

CHALLAN
MTR Form Number-6



GRN	MH008543749201819E	BARCODE			Date	22/11/2018-16:26:22		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 HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		Adv Sunita Pagey			
Location PUNE									
Year 2018-2019 One Time				Flat/Block No.		355/5 Shaniwar Peth Pune			
Account Head Details			Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE			750.00	Road/Street					
				Area/Locality					
				Town/City/District					
				PIN		4	1	1	0 3 0
				Remarks (If Any)					
				1988 to 2018 Survey No 13/1/5 City Survey No 2619 adm about 00H 05R					
				i.e. 500 Sq. mtrs Aundhgaon Pune					
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.	00040572018112228572		IK00VEMVK8	
Cheque/DD No.				Bank Date	RBI Date	22/11/2018-16:27:48		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.
सर्वर कालावधि "टाइम ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा जोडणी न करता त्याच्या दस्तासाठी लागू नाही.

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Mrs. Sunita Pagey

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SEARCH REPORT

22/11/2018

This Search Report details the facts and figures related to the Plot detailed as under. This search has been conducted on behalf of and as per the details provided to me by Paradigm Developers Pvt. Ltd, through its Director Mr. Timir Mehta, R/at : 22/3, Paradigm Opal, 4th Floor, Balewadi, Pune-411045.

Description Of The Property:

The property under consideration is all that piece and parcel of land bearing Survey No. 13/1/5, Corresponding City Survey No. 2619, admeasuring about 0H 5 Aar i.e. 500 sq. meters having revenue assessment of Rs. 0 Rs. 45 Ps. situated at Aundhgaon, Pune, within the limits of Pune Municipal Corporation and within the registration limits of Sub-Registrar Haveli, Pune and which is bounded as follows:-

On or towards East	:	S. No. 13/1-B
On or towards South	:	S. No. 13/1/6
On or towards West	:	S. No. 12
On or towards North	:	S. No. 13/1/4

On conducting a search on the basis of details provided to me i.e. copy of the Agreements, Deeds and the records for the last 30 years, made available in the office of the Sub-Registrar and other relevant revenue records, I have ascertained the following details and facts.

1. Instructions:

Under the instruction and information provided to me by Paradigm Developers Pvt. Ltd, through its Director Mr. Timir Mehta, R/at : Survey No. 22/3, Paradigm Opal, 4th Floor, Balewadi, Pune-411045 i.e. copy of Sale Deeds, Development Agreements and the records for the last 30 years, made available in the office of the Sub-Registrar Haveli and other relevant revenue records, I have ascertained the following details and facts.

Sunita Pagey

2. That Sub-registrar Haveli vide receipt No. MH00854374920201819E, Dt.22/11/2018 in respect of land at Survey No. 13/1/5, admeasuring about 0H 5 Aar i.e. 500 sq. meters having revenue assessment of Rs. 0 Rs. 45 Ps. situated at Aundhgaon, Pune permitted me to conduct the search of the aforesaid property for last 30 years, i.e. from 1988 to 2018.
3. **Documents provided :** On the basis of documents provided to me by my client Paradigm Developers Pvt. Ltd, through its Director Mr. Timir Mehta, R/at : Survey No. 22/3, Paradigm Opal, 4th Floor, Balewadi, Pune-411045 , and the records for the last 30 years, made available in the office of the Sub-Registrar, Haveli, Pune and other relevant revenue records, I have ascertained the following details and facts.

Following documents are provided to me conduct search of above mentioned Plot-

List of Document :

- a) 7/12 extract
- b) Mutation Entries of last 30 years.
- c) Copy of Sale Deed dated 10/04/1995 executed by Rukmini Shivaji Shingte and Balu Shivaji Shingte in favour of Mr. Jayant Vallabhdas Kaneriya registered with Sub-Registrar Haveli No. 2 at serial number 4355/96.
- d) Copy of Correction Deed dated 18/03/1996 executed by Rukmini Shivaji Shingte and Balu Shivaji Shingte in favour of Mr. Jayant Vallabhdas Kaneriya registered with Sub-Registrar Haveli No. 2 at serial number 1210/96.
- e) Copy of Sale Deed dated 25/07/1996 executed by Mr. Jayant Vallabhdas Kaneriya in favour of Mr. Shriniwas Madhav Gadiyar registered with Sub-Registrar Haveli No. 2 at serial number 4277/97.
- f) Copy of Gift Deed executed by Mr. Shriniwas Madhav Gadiyar in favour of Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar registered with Sub-Registrar Haveli No. 10 at serial number 16841/17 dated 20/12/2017.





