

SEARCH AND TITLE REPORT

At the instance of my client M/s. Empire Developers, a Registered Partnership Firm, Registered Under Indian Partnership Act 1932, through its authorized partners Mr. Omkar Dattatraya Dhankawade and Mr. Gaurav Ganesh Ghule having their Registered Office Address at: Survey no.21, Dhanashree Building, Kashinath Patil Nagar, Pune-Satara road, Dhankawadi, Pune- 411043, who have placed in my hands the relevant record from 1976 to verify, investigate and issue the Search report till date with respect to the property more particularly described as under:

DESCRIPTION OF PROPERTY:

All that piece and parcel of the land bearing Plot No. 96 having its area admeasuring about **438 sq. mtrs. i.e. 4714 Sq. Ft.** out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 600, consists of various plots, situated at Bibwewadi, Taluka-Pune City, District-Pune which is bounded as under:

On or towards East: By Plot no 99 of the said society

On or towards North: By Plot no 97 of the said society

On or towards West: By Road

On or towards South: By Amenity Space (Society Garden)

(Hereinafter referred to as the “**subject property**”)

DOCUMENTS PROVIDED BY THE CLIENT FOR MY PERUSAL:

Sr. No.	Particulars of Documents
1)	Certified Copies of Village form extract i.e. 7/12 extract from 1976 to 2019.
2)	Certified copies of Mutation Entry No. 7660, 10328, 10465, 14488, 14874, 22679 and 27403.

3)	Copy of Deed on Indenture registered with the office of sub-registrar Haveli no. 2 at Sr. No. 25 of Book no. 1 dated 10/07/1973.
4)	Copy of Deed of Assignment of Leasehold Rights dated 24/12/2003 registered with the office of sub-registrar Haveli no. 10 at Sr. No. 6/2004.
5)	Copy of Development Agreement and Power of Attorney dated 20/02/2004 registered with the office of sub-registrar 10 Sr. No. 1132/2004 and 1133/2004.
6)	Copy of Deed of Assignment registered with the office of sub-registrar Haveli no. 19 at Sr. No. 9317/2016 dated 07/11/2016.
7)	Copy of "U" Patrak of Co-operative Housing Societies adopted by Mahesh Co-operative Housing Society Ltd.
8)	The Public Notice dated 30/10/2021
9)	Copy of Development Agreement and Power of Attorney dated 21/04/2022 registered with the office of sub-registrar 16 at Sr. Nos. 7080/2022 and 4/7081/2022.

DESCRIPTION OF THE REVENUE RECORD:

A) Description of 7/12 extracts:

Sr. No.	Particulars	Mutation Entry no.
1.	<u>S. No. 635/1-A:</u> Area: 2-H 25.23-R 7/12 extract: Period: 1976-1990 Occupant/Owner: Vaibhav Co-op Hsg. Soc. Ltd.	7660, 19624
2.	<u>S. No. 635/2-A:</u> Area: 0-H 6-R 7/12 extract: Period: 1976-1995 Occupant/Owner: Pune Municipal Corporation.	10196
3.	<u>S. No. 642/1:</u> Area: 0-H 31.87-R 7/12 extract: Period: 1976-1982	10465, 10328

	Occupant/Owner: Mahesh Co-op Hsg. Soc. Ltd. Cancelled vide ME no. 14488.	
4.	<u>S. No. 643:</u> Area: 01-H 94.06-R 7/12 extract: Period: 1975-1981 Occupant/Owner: Mahesh Co-op Hsg. Soc. Ltd. Cancelled vide ME no. 14488.	10315, 10328
5.	<u>(S. No. 635/2+642/1+643)</u> <u>Plot no. 96:</u> Area: 438 sq. mtrs. 7/12 extract: Period: a) 1996-2010 b) 2010-2019 (issued on 26/07/2021) Occupant/Owner: Mahesh Co-op Hsg. Soc. {Shantabai Vitthal Joshi} Ambika Co-op Hsg. Soc. Ltd. As the area of the said 7/12 extract has been recorded to the City Survey therefore, the 7/12 Extract wrt the subject property is closed vide ME: 27403.	14488, 14874, 22679 *27403

B) Description of Mutation Entries:

Sr. No.	ME No	Particulars
1)	7660	Dated: 10/11/1964:

