



CHALLAN
MTR Form Number-6

GRN	MH003837104201718E	BARCODE			Date	25/07/2017-15:12:02		Form ID			
Department					Inspector General Of Registration						
Search Fee					TAX ID (If Any)					680752268	
Type of Payment					Other Items					PAN No.(If Applicable)	
Office Name					PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name	Adv Sanjay Manohar Sagavekar
Location					PUNE					Flat/Block No.	
Year					2017-2018 One Time					Premises/Building	
Account Head Details					Amount in Rs.					Road/Street	
0030072201 SEARCH FEE					300.00					Area/Locality	
										Town/City/District	
										PIN	
										Remarks (If Any)	
										Amount in	Three Hundred Rupees Only
										Words	
Total					300.00						
Payment Details					BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK	
Cheque/DD Details					Bank CIN		Ref. No.		02300042017072501334 003677379		
Cheque/DD No.					Bank Date		RBI Date		25/07/2017-15:12:28 Not Verified with RBI		
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालन 'टाइप ऑफ पेमेंट' नुसार नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी व कराव्यवस्था दस्तांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0002125148201718	25/07/2017-15:16:36	IGR002	300.00
Total Defacement Amount					300.00

MH003837104201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Jul 2017	Receipt	Receipt no.: 1111220875
	Name of the Applicant :	Adv Sanjay Manohar Segavekar
	Details of property of which document has to be searched :	Dist :Pune Village :Borhadvadi S.No/CTS No/G.No. : 245
	Period of search :	From :2006 To :2017
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH003837104201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		





SANJAY MANOHAR SAGAVEKAR

B.A. LL.B.

ADVOCATE & NOTARY

(GOVT. OF INDIA)

539/3084, Akshay Society,

Sant Tukaram Nagar,

Pimpri - Pune - 411 018.

☎ (020) 27422012 / 9881376060

Sanjay6504@yahoo.co.in



Ref. No.

Date: 25/07/2017

SUPPLEMENTARY SEARCH AND TITLE REPORT

Search / Title report in respect of the property bearing Gat No 245 (Old Gat No 1363) admeasuring 00 Hectares 20 Ares being a part or portion out of the larger land admeasuring 01 Hectares 93 Ares of the revenue village Borhadevadi, Taluka Haveli, District Pune, Most Particularly Described in the schedule hereinafter. (hereinafter Referred to as 'The Subject Captioned Property')

1. INTRODUCTION:

M/s. NISARG VENTURES (Association Of Persons) having its Registered Office at Flat No 101 & 102, Heritage, Rahatani - Pune through its constituted person Mr. SAJID GULAB BAGWAN have instructed me scrutinize and examine the marketable title of the property described in the schedule hereinafter.

2. SCHEDULE (DESCRIPTION OF THE PROPERTY):

All that piece and parcel of land or ground admeasuring 00 Hectares 20 Ares being a part or portion out of the larger land admeasuring 01 Hectares 93 Ares bearing Gat No. 245 (Old Gat No 1363) lying, being and situated at Village Borhadevadi and situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub- registrar Haveli No. 1 to 20 and the same is bounded as follows :-

On or towards the East	By Gat No 246
On or towards the South	By property of Kaluram Borate & BRT Road (Dehualandi Road)
On or towards the West	By internal road & Gat No 227
On or towards the North	By Property owned by Mr. Ram Kapase

3. DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:

- Copy of Sale Deed in respect of the Land admeasuring area about 00 H 20 R being a part or portion out of the larger land admeasuring 01 Hectares 93 Ares bearing Gat No. 245 (Old Gat No 1363) of the Village Borhadevadi, Taluka - Haveli, District Pune executed by and between Late Motilal Shaha by his legal heirs Smt. Popatben Motilal Shaha, Ramesh Motilal Shaha, Hiralal Motilal Shaha, Jayantilal Motilal Shaha, Meena Motilal Shaha, Kantaben Ashok Shaha, Late Baban Bhagavant Chavan by its legal heirs Anusaya Baban Chavan, Ketan Baban Chavan, Sanjay Baban Chavan, Vijaya Chunilal Shaha, Sumanabai Kantilal Shaha, Gulababai Kantilal Shaha, Jayashri Bhogilal Shaha, Motibai Khemchand Shaha, through their constituted power of attorney holder Mr. Devidas Shankarrav Mane as the owner/Vendors to and in favour of Mr. Vinit L. Bhadoriya as the Purchaser on dated 09/02/2005.
- Copy of registration receipt and Index II for Sale Deed in respect of the Land admeasuring area about 00 H 20 R being a part or portion out of the larger land admeasuring 01 Hectares 93 Ares bearing Gat No. 245 (Old Gat No 1363) of the Village Borhadevadi, Taluka - Haveli, District Pune executed by and between Late Motilal Shaha by his legal heirs Smt. Popatben Motilal Shaha, Ramesh Motilal Shaha, Hiralal Motilal Shaha, Jayantilal Motilal Shaha, Meena Motilal Shaha, Kantaben Ashok Shaha, Late Baban Bhagavant Chavan by its legal heirs Anusaya Baban Chavan, Ketan Baban Chavan, Sanjay Baban Chavan, Vijaya Chunilal Shaha, Sumanabai Kantilal Shaha, Gulababai Kantilal Shaha, Jayashri Bhogilal Shaha, Motibai Khemchand Shaha, through their constituted power of attorney holder Mr. Devidas Shankarrav Mane as the owner/Vendors to and in favour of Mr. Vinit L. Bhadoriya as the Purchaser on dated 09/02/2005.
- Copy of Sale Deed in respect of the Land admeasuring area about 00 H 20 R being a part or portion out of the larger land admeasuring 01 Hectares 93 Ares bearing Gat No. 245 (Old Gat No 1363) of the Village Borhadevadi, Taluka - Haveli, District Pune executed by and between Mr. Vinit L. Bhadoriya as the owner/Vendor to and in favour of M/s Nisarg Ventures (AOP) having its registered office at 101, 102, Heritage, Rahatani Pune through



its authorized signatories Mr. Sajid G. Bagwan, Mr. Ramaniklal D. Velani, Mr. Manish J. Patel, Mr. Jayantilal G. Patel, Mr. Kalyanaji S. Patel, Mr. Manasukhlal D. Velani as the Purchasers on dated 16/08/2013.

4. Copy of registration receipt and Index II for Sale Deed in respect of the Land admeasuring area about 00 H 20 R being a part or portion out of the larger land admeasuring 01 Hectares 93 Ares bearing Gat No. 245 (Old Gat No 1363) of the Village Borhadewadi, Taluka – Haveli, District Pune executed by and between Mr. Vinit L. Bhadoriya as the owner/Vendor to and in favour of M/s Nisarg Ventures (AOP) having its registered office at 101, 102, Heritage, Rahatani Pune through its authorized signatories Mr. Sajid G. Bagwan, Mr. Ramaniklal D. Velani, Mr. Manish J. Patel, Mr. Jayantilal G. Patel, Mr. Kalyanaji S. Patel, Mr. Manasukhlal D. Velani as the Purchasers on dated 16/08/2013.
5. 7/12 extract for the scheduled property from 1970.
6. Copy of Zone Certificate in respect of scheduled property.
7. Mutation entries in respect of the scheduled property.
8. Copy of NOC issued by Labour Commissioner dated 30/11/2013
9. Paper Notice Published, dated 30/05/2013.
10. Copy of Commencement certificate no. BP/Moshi/Borhadewadi/ 05/2015 dated 09/09/2015.
11. Copy of revised Commencement certificate no. BP/Moshi/Borhadewadi/ 91/16 dated 15/10/2016.
12. Copy of Sanctioned Plan dated 09/09/2015 in respect scheduled property.

4. **BRIEF HISTORY OF DEVALUATION OF TITLE:**

History of the property bearing Gat No. 245 (Old Gat No 1363) admeasuring 00 Hectares 20 Ares being a part or portion out of the larger land admeasuring 01 Hectares 93 Ares of the revenue village Borhadewadi, Taluka Haveli, District Pune.