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- g) Copy of Joint Development Agreement and Power of Attorney executed by Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar in favour of M/s Paradigm Developers Pvt. Ltd registered with Sub-Registrar Haveli No. 1 at Serial No. 1984/2018 and 1985/2018 dated 08/03/2018 respectively.
- h) Copy of Deed of Assignment executed by Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar in favour of M/s. Kedar Associates registered with Sub-Registrar Haveli No. 1 at serial number 1986/18 for Assignment of TDR/DRC.
- i) Copy of Deed of Transfer executed by M/s Samarth Developers in favour of Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar registered with Sub-Registrar Haveli No. 10 at Serial No. 4607/18 dated 14/03/2018 for purchase of TDR/DRC.
- j) Commencement Certificate No. CC/2507/2018 Dated 12/11/2018.
- k) NA order bearing no. NA/SR/II/477/2006 dated 02/01/2007

4. **Scrutiny of my search in respect of Survey No. 13/1/5, Corresponding City Survey No. 2619**

- 1. The plot of land which is under consideration is Plot of land admeasuring about 5 R situated at Survey No. 13/1/5, Aundh, Pune which is part of land situated at survey No. 13/1, Aundhgaon, Pune, Taluka Haveli, Dist Pune, within the local limits of Pune Municipal Corporation and in all admeasuring about 97 R (hereinafter referred to as the said larger Plot for the sake of brevity and convenience) was originally owned by one Mr. Govind Gopal Gaikwad.
- 2. The said Govind Gopal Gaikwad demised leaving behind himself following legal heirs namely
 - a. Sundarabai Govind Gaikwad
 - b. Ganpat Govind Gaikwad
 - c. Krishna Govind Gaikwad
 - d. Rajaram Govind Gaikwad

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- e. Dnyanoba Govind Gaikwad
 - f. Sopan Govind Gaikwad
 - g. Tukaram Govind Gaikwad
 - h. Mrs. Rukmini Shivaji Shingate
 - i. Smt Sita alias Yashoda Shripati Gaikwad
3. Subsequently the name of late Govind Gopal Gaikwad was substituted by names of his legal heirs and accordingly mutation entry no. 2604 was passed to enter the names of aforesaid legal heirs of Late Govind Gopal Gaikwad in revenue record.
4. That Smt. Sundarabai Govind Gaikwad filed an application before Tahasildar, Pune for partition of joint property situated at Survey No. 13/1 and Survey No. 173A/5A, Aundh, Pune, which was jointly owned by aforesaid owners. All the owners accorded their consent to the partition suggested by said Smt. Sundarabai Govind Gaikwad.
5. That since all the co-owners reached to common consent terms, Tahasildar, Pune effected partition the land under the provisions of Section 85 of The Maharashtra Land Revenue Code 1976 vide his order no. Watap/3/90 dated 29/10/91. In view of the said order the entire survey no. 13/1 was subdivided into 9 parts bearing pot hissa no. 13/1/1 to 13/1/9.
6. That based on the aforesaid partition mutation entry no.2980 was passed and accordingly Land admeasuring about 5R at Survey No. 13/1/5 was allotted to Smt. Rukmini Shivaji Shingte. The said mutation entry was approved on 26/12/91.
7. That in view of the aforesaid order of partition of land at Survey No. 13/1 and subsequent mutation entry no. 2980 Smt. Rukmini Shivaji Shingte became the sole owner of plot of land situated at Survey No. 13/1/5. (Hereinafter referred to as **said Plot** for the sake of brevity and convenience).
8. That subsequently on 10/04/95 said Smt. Rukmini Shivaji Shingte sold the said plot in favour of Mr. Jayant Vallabhdas Kaneria which was duly registered with Sub-Registrar, Haveli No. 2 at serial No. 2354/95. Accordingly mutation entry no. 3473 dated 07/03/2001 was passed mutating the name of Mr.

