

SEARCH REPORT AND TITLE OPINION

To,

Mr. Nitin Chhaganlal Jain.

Proprietor of M/s. Shree Shankeshwar Properties,

Address- Survey No. 101/102, main Road,

Nehru Nagar, Pimpri Pune 411018.

PROPERTY

All that piece and parcel of the land or ground **area admeasuring 963.36 Square meter**, bearing Society Private Layout Plot No. 20, 21 & 22 out of Land bearing **Gat No. 111** (Old Survey No. 1231) situated situate lying and being at Revenue Village **BORHADEWADI**, Taluka Haveli District Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub- Registrar Haveli Pune.

Adv. Shrikant Keshav Kadam.

Advocate & Notary

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Pradhikaran, Pune 411 044.

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CHALLAN
MTR Form Number-6

GRN MH000045607201819E	BARCODE 		Date 03/04/2018-10:00:26	Form ID
Department Inspector General Of Registration		Payer Details		
Type of Payment Search Fee Other Items		TAX ID (If Any)		
		PAN No.(If Applicable)		
Office Name HVL5_HAVELI 5 JOINT SUB REGISTRAR		Full Name	ADV SHRIKANT KESHAV KADAM	
Location PUNE				
Year 2018-2019 One Time		Flat/Block No.	PLOT NO 20 21 22 TOTAL AREA 963.36 SQ MT	
Account Head Details		Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE		750.00	Road/Street	GAT NO 111 BORHADEWADI
			Area/Locality	HAVELI PUNE
			Town/City/District	
			PIN	4 1 2 1 1 4
			Remarks (If Any)	
			SEARCH FEES FOR THE YEAR 1989 TO 2018/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.	00040572018040386591 IK000AODM8
Cheque/DD No.		Bank Date	RBI Date	03/04/2018-10:00:57 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date	Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

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Date- 03/04/2018.

SEARCH REPORT AND TITTLE OPINION

To,

Mr. Nitin Chhaganlal Jain,

Proprietor of Shree Shankeshwar Properties,

Address; Main Road Nehru Nagar Pimpri, Pune 411018.

At the instance of **Mr. Nitin Chhaganlal Jain Proprietor of Shree Shankeshwar Properties**, address; Survey No. 101/102, main Road Nehru Nagar Pimpri, Pune 411018, I have caused search and investigated the title of the owners in respect of the property mentioned in the schedule herein under in the office of Sub- Registrar Haveli No. 5, 14, 17, 18 & 24 for the year 1989 to 2018 (i.e. 30 years).

On the perusal of the documents supplied to me by the party and the Index II record made available at the time of the search in the office of the Sub- Registrar Haveli No. 5, 14, 17, 18 & 24 for the year 1989 to 2018 (i.e. 30 years) in respect of the property mentioned hereunder. I have made following observation in respect of the said property, my observation and detailed findings are given herein under: -

1. DESCRIPTION OF THE PROPERTY-

SCHEDULE A

All that piece and parcel of the Land bearing **Gat/Block No. 111**(Old Gat/Block No. 1231) area admeasuring about **03 Hectors 82 Ares**, Assessment Rs. 20, Ps. 78 situated at **Borhadewadi**, Taluka Haveli District Pune within the jurisdiction of Sub-Registrar Haveli Pune and within the limits of Pimpri Chinchwad Municipal Corporation.



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SEHEDULE B

All that piece and parcel of the Plot/ground admeasuring about **308.17 Sq. Mtrs** bearing Society Lay-Out **Plot No. 20** carved out of Land mentioned in schedule A herein above same is bounded as under-

- | | | |
|-------------------------|---|-------------------------------------|
| On or towards the East | : | 18 Mtrs wide D.P. Road. |
| On or towards the South | : | 25 feet wide Society internal Road. |
| On or towards the West | : | Plot No. 21 owned by Kalpana Phuge. |
| On or towards the North | : | 25 feet wide Society internal Road. |

SEHEDULE C

All that piece and parcel of the Plot/ground admeasuring about **308.17 Sq. Mtrs** bearing Society Lay-Out **Plot No. 21** carved out of Land mentioned in schedule A herein above same is bounded as under-

- | | | |
|-------------------------|---|--|
| On or towards the East | : | Plot No.20 owned by Mrs. Anita Shailendra
Jadhav beyond that 18 Mtrs wide D.P.
Road. |
| On or towards the South | : | 25 feet wide Society internal Road. |
| On or towards the West | : | Plot No. 22 owned by Nitin Chhaganlal
Jain and Sangeeta Bharat Ambawat. |
| On or towards the North | : | 25 feet wide Society internal Road. |

SEHEDULE D

All that piece and parcel of the Plot/ground admeasuring about **347.02 Sq. Mtrs** bearing Society Lay-Out **Plot No. 22** carved out of Land mentioned in schedule A herein above same is bounded as under-

- | | | |
|-------------------------|---|---|
| On or towards the East | : | Plot No.21 owned by Mrs. Kalpana Phuge. |
| On or towards the South | : | 25 feet wide Society internal Road. |
| On or towards the West | : | Plot No. 23. |
| On or towards the North | : | 25 feet wide Society internal Road. |

The total area of Property mentioned in schedule B, C & D admeasuring about 963.36 Sq. Mtrs.



