

UNMESH DESHPANDE AND ASSOCIATES

Advocate

LLM, DLL & LW, DHL

Date: 17/8/2018

SEARCH & TITLE REPORT

- A) Property : Plot No. 43, C.T.S. No. 1128, Kothrud, Pune
- B) Owner : 1) Mr. Milind Prabhakar Joshi
2) Mr. Anil Prabhakar Joshi
- C) Developer : M/s. Prathamesh Constructions through its Partner
Mr. Chaitanya Madhav Kulkarni

To Whomsoever it May Concern:

- 1) **Description of Property:** All that piece and parcel of property bearing plot no. 43 adm. 512.8 Sq. Mtrs. i.e. 5519.17 Sq. Ft. in Girija Co. Op. Hsg. Soc., upon Survey No. 125 Hissa No. 1B corresponding CTS No. 1128, situated at village Kothrud, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation

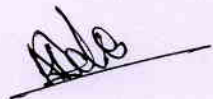
- On or towards East : by 40 Mtrs. D. P. Road,
On or towards West : by Survey No. 124,
On or towards South : by Plot No. 42,
On or towards North : by plot no. 44.

---herein after referred to as the 'Said Plot'

- 2) Upon instructions of M/s. Prathamesh Constructions through its Partner Mr. Chaitanya Madhav Kulkarni, I caused to be conducted the search of Index II Registers on the website of IGR Maharashtra for last 30 years in respect of the said plot.

3) **Documents availed for perusal:-**

- a) Property Register Card from year 1980 to 2017
b) Copy of Lease Deed in favour of Mr. Milind Joshi
c) Copy of Release Deed dated 8/2/2015



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- d) Development Agreement and Irrevocable General Power of Attorney in favour of M/s. Prathmesh Construction
- e) Public Notice published in daily Prabhat dated 11/4/2015
- f) Deed of Transfer dated 5/5/2018 registered at Sr. No. 3948/2018
- g) Commencement Certificate No. CC/1028/18 dated 12/7/2018,
- h) Revised Commencement Certificate No. CC/1438/18 dated 9/8/2018

4) Title History:-

- a) That the land bearing S. No. 125 Hissa No. 1B totally adm. 2 Hec 43 Ares belongs to Girija Co. Op. Hsg. Soc. Ltd. (hereinafter referred to as the "said Society").
- b) Girija Co. Op. Hsg. Soc. Ltd. purchased said S. No. 125/1B adm. 2 Hec 43 Ares from Satyavati Anandrao Mankar and Sudakshin Dilip Kothare with consent of Mr. Vinayak Govind Tole and Mohanrao Narayan Joshi by virtue of Sale Deed dated 8/2/1965. Mutation Entry to this effect bears No. 2604 dated 18/9/1965.
- c) That the society prepared and got sanctioned the layout of plots of the above mentioned land i.e. S. No. 125 Hissa No. 1B thereby dividing into residential plots, internal roads etc.
- d) Mr. Prabhakar Parashuram Joshi was the member of the said 'Girija Co-Operative Housing Society'.
- e) That the said society allotted the said plot to Mr. Prabhakar Parashuram Joshi as the member of the owner society and allotted Share Certificate No. 38 having share no. 186 to 190 (both inclusive) Rs. 50/- each.
- f) That Mr. Prabhakar Parashuram Joshi applied to the society to enter the name of his son Mr. Milind Prabhakar Joshi vide Letter dated 7/4/1983

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and accordingly society has transferred the said plot in name of Mr. Milind Prabhakar Joshi vide certificate dated 14/4/1983.

- g) That said society executed Lease Deed in favour of Mr. Milind Prabhakar Joshi dated 21/6/1988. The said Lease Deed is registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 9061/1988, which lease is for the period of 999 years. Accordingly said society transferred Share Certificate No. 38 in name of Mr. Milind Prabhakar Joshi.
- h) That Mr. Prabhakar Purushottam Joshi executed his Last Will on 9/4/2012 and thereby bequeathed the well defined rights, title and interests in the said plot and membership rights, in percentage to his sons, i.e. Mr. Milind Prabhakar Joshi : 55 % and Mr. Anil Prabhakar Joshi : 45 %. However since the membership rights of the owner society were already transferred to Mr. Milind Prabhakar Joshi as well as the Lease Deed was also came to executed in favour of Mr. Milind Prabhakar Joshi, the provisions in the Will regarding said plot and membership rights were unwarranted. However since the another Legatee Mr. Anil Prabhakar Joshi was co. member of the owner society, the promoters have joined Mr. Anil Joshi alongwith Mr. Milind Joshi for the Development Agreement.
- i) Mr. Prabhakar Purushottam Joshi died on 04/01/2014 and is survived by legatees/ sons i.e. Milind and Anil Prabhakar Joshi and daughters namely Mrs. Madhuri Vilas Kulkarni and Mrs. Anushri Abhijit Degaonkar.
- j) That daughters of late Prabhakar Purushottam Joshi i.e. Mrs. Madhuri Vilas Kulkarni and Mrs. Anushri Abhijit Degaonkar released their share in respect of said plot in favour of Mr. Milind Prabhakar Joshi by virtue of