		Vaibhav Co-op Hsg. Soc. purchased the property bearing S. No. 635/1 from Shri. Kundanlal Poonamchand Sarnot vide Sale Deed dated 26/02/1964.								
2)	10328	Dated: 27/11/1969: That, Mahesh Co-op Hsg. Soc. is the owner of the property bearing S. No. 635/2-B and as the said Society excavated fragments of stone without the permission of the appropriate Authority, the said Society was directed by Hon'ble Tahsildar under Application no. CND/WS/III/1030/6 dated 30/09/1969 to pay the fine amounting to Rs. 77,194/-. As per the directions of the Hon'ble Tahsildar vide Order bearing no. REV/WS/2382/69 dated 26/12/1969 directed to mutate the charge of the said amount on the 7/12 extract of the property. Accordingly, the charge has been mutated on the 7/12 extract of the property bearing S. No. 635/2-B and 642/1.								
3)	10465	Mr. Sakharam Limbaji Gulab made an application to Mahesh Co-Op. Hsg. Soc. dated 16/10/1970 that the Chairman of Mahesh Co-Op. Hsg. Soc. may accept/mention/include the names of the lease holders as follows: <table><tr><th>S. No.</th><th>Plot No.</th><th>Area in sq. ft.</th><th>Names of the Leaseholder</th></tr><tr><td>635/2 +642/2-A +643</td><td>37</td><td>5586</td><td>Sakharam Limbaji Gulab</td></tr></table>	S. No.	Plot No.	Area in sq. ft.	Names of the Leaseholder	635/2 +642/2-A +643	37	5586	Sakharam Limbaji Gulab
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		The names given hereinabove were recorded.																
4)	14488	Dated: 06/04/1979: As per the application filed by Mahesh Co-op Hsg. Soc. Ltd., Pune the said Society informed and submitted the sanctioned layout vide which the plots were sanctioned with respect to the land bearing S. No. 635/2+642/1+643. Total Area of the Plot is 671919 sq. ft. Plot no. 1 to 20 Plot no. 22 to 27 Plot no. 29, 30 and 32 Plot no. 34 to 36 Plot no. 38 to 53 Plot no. 55 to 60 Plot no. 63 and 64																

		Plot no. 66 to 120 (NOTE: Area mentioned wrt Plot no. 96 is verified from the Mutation Entry and the same is found correct i.e. area under Plot no. 96 is 438 sq. mtrs. which is owned by Mahesh CHS) The Mutation wrt to Plot no. 21, 28, 31, 33, 37, 54, 81, 62, 65 has been mutated vide separate mutations therefore, the area wrt the said Plot no.s is 4691 sq. mtrs. which is deducted from the abovementioned plots and accordingly, the area wrt the abovementioned plots are defined.
5)	14874	Dated: 19/03/1981 Vide Deed of indenture of Lease dated 12/09/1973 registered at Haveli no. 2. The said Mahesh CHS has assigned the leasehold rights wrt Plot no. 96 in favour of Shantabai Vitthal Joshi for the rent of Rs.1/- and accordingly, vide Order of Tahsildar under Order no. 662/81 dated 18/03/1981 the name of Shantabai Vitthal Joshi is mutated on the 7/12 extract of S. No. 635/2, accordingly the said mutation is certified on 24/04/1981.
6)	22679	Dated: 15/01/2004 As per the application the developer viz. Aubrey Leslie Lewis and power of attorney holder of Shantabai Vitthal Joshi with the consent of Mahesh CHS have assigned the Leasehold rights in favour of Ambika CHS through its Chairman Valmik Bhagwan Koli and Secretary Shamsundar Lakshminarayan Soni vide Agreement dated 24/12/2003 registered with the office of sub-registrar Haveli no. 10 at Sr. No. 6/2004. Accordingly, the name of Ambika CHS is mutated on 7/12 extract of Plot no. 96 and approved ME on 03/02/2004.

7)	27403	Dated: 12/06/2018 As per the Order passed by City Survey officer no. 2, Pune under Order no. 712/12/KRA.NA.BHU. / DUHERI NOND BANDA / PA.BHU.6 / GULTEKADI, MUNJERI, BIBWEWADI /18 dated 06/07/2018 and as per the application / letter issued by Tahsildar Pune City bearing no. Hakka Nond/Kavi/715/18 dated 08/06/2018 the lands within the jurisdiction of Pune Municipal Corporation which has been granted the permission to use NA wrt the said land, the record of 7/12 extract are closed and accordingly, the 7/12 extract S. No. 635/2+642/1+643 are closed. The mutation is certified on 12/06/2011 by Mandal Adhikari Pune City.
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**DETAILS OF THE TRANSACTIONS EXECUTED
WITH RESPECT TO THE SUBJECT PROPERTY:**