- a) That on around 5/2/1969 the provisions of the Maharashtra Prevention of Fragmentation & Consolidation of Holdings Act, 1947 were made applicable to inter alia village Moshi and consolidation of all holdings in the said villages was carried out pursuant to the same and whereas as a result of such consolidation the said land were assigned by gat no 1363 which was further assigned New Gat No 245 shown to admeasure 01 H 93 Are including potkharaba.
- b) That on 01/08/1989 Borhadewadi has been given separate entity of revenue village from and out of village Moshi by order of Maharashtra Government and which has been duly mutated in the revenue records vide mutation entry no 1.
- c) That the property bearing Gat No. 245 (Old Gat No 1363) admeasuring 01 Hectares 93 Ares of the revenue village Borhadewadi, Taluka Haveli, District Pune was ancestral property of Shri. Arjun Maruti Borate & Shri. Nathu Maruti Borate each having 8 Ana share and their names was shown into the revenue records as owners thereof.
- d) That by mutation entry no 665 it is seen that Shri. Nathu Maruti Borate has sold the portion of land admeasuring 00 H 20 R out of Gat No. 245 (Old Gat No 1363) totally admeasuring 01 Hectares 93 Ares of the revenue village Borhadewadi, Taluka Haveli, District Pune to Mr. Motilal Amathalal Shaha, Vijaya Chunilal Shaha, Baban Bhagavant Chavan, Sumanbai Kantilal Shaha, Gulababai Kantilal Shaha, Jayashri Bhogilal Shaha, Motibai Khemchand Shaha by way of registered sale deed on dated 10/04/1981 and accordingly mutation entry No 665 in respect of the portion of the said land has been certified on dated 29/12/1981 along with the remark in the column of other rights as to condition of Sec. 84 C of BT & AL, 1948 to that effect.
- e) That by mutation entry no 1992 it is seen that Shantabai Nathuram Borate has expired intestate on dated 13/08/2001 leaving behind his legal heirs Mr. Dnyanoba Nathuram





Borate, Indubai Prabhakar Gavane & Alka Baban Zagade. Accordingly the names of the aforesaid legal heirs of the deceased Shantabai Nathuram Borate has been duly mutated in the revenue records of the said property vide mutation entry no 1992 as the owners and the occupiers thereof.

