punawale, Taluka Mulshi, District Pune 411 033 Through its Partners Mr. Vinod Tukaram Adaskar and Mr. Vitthaldas Kantilal Patel, and Upon the aforesaid fore going and findings based on the scrutiny of documents (all photo copies) giving for my perusal and having regard to legal considerations which I deem relevant, I opined that Mr. Rahul Balu Dhavale and others are owner of the property bearing Survey No. 37/2 admeasuring area 38R, Survey No. 38/3 admeasuring area 25 R and property admeasuring area 7R out of Survey No. 38/4 i.e. totally adm 70 R at Village Punavale, Taluka Haveli District Pune and Within the limits of Pimpri Chinchwad Municipal Corporation and by virtue of Joint Venture agreement and supplementary development agreement and Power of attorney stated above promoter M/s. Shree Sai Landmark is having rights to develop the said property and construct building as per Sanction plan on the said property and sale the same to prospective purchasers and the said property is clean, clear and is free from all encumbrances and reasonable doubts.

Thanking you,
Yours faithfully,

CHINCHWAD,PUNE.
DATE : 10/08/2019

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