Sr. No.	Date and Registration Details	Particulars of Transaction
1)	10/07/1973 HVL 2 Sr. No. 25 of Book no. 1	Deed on Indenture / Lease Executed by: Mahesh Sahakari Griha Rachna Sanstha Maryadit In favour of: Shantabai Vitthal Joshi Description of property: Plot no. 96 having its area admeasuring about 438 sq. mtrs. out of Mahesh CHS and out of S. No. 635/2, 642/1 and 643, situated in Village: Bibvewadi, District: Pune, Taluka: Haveli within the limits of sub-registrar Haveli no. 10 On or towards East: By Plot no. 99

		On or towards South: By Open Space On or towards West: By Road On or towards North: By Plot no. 97 Note: The said Mahesh CHS has assigned the leasehold rights wrt Plot no. 96 in favour of Shantabai Vitthal Joshi for the rent of Rs.1/- for the period of 998 years.
2)	25/03/1985 HVL no. 2 Sr. No. 3327/1985	Development Agreement along with Power of Attorney Executed by: Shantabai Vitthal Joshi In favour of: M/s Centaur Land Development Corporation Through its Partner: Mr. A. L. Lewis Description of property: Plot no. 96 having its area admeasuring about 438 sq. mtrs. out of Mahesh CHS and out of S. No. 635/2, 642/1 and 643, situated in Village: Bibvewadi, District: Pune, Taluka: Haveli within the limits of sub-registrar Haveli no. 10 On or towards East: By Plot no. 99 On or towards South: By Open Space On or towards West: By Road On or towards North: By Plot no. 97 Note: In order to develop Plot no. 96.
3)	24/12/2003 HVL 10 Sr. No. 6/2004	Deed of Assignment of Leasehold Rights Vendor: Shantabai Vitthal Joshi Through Power of Attorney Holder: Mr. A. L. Lewis Lessor/Consenting Party: Mahesh CHS Lessee: Ambika CHS Description of property:

		Plot no. 96 having its area admeasuring about 438 sq. mtrs. out of Mahesh CHS and out of S. No. 635/2, 642/1 and 643, situated in Village: Bibvewadi, District: Pune, Taluka: Haveli within the limits of sub-registrar Haveli no. 10 On or towards East: By Plot no. 99 On or towards South: By Open Space On or towards West: By Road On or towards North: By Plot no. 97
4)	20/02/2004 HVL 10 Sr. No. 1132/2004 and 1133/2004	Development Agreement and Power of Attorney Executed by: Ambika CHS through its Chairman Valmik Bhagwan Koli Secretary Shyamsundar Soni In favour of: M/s P.S. Developers through its partners 1. Vinayak Chandrakant Surkutla 2. Fakhree Baburao Pawar Description of property: Plot no. 96 having its area admeasuring about 438 sq. mtrs. i.e. 4712.88 sq. ft. situated Mahesh CHS and out of S. No. 635/2, 642/1 and 643, situated in Village: Bibvewadi, District: Pune, Taluka: Haveli within the limits of sub-registrar Haveli no. 10 On or towards East: By Plot no. 99 On or towards South: By Open Space On or towards West: By Road On or towards North: By Plot no. 97 Note: Towards redevelopment of Plot no. 97 by amalgamating the same with Plot no. 96 held by Ambika CHS.

5)	30/03/2022 HVL no. 16 Sr. No. 7080 / 2022	Development Agreement Executed by: Ambika CHS through its Chairman Arvind Dhondiba Pawar Secretary Kedarnath Vitthal Kulkarni In favour of: M/s Empire Developers Through Authorised Partners Consenting Party: 1) Vasturatna CHS 2) M/s P.S. Developers Confirming Party: Mahesh CHS Description of property: Plot no. 96 having its area admeasuring about 438 sq. mtrs. i.e. 4712.88 sq. ft. situated Mahesh CHS and out of S. No. 635/2, 642/1 and 643, situated in Village: Bibvewadi, District: Pune, Taluka: Haveli within the limits of sub-registrar Haveli no. 10 On or towards East: By Plot no. 99 On or towards South: By Open Space On or towards West: By Road On or towards North: By Plot no. 97 Note: Assigned the right to develop the subject property along with the right to amalgamate the subject property to the adjacent Plot. No. 97 and redevelop the building of the said Ambika CHS consisting of 8 tenements.
6)	30/03/2022 HVL no. 16	Power of Attorney: Executed by: Ambika CHS through its Chairman Arvind Dhondiba Pawar