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Jayant Vallabh Kaneria in the place of Mrs. Rukmini Shivaji Shingte.

9. The said Mr. Jayant Vallabhdas Kaneria in turn sold the said plot in favour Shri Shriniwas Madhav Gadiyar vide Sale Deed dated 25th July 1997 which was duly registered with Sub-Registrar, Haveli No. 2 at serial no. 4277/97.
10. The said Shri Shriniwas Madhav Gadiyar submitted an application dated 05/11/01 before Additional Collector and Competent Authority for obtaining No-Objection Certificate under Urban Land (Ceiling & Regulation) Act 1976. On evaluation of records Additional Collector and Competent Authority vide its letter dated 11/01/2002, reference no. ULC/K-1/Tno. 6/851/2002 confirmed that the provisions of the Urban Land (Ceiling & Regulation) Act 1976 are not applicable to the said plot.
11. That Mr. Shriniwas Madhav Gadiyar executed Gift Deed in favour of Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar in respect of the said property. That the said Gift Deed was duly registered with Sub-Registrar Haveli No. 10 at serial number 16841/17. That the name of Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar are mutated on 7/12 extract vide Mutation Entry No. 4695 dated 05/01/2018.
12. That M/s. Kedar Associates assigned TDR/DRC in respect of property situated at CTS No. 1490, Old CTS No. 928, Final Plot No. 928/A, Kasba Peth, Pune in favour of Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar by executing Deed of Assignment in their favour. That the said Deed of Assignment is duly registered with Sub-Registrar Haveli No. 1 at serial number 1986/18 dated 08/03/2018.
13. That M/s Samarth Developers executed Deed of Transfer in favour of Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar registered with Sub-Registrar Haveli No. 10 at Serial No. 4607/18 dated 14/03/2018. The said Deed of Transfer was in respect of TDR/DRC concerned with property situated at Survey No. 63/1/2, 63/1/3, 63/1/4, 63/1/5, Mouje Kharadi, Taluka Havili Dist: Pune detailed as under:

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S.NO.	DRC NO	AREA IN DRC'S	AREA PURCHASED
1	005154	3000 square meters	148.81 square meters
2	005159	2295.84 square meters	50.59 square meters
			199.40 square meters

14. As such in view of the aforesaid documents mentioned in Para 12 & 13 Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar became entitled to TDR/DRC as under:

Property Details	DRC No	Area	Document Details
CTS No. 1490, Old Zone CTS No. 928, Final Plot No. 928/A, Kasba Peth, Pune	004478/A	42 square meters i.e. 452.09 square feet to be utilized in C Zone out of total DRC admeasuring about 284002 square meters	Deed of Assignment dated 08/03/18 registered with Sub-Registrar, Haveli No. 1 at serial number 1986/2018.
		199.40 square meters	Deed of Transfer registered with Sub-Registrar Haveli No. 10 at Serial No. 4607/18 dated 14/03/2018

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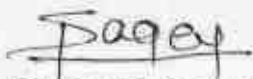
Mrs. Sunita Pagey

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15. That Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar executed Joint Development Agreement and Power of Attorney in respect of said land in favour of M/s Paradigm Developers Pvt. Ltd. The said documents of Joint Development Agreement and Power of Attorney were registered with Sub-Registrar Haveli No. 1 at Serial No. 1984/2018 and 1985/2018 dated 08/03/2018 respectively. (Hereinafter M/s Paradigm Developers Pvt. Ltd. will be referred to as the Promoters and Developers for the sake of brevity and convenience).
16. That Promoters and Developers submitted the plan and got the same sanctioned from the Pune Municipal Corporation vide Commencement Certificate No. CC/2507/2018 Dated 12/11/2018.
17. That the Promoters and Developers obtained the permission for Non-Agricultural use of the said land vides order bearing no. NA/SR/II/477/2006 dated 02/01/2007.
18. That in view of the said Development Agreement and Power Of Attorney M/s Paradigm Developers Pvt. Ltd, Through it's Director Mr. Timir Mehta have acquired rights to develop and convey or otherwise to deal with the said land and also to deal with the intending purchasers of the tenements in the building which will be constructed on the said land.
19. It thus appears from the record that M/s Paradigm Developers Pvt. Ltd, Through it's Director Mr. Timir Mehta has acquired all the rights, title and interest in the said land so as to convey the same in favour of the prospective purchaser and is absolutely seized and possessed of the same.
20. I am therefore of the opinion that Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar are the owners of the said Land and the Development Rights in respect of the said land are vested with M/s Paradigm Developers Pvt. Ltd, Through it's Director Mr. Timir Mehta, who are conferred with the rights to deal with the property on behalf of owners.