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2. DOCUMENTS PERUSED AND EXAMINED-

- i. 7/12 extract of the Gat No. 111 since 2001 to 2018 (Xerox Copy)
- ii. Mutation Entry No. 2254 (Xerox Copy)
- iii. Mutation Entry No. 5564 (Xerox Copy)
- iv. Development Agreement registered in the Office of Sub-Registrar Haveli No. 14 at Serial No. 2253/2018 dt. 20/02/2018. (Original Copy)
- v. Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 14 at Serial No. 2254/2018 dt. 20/02/2018. (Original Copy)
- vi. Development Agreement registered in the Office of Sub-Registrar Haveli No. 14 at Serial No. 2255/2018 dt. 20/02/2018. (Original Copy)
- vii. Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 14 at Serial No. 2256/2018 dt. 20/02/2018. (Original Copy)
- viii. Deed of Cancellation registered in the Office of Sub-Registrar Haveli No. 14 at Serial No. 467/2018 dt. 09/01/2018 (Original Copy)
- ix. Development Agreement registered in the Office of Sub-Registrar Haveli No. 17 at Serial No. 10004/2006 dt. 12/12/2006. (Xerox Copy)
- x. Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 17 at Serial No. 10005/2006 dt. 12/12/2006. (Xerox Copy)
- xi. Sale Deed registered in the Office of Sub-Registrar Haveli No. 17 at Serial No. 9602/2013 dt. 04/12/2013 (Xerox Copy)
- xii. Development Agreement registered in the Office of Sub-Registrar Haveli No. 14 at Serial No. 3204/2018 dt. 12/03/2018. (Original Copy)
- xiii. Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 14 at Serial No. 3205/2018 dt. 12/03/2018. (Original Copy)

3. HISTORY OF DEVOLUTION OF TITLE & OBSERVATION-

It is observed that, the said Land Gat/Block No. 111 originally numbered as Gat/Block No. 1231 as per the Revenue record maintained by the revenue authorities. The name of Maruti Sahadu Borate & Sadashiv Sahadu Borate appeared as owner and occupier on 7/12 extract of the said Land having 1/2 share each with all right, title and interest in the said Land.



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It is observed that, the owner Maruti Sahadu Borate & others conveyed all their right, title and interest of Land admeasuring about 01 Hectors 00 Ares out of their share in favour of S.K Garden Co-Operative Society by executing Sale Deed same is registered in the office of Sub-Registrar Haveli No. 14 at serial No. 1428/2004 dt. 11/02/2004 for the consideration more particularly mentioned in the said Sale Deed, by virtue of the said Sale Deed the name of the Said Society and its members recorded to the 7/12 extract of the said Land by mutation entry No. 2254. That it is further observed form the record that the said Society is registered with the Society Registrar vide registration No. P.N.A./P.N.A./3/H.S.G./(TO)/02-03 dt. 17/02/2003.

In respect of the Property/Plot mentioned in schedule B herein above: -

It is further observed from the record that, plot area admeasuring about 308.17 Sq. Mtrs bearing Society Lay-out Plot No. 20 more particularly mentioned in schedule B herein above of the said Society allotted to Anita Shailendra Jadhav. The said owner Anita Shailendra Jadhav is the founder member of the said Society accordingly her name also appeared on the 7/12 extract of the said property in owner's column.

It is further observed form the record that, the owner Anita Shailendra Jadhav has granted development rights of the said Plot in favour of M/s. Shree Associates by execution of the Development Agreement and Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 14 at serial No. 2809 & 2810 dt. 17/04/2015 respectively however the said developers unable to develop the said property accordingly the parties have cancelled the said deal by execution of Cancellation Deed registered in the office of Sub-Registrar Haveli No. 14 at serial No. 467 dt. 09/01/2018.

It is further observed form the record that, the owner Anita Shailendra Jadhav along with her family members has granted development rights of the said Plot in favour of Mr. Nitin Chhaganlal Jain Proprietor of Shree Shankeshwar Properties by execution of the Development Agreement and Irrevocable Power



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of Attorney same is registered in the office of Sub-Registrar Haveli No. 14 at serial No. 2253 & 2254 dt. 20/02/2018 respectively.