	Sr. No. 4/7081/ 2022	Secretary Kedarnath Vitthal Kulkarni In favour of: M/s Empire Developers Through Authorised Partners Description of property: Plot no. 96 having its area admeasuring about 438 sq. mtrs. i.e. 4712.88 sq. ft. situated Mahesh CHS and out of S. No. 635/2, 642/1 and 643, situated in Village: Bibvewadi, District: Pune, Taluka: Haveli within the limits of sub-registrar Haveli no. 10 On or towards East: By Plot no. 99 On or towards South: By Open Space On or towards West: By Road On or towards North: By Plot no. 97 Note: With respect to redevelopment of the subject property.
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HISTORY OF TRANSACTIONS WITH RESPECT TO THE TITLE OF PLOT NO. 96:

- 1) That, the Mahesh Co-op Hsg. Soc. Ltd Pune is registered as per the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 vide Registration Certificate dated 03/01/1964 bearing Registration no. PNA/HSG/TC/145/1964-65.
- 2) That, the Mahesh Co-op Hsg. Soc. being the Owner of all that piece and parcel of the land bearing S. No. 635/1, 642/2 and 643 is owned by Mahesh Co-Operative Housing Society Ltd. (for the sake of brevity hereinafter referred to as the said “**Mahesh CHS**”). With an intention to allot the plots to the respective members on leasehold basis the said

Mahesh CHS has prepared the layout and got sanctioned the same from the competent authority and has made the provisions for the plots bearing Nos. Plot no. 1 to 20, Plot no. 22 to 27, Plot no. 29, 30 and 32, Plot no. 34 to 36, Plot no. 38 to 53, Plot no. 55 to 60, Plot No. 63 and 64, Plot No. 66 to 120 to the extent of total area admeasuring about 671919 sq. ft. and accordingly the same has been mutated to the 7/12 extract of the said land bearing vide mutation entry No. 14488.

- 3) That, vide Lease Deed (Indenture of Lease) dated 13/09/1973 registered with the office of Sub-Registrar Haveli No. II Pune at Sr. No. P-25 the said Plot No. 96 was allotted in favour of Smt. Shantabai Vitthal Joshi by the Mahesh Co-Operative Housing Society being Lessor thereof, for the period of 998 years commencing from 1973 and vide Order of Tahsildar under Order no. 662/81 dated 18/03/1981 the name of Shantabai Vitthal Joshi is mutated on the 7/12 extract of S. No. 635/2, accordingly the said mutation is certified on 24/04/1981.
- 4) That, as per the provisions of Bye-Laws of the Mahesh CHS, has granted the permissions to the various Plot owners/members within the Mahesh CHS to develop the plots and to construct the multi-storeyed buildings thereon and has allowed to sell/allot the tenements/units/shops being constructed there upon. Accordingly, with the permission of the Mahesh CHS, the Original Lessee of the said Plot No. 96 i.e. Smt. Shantabai Vitthal Joshi has assigned the development rights of the said Plot No. 96 in favour of M/s Centaur Land Development Corporation through its authorised partner Mr. A. L. Lewis vide

Development Agreement dated 25/03/1985 registered with the office of Sub-Registrar Haveli No. II Pune at Sr. No. 3327/1985 and in subsistence with the same has also executed the General Power of Attorney in favour of Mr. A. L. Lewis.

- 5) That, as per the said Development Agreement 25/03/1985 the Developer viz. M/s Centaur Land Development Corporation through its authorised partner Mr. A. L. Lewis has prepared the building plan and approved the same from the Pune Municipal Corporation vide commencement certificate dated 17/02/1986 bearing certificate No. BeP/4374. Subsequently, M/s Centaur Land Development Corporation has filed an application dated 05/06/1986 to the Hon'ble Additional Collector Pune, to grant the permission to use the land of the said Plot No. 96 for Non-Agricultural purpose under section 44 of Maharashtra Land Revenue Code, 1966 and accordingly, vide order dated 03/08/1986 bearing Order No. PRN-SR-162-86, the Collector of Pune has granted the permission to use the said Plot No. 96 for the Non-Agricultural purpose. Accordingly, the said Developer M/s Centaur Land Development Corporation through its authorised partner Mr. A. L. Lewis has commenced and completed the construction of the building being constructed upon the said Plot No. 96 and applied to obtain the Occupancy Certificate from the Pune Municipal Corporation. Accordingly, the Pune Municipal Corporation has issued the Occupancy Certificate on 19/09/1987.
- 6) That, thereafter, the said Developer M/s Centaur Land Development Corporation through its authorised partner Mr. A. L. Lewis has sold / allotted the tenements in the

building constructed upon the Plot No. 96 to various prospective purchasers by entering into an agreement as per the provisions as per law. Subsequently, has formed and registered the Housing Society of the said purchasers by taking into consideration the provisions of bye-laws and Maharashtra Co-operative Societies Act, 1960 which is known as “Ambika Co-operative Housing Society Ltd.” registered under the registration no. PNA/PNA(1)/HSG/(TC)/3460/1995-96 (hereinafter referred to as the “Ambika CHS”).