Sunita Pagey

21. OPINION :I am therefore of the opinion that the title of said land i.e. all that piece and parcel of land bearing Survey No. 13/1/5, Corresponding City Survey No. 2619, admeasuring about 0H 5 Aar i.e. 500 sq. meters having revenue assessment of Rs. 0 Rs. 45 Ps. situated at Aundhgaon, Pune, within the limits of Pune Municipal Corporation and within the registration limits of Sub-Registrar Haveli, Pune, along with rights to use TDR/DRC is vested with Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar and the same is clean, clear and marketable and M/s Paradigm Developers Pvt. Ltd, Through it's Director Mr. Timir Mehta acquired development rights in respect of the said land.



Mrs. Sunita S. Pagey
Advocate



22/11/2018

TITLE CERTIFICATE

1) DESCRIPTION OF PROPERTY:

The property under consideration is : all that piece and parcel of land bearing Survey No. 13/1/5, Corresponding City Survey No. 2619, admeasuring about 0H 5 Aar i.e. 500 sq. meters having revenue assessment of Rs. 0 Rs. 45 Ps. situated at Aundhgaon, Pune, within the limits of Pune Municipal Corporation and within the registration limits of Sub-Registrar Haveli, Pune. (Hereinafter described as the **said Land** for the sake of brevity and convenience and more particularly described under Schedule written herein under).

2) INSTRUCTIONS:

Under the instructions from M/s Paradigm Developers Pvt. Ltd, Through it's Director Mr. Timir Mehta, I have been caused to take search of the said Plot. I have been also instructed to investigate title regarding the said Plot.

3) DOCUMENTS :

That said M/s Paradigm Developers Pvt. Ltd, Through it's Director Mr. Timir Mehta, R/at : Survey No. 22/3, Paradigm Opal, 4th Floor, Balewadi, Pune-411045 submitted the documents as listed in list of documents written as above.

4) INCIDENTS:

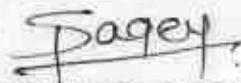
This is to certify that, I have investigated the Title of the property, which is more particularly described in the Schedule written hereunder, for the last 30 years (i.e. from 1988 to 2018), from the Index-II Registers, and other revenue records for which I have applied to Sub-Registrar, Haveli vide Application No. MH00854374920201819E, Dt.22/11/2018. Also, M/s Paradigm Developers Pvt. Ltd, Through it's Director Mr. Timir Mehta, R/at : Survey No. 22/3, Paradigm Opal, 4th

Sunita Pagey

Floor, Balewadi, Pune-411045 had handed over to me the Xerox copies of documents which were available with him, for scrutiny and examination. On relying upon the aforesaid documents and registers I have prepared this Search Report.

I hereby certify that :

I am therefore of the opinion that the title of said land i.e. all that piece and parcel of land bearing Survey No. 13/1/5, Corresponding City Survey No. 2619, admeasuring about 0H 5 Aar i.e. 500 sq. meters having revenue assessment of Rs. 0 Rs. 45 Ps. situated at Aundhgaon, Pune, within the limits of Pune Municipal Corporation and within the registration limits of Sub-Registrar Haveli, Pune, along with rights to use TDR/DRC is vested with Mr. Siddhesh Shriniwas Gadiyar and Mr. Siddharth Shriniwas Gadiyar and the same is clean, clear and marketable and M/s Paradigm Developers Pvt. Ltd, Through it's Director Mr. Timir Mehta acquired development rights in respect of the said land.



Mrs. Sunita S. Pagey
Advocate