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Release Deed dated 8/2/2015. The said Release Deed is registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 1434/2015.

k) Grant of Development Rights in favour of M/s. Prathmesh Constructions :-

That Mr. Milind Prabhakar Joshi and Mr. Anil Prabhakar Joshi granted the rights of development and sale of units in respect of said plot in favour of M/s. Prathamesh Constructions, a Partnership Concern through its Partner Mr. Madhav Ganesh Kulkarni and Mr. Chaitanya Madhav Kulkarni by Development Agreement and Irrevocable General Power of Attorney both dated 1/1/2018. Said Development Agreement and Irrevocable General Power of Attorney both are registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 20/2016 and 21/2016. Consideration of the said Development Agreement is agreed partly in monetary form and partly in form of construction i.e. one duplex residential unit bearing Flat no. 101 on 1st and 2nd floor adm. 107.95 sq.mtr. carpet + 14.77 sq.mtr. open balcony + adjacent terrace 6.41 sq.mtr. + exclusive rights in respect of garden area adm. 86.31 sq.mtr. in the proposed building upon said property to Mr. Milind Prabhakar Joshi. While promoter have also agreed to construct another duplex residential unit bearing Flat no 501 on 4th and 5th floor adm. 107.95 sq.mtr. carpet + 14.77 sq.mtr. open balcony + adjacent terrace 6.41 sq.mtr. + exclusive rights in respect of part of top terrace area adm. 60.48 sq.mtr. in the new building upon said property for Mr. Anil Prabhakar Joshi.

- l) That Developer M/s. Prathamesh Constructions purchased TDR adm. 333.33 Sq. Mtrs. from Kirtiwardhan Developers and Builders by virtue of a Deed of Transfer dated 5/5/2018. The said Deed of Transfer is registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 3948/2018.

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m) Sanction of building plans :-

That promoters prepared and got sanctioned the plans of the building upon said plot from Pune Municipal Corporation vide Commencement Certificate No. CC/1028/18 dated 12/7/2018 and revisions thereof has been sanctioned by Pune Municipal Corporation vide Commencement Certificate No. CC/1438/18 dated 9/8/2018.

n) According to sanction plans developer implemented the scheme of development and sale of units styled as 'Prathamesh Amrutyog' comprising of single building having 14 tenements. (hereinafter referred to as the 'said scheme')

5) Verifications:

a) Public Notice : I published a 'Public Notice' in "Daily Prabhat" dated 11/4/2015 in respect of said plot thereby calling upon objections to title to the said plot. However, I have not received any objection/s to said public notice till date.

b) Search: I caused to be conducted the Search of Index II Registers for last 30 years on the website of IGR Maharashtra and I did not find any entry showing any encumbrance/ charge upon the said property.

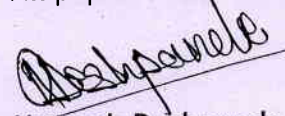
6) Opinion:-

I therefore hereby opine that,

a) Title to the said plot is clean, clear and marketable.

b) M/s. Prathamesh Constructions through its Partner Mr. Chaitanya Madhav Kulkarni is entitled to carry out the construction of building according to sanction plans subject to condition to carry out construction of 2 duplex flats for Mr. Milind Prabhakar Joshi and Mr. Anil Prabhakar Joshi.

All papers returned herewith.


Unmesh Deshpande
Advocate

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CHALLAN
MTR Form Number-6



GRN	MH005153131201819E	BARCODE			Date	17/08/2018-16:26:43		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Search Fee					
Type of Payment					Other Items					
Office Name					HVL2_HAVELI 2 JOINT SUB REGISTRAR		Full Name		adv unmesh deshpane	
Location					PUNE		Flat/Block No.			
Year					2018-2019 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)			
							plot no 43 CTS No 1128 Kothrud pune			
							Amount In		Three Hundred Rupees Only	
Total					300.00		Words			
Payment Details					STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		Ref. No.		00040572018081713628 IK00SKILD0	
Cheque/DD No.					Bank Date		RBI Date		17/08/2018-16:27:43 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 :

Mobile No. : 8379051111

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.