- f) Therefore the names of Mr. Motilal Amathalal Shaha, Vijaya Chunilal Shaha, Baban Bhagavant Chavan, Sumanbai Kantilal Shaha, Gulababai Kantilal Shaha, Jayashri Bhogilal Shaha, Motibai Khemchand Shaha have been entered into the revenue records and the 7/12 extract as the owner of the portion of the land admeasuring 00 H 20 R out of Gat No. 245 (Old Gat No 1363) totally admeasuring 01 Hectares 93 Ares of the revenue village Borhadewadi, Taluka Haveli, District Pune
- g) That by mutation entry no 5083 it is seen that Mr. Motilal Amathalal Shaha expired intestate on dated 23/06/1998 leaving behind his legal heirs i.e. Shri. Prabhakar Motilal Shaha, Rameshlal Motilal Shaha, Hiralal Motilal Shaha, Jayantilal Motilal Shaha, Kantaben Ashok Shaha, Meenaben Ujjval Shaha. Accordingly the names of the aforesaid legal heirs of the deceased Shri. Motilal Amathalal Shaha has been duly mutated in the revenue records of the said property vide mutation entry no 5083 as the owners and the occupiers thereof.
- h) That by mutation entry no 5091 it is seen that Mr. Baban Bhagavant Chavan expired intestate on dated 09/06/2001 leaving behind his legal heirs i.e. Anusaya Babanrav Chavan, Shri. Ketan Babanrav Chavan & Sanjay babanrav Chavan. Accordingly the names of the aforesaid legal heirs of the deceased Shri. Baban Bhagavant Chavan has been duly mutated in the revenue records of the said property vide mutation entry no 5091 as the owners and the occupiers thereof.
- i) **POWER OF ATTORNEY:** (in respect of Gat No 245 admeasuring area about 00 H 20 R) That Late Motilal Shaha by his legal heirs Smt. Popatben Motilal Shaha, Ramesh Motilal Shaha, Hiralal Motilal Shaha, Jayantilal Motilal Shaha, Meena Motilal Shaha, Kantaben Ashok Shaha, Late Baban Bhagavant Chavan by his legal heirs Anusaya Baban Chavan, Ketan Baban Chavan, Sanjay Baban Chavan, Vijaya Chunilal Shaha, Sumanabai Kantilal Shaha, Gulababai Kantilal Shaha, Jayashri Bhogilal Shaha, Motibai Khemchand Shaha have executed Power of Attorney in favour of Shri. Devidas Shankarrao Mane in respect of the land admeasuring 00 H 20 R out of Gat No. 245 (Old Gat No 1363) totally admeasuring 01 Hectares 93 Ares of the revenue village Borhadewadi, Taluka Haveli, District Pune on dated 28/06/2004 by which they gave powers to sale the said land to one or more purchasers and to receive sale price in respect thereof etc. the said power of attorney was duly registered in the office of Sub-Registrar Haveli No 05 Pune at the serial No 5828/04 dated 28/06/2004.
- j) **ORDER BEARING NO 84C/SR/266/2013 DATED 29/04/2013** That Motilal Amathalal Shaha and others have applied to the Tahasildar office Pune under Bombay Tenancy And Agricultural Lands Act 1948 for removal of remark 84 C from the others rights column of 7/12 extract and after due investigation by its order issued by authority Tahasildar Office Haveli Pune bearing No 84C/SR/266/2013 dated 29/04/2013 declare the said sale of the said land is legal and thereby remove the remark of 84 C from the others rights column of 7/12 extract of the said land accordingly mutation entry No 5290 in respect thereof has been certified on dated 29/04/2013.
- k) **SALE DEED:** (in respect of Gat No 245 area admeasuring 00 H 20 R) That Late Motilal Shaha by his legal heirs Smt. Popatben Motilal Shaha, Ramesh Motilal Shaha, Hiralal Motilal Shaha, Jayantilal Motilal Shaha, Meena Motilal Shaha, Kantaben Ashok Shaha, Late Baban Bhagavant Chavan by his legal heirs Anusaya Baban Chavan, Ketan Baban Chavan, Sanjay Baban Chavan, Vijaya Chunilal Shaha, Sumanabai Kantilal Shaha, Gulababai Kantilal Shaha, Jayashri Bhogilal Shaha, Motibai Khemchand Shaha through their constituted Power of Attorney Holder Shri. Devidas Shankarrao Mane had sold the said land admeasuring 00 H 20 R out of Gat No. 245 (Old Gat No 1363) totally admeasuring 01 Hectares 93 Ares of the revenue village Borhadewadi, Taluka Haveli,





District Pune to Mr. Vinit L. Bhadoriya for the consideration of Rs. 7,00,000/- by way of registered sale deed dated 09/02/2005.

That by this sale deed Mr. Vinit L. Bhadoriya has become the sole and absolute owner of the land admeasuring 00 H 20 R out of Gat No. 245 (Old Gat No 1363) totally admeasuring 01 Hectares 93 Ares of the revenue village Borhadewadi, Taluka Haveli, District Pune

- l) **7/12 EXTRACT:** (in respect of Gat No 245 admeasuring area about 00 H 20 R)
That according to the above said sale deed dated 09/02/2005 Mr. Vinit L. Bhadoriya has filed an application along with other concerned documents before the concern revenue authority and accordingly mutation entry No 5093 in respect of the land admeasuring 00 H 20 R has been certified on dated 19/03/2012. Therefore the name of the Mr. Vinit L. Bhadoriya has been entered into the revenue records and the 7/12 extract as the owner of the subject captioned property.

- m) **SALE DEED:** (in respect of Gat No 245 admeasuring area about 00 H 20 R)
That Mr. Vinit L. Bhadoriya has sold the said land admeasuring 00 H 20 R out of Gat No. 245 (Old Gat No 1363) totally admeasuring 01 Hectares 93 Ares of the revenue village Borhadewadi, Taluka Haveli, District Pune to the present owners M/s Nisarg Ventures (AOP) through its authorized signatories Mr. Sajid G. Bagwan, Mr. Ramaniklal D. Velani, Mr. Manish J. Patel, Mr. Jayantilal G. Patel, Mr. Kalyanaji S. Patel, Mr. Manasukhlal D. Velani for the consideration of Rs. 1,70,00,000/- by way of registered sale deed dated 16/08/2013.