In respect of the Property/Plot mentioned in schedule C herein above: -

It is further observed from the record that, plot area admeasuring about **308.17** Sq. Mtrs bearing Society Lay-out Plot No. 21 more particularly mentioned in schedule B herein above of the said Society allotted to Kalpana Ananda Phuge. The said owner Kalpana Ananda Phuge is the founder member of the said Society accordingly her name also appeared on the 7/12 extract of the said property in owner's column.

It is further observed form the record that, the owner Kalpana Ananda Phuge has granted development rights of the said Plot in favour of M/s. Shree Associates by execution of the Development Agreement and Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 14 at serial No. 2809 & 2810 dt. 17/04/2015 respectively however the said developers unable to develop the said property accordingly the parties have cancelled the said deal by execution of Cancellation Deed registered in the office of Sub-Registrar Haveli No. 14 at serial No. 467 dt. 09/01/2018.

It is further observed form the record that, the owner Kalpana Ananda Phuge along with her family members has granted development rights of the said Plot in favour of Mr. Nitin Chhaganlal Jain Proprietor of Shree Shankeshwar Properties by execution of the Development Agreement and Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 14 at serial No. 2255 & 2256 dt. 20/02/2018 respectively.

In respect of the Property/Plot mentioned in schedule D herein above: -

It is observed that, the owner Sadashiv Sahadu Borate & others through their power of attorney holder Unnikrishnan Menon conveyed all right, title and interest of the plot area admeasuring about **347.02 Sq. feet** bearing Society lay-out Plot No. 22 more particularly mentioned in the schedule C herein above in favour of Sangeeta Bharat Ambawat by executing Development rights and



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Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 17 at serial No. 10004 & 10005 dt. 12/12/2006 for the full and final consideration amount more particularly mentioned in the said Development Agreement, by virtue of the said Development Agreement and Irrevocable Power of Attorney Sangeeta Bharat Ambawat acquired right, title and interest in said plot bearing No. 22 area admeasuring about 347.02 Sq. Mtrs.

It is observed from the record that, by virtue of the said Development Agreement and Irrevocable Power of Attorney Sangeeta Bharat Ambawat has conveyed all right title and interest of the plot area 173.51 Sq. Mtrs out of Plot No. 22 in favour of Nitin Chhaganlal Jain by execution of Sale Deed same is registered in the office of Sub-Registrar Haveli No. 17 at registration serial No. 9602/2013 dt. 04/12/2013, by virtue of the said Sale Deed name of Nitin Chhaganlal Jain recorded to the 7/12 extract of the said property in owner's column as per mutation entry No. 5564.

It is further observed form the record that, the Sangeeta Bharat Ambawat has granted development rights of the remaining area 173.51 Sq. Mtrs out of the said Plot No. 22 in favour of Mr. Nitin Chhaganlal Jain Proprietor of Shree Shankeshwar Properties by execution of the Development Agreement and Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 14 at serial No. 3205 & 3206 dt. 12/03/2018 respectively.

Thus, by virtue of the said Development Agreement and Irrevocable Power of Attorney the developers i.e. Mr. Nitin Chhaganlal Jain Proprietor of M/s. Shree Shankeshwar Properties and as owner of area admeasuring 173.51 S. Mtrs out of Plot No. 22 has got right and authority to apply and got approve the construction plan, specifications, elevations, sections from the Pimpri Chinchwad Municipal Corporation on the said property, also to commence and complete the construction as per the approved plan accordingly develop the said property by constructing thereon multistoried building consisting residential/commercial tenements also to transfer/sell the said tenements to the prospective purchasers for the consideration he deems fit and proper.



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4. WHETHER ANY OTHER CHARGES OR ENCUMBRANCES:

That in order to find out any other charges or encumbrances if any on the said property mention herein before necessary search was caused in the office of Sub-Registrar Haveli No. 5, 14, 17, 18 and 24 for the period of last 30 years by paying the request fees, while going through the record made available at the time of search and documents supplied by the party I did not come across any entry adverse to the entries mentioned herein before.

5. LEGAL OPINION:

As per the search caused and documents supplied to me, I opine that, by virtue of the said Sale Deed, Development Agreement and Irrevocable Power of Attorney the developers/owner i.e. Mr. Nitin Chhaganlal Jain Proprietor of M/s. Shree Shankeshwar Properties has got right, title and authority to deal with and develop the said property mentioned in schedule B, C & D herein before totally admeasuring about 963.36 Sq. Mtrs. also, to apply and got approve the construction plan, specifications, elevations, sections from the Pimpri Chinchwad Municipal Corporation on the said property, to commence and complete the construction as per the approved plan accordingly develop the said property by constructing thereon multistoried building consisting residential/commercial tenements also to transfer/sell the said tenements to the prospective purchasers for the consideration he deems fit and proper.

Pune,

Date: 03/04/2018.



Shrikant Kadam
Adv. Shrikant Keshav Kadam.