- 7) That, subsequently, vide Deed of Assignment of Leasehold rights the said Mrs. Shantabai Vitthal Joshi along with the Mahesh CHS has assigned the leasehold rights in favour of the Ambika Co-operative Housing Society Ltd. by virtue of the Deed of Assignment dated 24/12/2003 registered on 01/01/2004 with the office of sub-registrar Haveli no. 10 at Sr. No. 6/2004.
- 8) That, simultaneously the Occupant of the adjacent Plot no. 97 viz. Smt. Nirmala Shantaram Pradhan has decided to develop the said Plot no. 97 by executing the Development Agreement dated 24/12/2003 in favour of the M/s P.S. Developers through its Authorised Partners Vinayak Chnadrakanth Surkutla and Mr. Fakhree baburao Pawar along with the Power of Attorney. That, the said Development Agreement is registered with the office of sub-registrar Haveli no. 10 at Sr. No. 7390/2003 and the said Power of Attorney is registered with the office of sub-registrar Haveli no. 10 at Sr. No. 4/7391/2003.
- 9) That, thereafter, the said M/s P. S. Developers in order to obtain and utilise additional potential available towards the

development of the said adjacent Plot no. 97, the M/s P. S. Developers have decided to amalgamate the said Plot no. 96 i.e. subject property and the said Plot no. 97. That, accordingly, in order to grant its consent towards the amalgamation of the subject property and the Plot no. 97 and the development of the said Plot no. 97 with the potential made available vide amalgamation, the Ambika CHS and the said M/s P. S. Developers have entered into the Development Agreement and Power of Attorney dated 20/02/2004 and accordingly, the said Development Agreement and Power of Attorney are registered with the office of sub-registrar Haveli no. 10 at Sr. No. 1132/2004 and 1133/2004. That, accordingly, the said M/s P. S. Developers have completed the construction thereof and formed the Vasturatna Co-operative Housing Society Ltd. and registered the same under the provisions of law.

- 10) That, thereafter, the Ambika CHS has decided to redevelop and construct residential schemes on the said Plot No. 96 i.e. subject property and therefore, the Ambika CHS has assigned the development rights in favour of the M/s Empire Developers vide the Development Agreement and Power of Attorney dated 21/04/2022 registered with the office of sub-registrar Haveli no. 16 at Sr. No. 7080/2022 and 4/7081/2022 by obtaining the consent of Vasturatna Co-operative Housing Society Ltd. and M/s P. S. Developers and by obtaining the confirmation of Mahesh CHS.

SEARCH:

- i. At the instance of my clients, I have obtained the search for last 30 years till date; with respect to the property more specifically described herein above and accordingly, I have paid the necessary search fees / charges vide Challan attached herewith.
- ii. At the instance of my clients, I have issued the Public Notice dated 30/10/2021 in local news-paper and till date have not received any objection for the same.
- iii. From the year 2002 data of transactions with respect to the said property are made available on website <http://igrmaharashtra.gov.in/>. Therefore, the online search is taken from the data available on website <http://igrmaharashtra.gov.in/>. It is mentioned on the website, that all the data is available but it appears that all the data is not up-to-date. Therefore, the search is taken from available data.
- iv. From the available record, I have not come across any transactions or any adverse entry with respect to the property bearing Plot No. 96 having its area admeasuring about **438 sq. mtrs. i.e. 4714 Sq. Ft.** out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 600, consists of various plots, situated at Bibwewadi, Taluka-Pune City, District-Pune.

CONCLUSION:

M/s Empire Developers are entitled to develop the said Plot No. 96 having its area admeasuring about **438 sq. mtrs. i.e. 4714 Sq. Ft.** out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 600, consists of various

plots, situated at Bibwewadi, Taluka–Pune City, District-Pune and redevelop the building standing thereupon viz. Ambika Co-operative Housing Society Ltd. as per the registered Development Agreement and Power of Attorney dated 30/03/2022. It is observed and concluded that, as per the information and instructions provided by my client along with requisite documents furnished thereof and upon perusal of the same the Undersigned have not come across any adverse transactions with respect to the subject property.

Pune

DATE: 25/05/2022


Adv. Harish M. Kumbhar

Encl.: Challan GRN No.: MH002109438202223U

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Department ID : 682796302 Mobile No: 9850384755