That by this sale deed M/s Nisarg Ventures (AOP) through its authorized signatories Mr. Sajid G. Bagwan, Mr. Ramaniklal D. Velani, Mr. Manish J. Patel, Mr. Jayantilal G. Patel, Mr. Kalyanaji S. Patel, Mr. Manasukhlal D. Velani has become the sole and absolute owner of the land admeasuring 00 H 20 R out of Gat No. 245 (Old Gat No 1363) totally admeasuring 01 Hectares 93 Ares of the revenue village Borhadewadi, Taluka Haveli, District Pune

- a) **7/12 EXTRACT:** (in respect of Gat No 245 admeasuring area about 00 H 20 R)
That according to the above said sale deed dated 16/08/2013 M/s Nisarg Ventures (AOP) through its authorized signatories Mr. Sajid G. Bagwan, Mr. Ramaniklal D. Velani, Mr. Manish J. Patel, Mr. Jayantilal G. Patel, Mr. Kalyanaji S. Patel, Mr. Manasukhlal D. Velani has filed an application along with other concerned documents before the concern revenue authority and accordingly mutation entry No 5378 in respect of the land admeasuring 00 H 20 R has been certified. Therefore the names of M/s Nisarg Ventures (AOP) through its authorized signatories Mr. Sajid G. Bagwan, Mr. Ramaniklal D. Velani, Mr. Manish J. Patel, Mr. Jayantilal G. Patel, Mr. Kalyanaji S. Patel, Mr. Manasukhlal D. Velani has been entered into the revenue records and the 7/12 extract as the owner and the occupiers of the subject captioned property.

- b) **POWER OF ATTORNEY:**
That Mr. Vinit L. Bhadoriya has also executed power of attorney in respect of the said land admeasuring 00 H 20 R out of Gat No. 245 (Old Gat No 1363) totally admeasuring 01 Hectares 93 Ares of the revenue village Borhadewadi, Taluka Haveli, District Pune in favour of M/s Nisarg Ventures (AOP) through its authorized signatories Mr. Sajid G. Bagwan, Mr. Ramaniklal D. Velani on dated 16/08/2013 which is registered in the office of the Joint Sub Registrar Haveli No 14 Pune at the serial No 6126/13 on dated 16/08/2013.

- n) **CONFIRMATION DEED:** (in respect of the property bearing Gat No 245 admeasuring area about 00 H 20 R)
That Mr. Prabhakant alias Prabhakar Motilal Shaha one of the legal heir of Late Motilal A. Shaha along with his family members Padmavati Prabhakant Shaha, Anil Prabhakant Shaha, Abhilasha Anil Shaha, Minal Mukesh Shaha, & Bharati Javahar Shaha has executed confirmation deed in favour of M/s Nisarg Ventures (AOP) through its authorized signatories Mr. Sajid G. Bagwan, Mr. Ramaniklal D. Velani, Mr. Manish J. Patel, Mr. Jayantilal G. Patel, Mr. Kalyanaji S. Patel, Mr. Manasukhlal D. Velani in respect of the





said land admeasuring 00 H 20 R out of Gat No. 245 (Old Gat No 1363) totally admeasuring 01 Hectares 93 Ares of the revenue village Borhadewadi, Taluka Haveli, irrevocable consent to the deeds i.e. 1). Power of attorney dated 28/06/2004 bearing Sr. No 5825/04 registered at Sub Registrar Haveli No 5 Pune, 2) Sale Deed dated 09/02/2005 bearing Sr. No 923/05 registered at Sub Registrar Haveli No 14 Pune & 3). Sale Deed dated 16/08/2013 bearing Sr. No 6125/13 registered at Sub Registrar Haveli No 14 Pune

- o) That based on pursuance of all the 7/12th Extracts, Mutation entries and the documents available to me by my above said clients, I state that M/s Nisarg Ventures (AOP) through its authorized signatories Mr. Sajid G. Bagwan, Mr. Ramaniklal D. Velani, Mr. Manish J. Patel, Mr. Jayantilal G. Patel, Mr. Kalyanaji S. Patel, Mr. Manasukhlal D. Velani are the present lawful Owners and Possessors of the portion of land i.e. Gat No. 245 (Old Gat No 1363) admeasuring 00 Hectares 20 Ares being a part or portion out of the larger land admeasuring 01 Hectares 93 Ares of the revenue village Borhadewadi, Taluka Haveli, District Pune.
- p) **ZONE CERTIFICATE:**
The Perusal of letter No. NRV / ZD / Kavi / 306/ 05 dated 13/02/2005 issued by Pimpri-Chinchwad Municipal Corporation, Pimpri, Pune - 18 which indicates that as per the sanctioned Development Plan, Gat No. 1363 (New Gat No 245) is affected by proposed 24 metres in width "Road" and one 30 meters in width "Road widening" and remaining portion of the land falls under Industrial Zone.
- q) **ORDER OF LABOUR COMMISSIONER DATED 30/11/2013:**
That as per letter issued by Pimpri-Chinchwad Municipal Corporation, Pimpri, Pune - 18 the land falls under Industrial Zone. Therefore M/s Nisarg Ventures (AOP) through its authorized signatories Mr. Sajid G. Bagwan & Mr. Ramaniklal D. Velani file an application to the Labour Commissioner Maharashtra State and accordingly the Labour Commissioner has issued NOC on dated 30/11/2013 in favour of Hon'ble Commissioner Pimpri Chinchwad Municipal Corporation stating therein that there are no dues payable to any labour in respect of the said land.
5. Demarcation certificate:- That M/s Nisarg Ventures (AOP) through its authorized signatories Mr. Sajid G. Bagwan & Mr. Ramaniklal D. Velani have also acquired development rights in respect of the land area admeasuring 0 H 28 R from its owners Shri. Kaluram Arjun Borate and others which is attached to the subject captioned land mentioned in the schedule I hereunder and for the sake of convenience shifted both lands horizontally and got demarcated from the Land assistant superintendent Land Records Haveli Pune vide Demarcation no 8225/14 dated 21/04/2014 and accordingly the boundaries of both the lands have been changed.
6. **BUILDING PERMISSION:**
M/s. NISARG VENTURES (Association Of Persons) through its constituted person Mr. SAJID GULAB BAGWAN submitted the building plans to the Pimpri Chinchwad Municipal Corporation for construction of the building/s on the scheduled property along with on other property adjacent to it and that the concern authorities of the Pimpri Chinchwad Municipal Corporation sanctioned the said building plans vide its commencement certificate bearing No BP/Moshi/Borhadewadi/ 05/2015 dated 09/09/2015 which is further revised vide Commencement certificate no. BP/Moshi/Borhadewadi/ 91/16 dated 15/10/2016.
7. **NAME OF TENURE:**
As per the zone certificate issued by Town Planning Authority Pimpri Chinchwad in respect of the subject captioned property said land is under Industrial zone.
- c) **POWER OF ATTORNEY:**
That M/s Nisarg Ventures (AOP) through their associate Mr. Sajid G. Bagwan, Mr. Ramaniklal D. Velani, Mr. Manish J. Patel, Mr. Jayantilal G. Patel, Mr. Kalyanaji S. Patel,





Mr. Manasukhlal D. Velani have executed Specific Power of Attorney in respect of the abovesaid property to and in favour Mr. Sajid G. Bagwan & Mr. Ramaniklal D. Velani on dated 04/04/2014, which is duly registered in the office of Joint Sub-Registrar Haveli No 14 Pune at the serial No 2295/14 on same day.



8. **N.A. Order, dated - 08/02/2016:-** That Hon'ble Upper Collector Pune, Revenue Branch vide Orders dated 08/02/2016 bearing No. PCMC/Sanad/SR/142/2015 permitted non-agricultural use of approved the said Property/Land for residential purposes under the provisions of the Maharashtra Lands Revenue Code, 1966 and The Maharashtra Land Revenue (Conversion of use of land And Non-Agriculture Assessment) Rules, 1969 which is annexed hereto as Annexure D.

9. **MUTATION ENTRIES NOT CONCERNED WITH SUBJECT CAPTIONED PROPERTIES**

That following Entries are not concerned with the subject captioned properties

- a) Mutation entry no 608 Prashant R Kapse & Others purchased the land admeasuring 00 H 19 R from Arjun Maruti Borate & Others
- b) Mutation entry no 609 Dilip V Divekar & Others purchased the land admeasuring 00 H 19 R from Arjun Maruti Borate & Others
- c) Mutation entry no 642 Vivek Vasant Ghatge & Others purchased the land admeasuring 00 H 23.2 R from Dnyanoba N. Borate & Others
- d) Mutation entry no 643 Jo Kruma Tubes and gauzes Pvt. Ltd. purchased the land admeasuring 929.37 sq.mtrs from Dnyanoba N Borate & Others
- e) Mutation entry no 645 Benjamin Mathayas & Others purchased the land admeasuring 00 H 20 R from Borate & Others
- f) Mutation entry no 989 Vijay S. Tendulkar & Others purchased the land admeasuring 00 H 10 R from Dnyaneshwar N. Borate & Others
- g) Mutation entry no 1421 Rameja Ibrahim Mujavar purchased the land admeasuring 00 H 12 R from Arjun Maruti Borate & Others
- h) Mutation entry no 1672 Nisha N Tiwari purchased the land admeasuring 278.81 sq.mtrs from Arjun Maruti Borate & Others
- i) Mutation entry no 1673 Virendrakumar Tiwari purchased the land admeasuring 278.81 sq.mtrs from Arjun Maruti Borate & Others
- j) Mutation entry no 1964 Maruti G. Kale purchased the land admeasuring 00 H 1.5 R from Arjun Maruti Borate & Others
- k) Mutation entry no 2213 M/s Precision Engineers and Fabricators purchased the land admeasuring 371.83 sq.mtrs from Vaishali D Divekar & Others
- l) Mutation entry no 2214 M/s Precision Engineers and Fabricators purchased the land admeasuring 371.83 sq.mtrs from Vaishali D Divekar & Others
- m) Mutation entry no 2215 M/s Precision Engineers and Fabricators purchased the land admeasuring 371.83 sq.mtrs from Vaishali D Divekar & Others
- n) Mutation entry no 2380 Nana Ravan Patil purchased the land admeasuring 1214.50 sq.mtrs from Rameja Ibrahim Mujavar.
- o) Mutation entry no 3257 Pravin P Shaha purchased the land admeasuring 929.36 sq.mtrs from Jo Kruma Tubes and gauzes Pvt. Ltd.
- p) Mutation entry no 3292 Seema R Goyal purchased the land admeasuring 650.55 sq.mtrs from Arjun Maruti Borate & Others.
- q) Mutation entry no 3720 Sunil Sharma purchased the land admeasuring 00 H 10 R from Benjamin Mathayas
- r) Mutation entry no 3721 Kapila Sunil Sharma purchased the land admeasuring 00 H 10 R from Mursy Benjamin Mathayas

All these mutation entries are not concerned with the subject captioned properties

10. **CHANGES IN TITLE**

That M/s. NISARG VENTURES (Association Of Persons) through its constituted person Mr. Sajid Gulab Bagwan & Mr. Ramniklal d. Velani have propose to construct housing project on the subject captioned land in the name and style "NISARG VATIKA" and accordingly have agreed to sale various flats / units from the building being constructed on



the subject captioned land to various purchasers by way of registered agreement for sale which are duly registered with the concerned registrar of assurances. That the purchaser have taken housing loans against their respective flats from different banks / financial institutions.

11. **IS THE SAID PROPERTY TENANTED**

- N.A. -

12. **WHETHER PROPERTY IS AFFECTED BY ANY SPECIAL ENACTMENT SUCH AS TENANCY LAWS, ULC ACT ETC.**

- N.A. -

13. **WHETHER PROPERTY IS SUBJECT TO ANY RIGHT OF PRE-EMPTION**

- N.A. -

14. **IS DOCUMENT PENDING FOR REGISTRATION**

- N.A. -

15. **WHETHER PROPERTY BELONGS TO HINDU UNDIVIDED FAMILY**

- N.A. -

16. **WHETHER THE PROPERTY IS ACQUIRED UNDER THE LAND ACQUISITION ACT 1894 AND APPLICABILITY OF OTHER STATE LEGISLATION.**

- N.A. -

17. **MINORS DELINQUENT, UNTRACED PERSONS INTEREST**

- Not Involved -

18. **HOLDING AND ACQUISITION IS IN ACCORDANCE WITH THE PROVISIONS OF LAND REFORMS ACT**

- YES -

19. **PUBLIC NOTICE**

I Have Published a Notice in the daily News-paper "Prabhat" dated 30/05/2013 in respect of the subject captioned property for the purpose of ascertain the marketable title of the said owners and the right and the authorities of the developer towards the said property and had called objections from the public at large, but till today I have not received any objection from any person etc. in respect of the said property.

20. **SEARCH AND ENCUMBRANCES:**

That I have already taken the search for 30 years in respect of the subject captioned land the till 19/09/2014 therefore to avoid repetition's I have taken search for last 4 years in respect of the subject captioned Land from 19/09/2014 upto 25/07/2017. It was carried out in the offices of sub - registrar Haveli no 5, 17, 14, 18, 24, 25 and 26, Pune vide online search bearing GRN no. MH003837104201718E and receipt no 1111220875 on Dated 25/07/2017 by me for the last 4 years. I have also carried out online search on igr.maharashtra.gov website. However most of the index II registers in the offices of Sub - Registrar, Haveli 5, 17, 14, 18, 24, 25 and 26 were not consistently available for inspection, some are either torn into pieces / leaves and mutilated and some of the registers were sent for binding or not available for inspection. From the available index II registers and records no adverse entry or encumbrances of any kind was noticed. I have gone through the revenue records, I have received all mutation entries and 7 x 12 extracts from the year 1970 up to 2014 in respect of the said property are available and all documents and Title Deeds referred to in this search are also available for scrutiny and have perused the same.

21. **DISCLAIMER**

The registration of the properties is made centralized for all the properties after 31st October 2005 however the search is not centrally available hence I could not conduct search in that regards.



This search and title report is entirely based upon and relied on the documents supplied to me and Index registers made available to me in the Sub-Registrar's office Haveli Nos 5, 14, 17, 18, 24, 25 & 26 Pune and Sub- Registrar Mulshi Pune.

Also this search and title report is issued on request of the client and the report and its contents are based on the copies provided by the client to us and we are not responsible for genuineness of the copies of document supplied of information furnished to us.

22. **CONCLUSION AND CERTIFICATE OF TITLE:**

On relying upon the aforesaid documents made available M/s. NISARG VENTURES (Association Of Persons) represented by Mr. SAJID GULAB BAGWAN to me for scrutiny and examination and the registers available with the concern Sub Registrar Offices and non receipt of any objections to the Public Notice published by me, I am in the opinion that M/s. NISARG VENTURES is the owner of the portion of land to the extent of land admeasuring 00 H 20 R out of Gat No 245 of the revenue village Borhadevadi, Taluka Haveli, District Pune. That the said owners have good, clear and marketable title in respect of the scheduled property which is under industrial zone and further the scheduled property is free from all encumbrances, charges or claims of whatsoever nature.

That M/s. NISARG VENTURES have full right to commence, continue and complete the construction of the building/s which are to be constructed on or upon the said property as per the plan sanctioned by the Pimpri Chinchwad Municipal Corporation. Further M/s. NISARG VENTURES have full right to sell the flats, shops, Tenements etc, and allot exclusive right to use parking space/s, Terrace/s, Spaces for advertisement etc. or scheduled property with or without building to the prospective buyers, allottee etc and to receive consideration, allotment charges from them and also have right to deliver the possession to such person, buyers, allottee etc.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause / clauses which will be obstructing the owners/ developers M/s. NISARG VENTURES for development of the said property and to sale/transfer the said land with or without building, flats/shops/offices/units to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

The documents supplied to me are returned herewith.

Place: Pune

Date: 25/07/2017

(Sanjay M. Sagavekar)
Advocate & Notary

SANJAY M. SAGAVEKAR
B.A.L.L.B.

ADVOCATE & NOTARY
GOVT. OF INDIA
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PIMPRI, PUNE - 411 018. M :- 9881376060