
SEARCH REPORT

At the instance of my client M/s. Ved Real Estate Developers Pvt. Ltd.(Formerly known as Pranay Real Estate Developers Pvt. Ltd.) a private limited company registered and incorporated under the Companies Act 1950, having its Office at - 3rd Floor, Kumar Capital, 2413, East street, Camp Pune Pune MH 411001 through its director **MR. RAJAS VIMALKUMAR JAIN**, I have conducted search in respect of land bearing Survey Number 39 Hissa No. 1/4(A) admeasuring 8500 Sq.mt., Survey Number 39 Hissa No. 4(B) admeasuring 5700 Sq.mt., Survey Number 39 Hissa No. 4(C) admeasuring 5600 Sq.mt. and Survey Number 88 admeasuring 2100 Sq.mt., totally admeasuring 22000 Sq.mt. lying and situated at Village -Dhanori, Taluka - Haveli, District - Pune, within the jurisdiction of Sub-Registrar Haveli and within limits of Pune Municipal Corporation, Hereinafter called and referred to as "**the captioned property**".

NATURE OF SEARCH:

E-Search Index II register Search from the year 2005 to September 2020 taken on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>].

PARTICULARS OF SEARCH:

Search of the property with effect from 1st November 2005 is required to be taken in all offices of Sub-Registrar, Haveli, Pune, on account of removal of jurisdictional registration. As there is no provision for centralized search for the years subsequent to 1st November 2005, I have conducted an online search on the website of the Department of Registration and Stamps, Government of Maharashtra, [i.e. <http://www.igrmaharashtra.gov.in/>] for the period subsequent to 2020 till date.

I have not conducted a search in the physical records of the Index II registers of the Sub-Registrar Haveli Pune from 1st November 2005 till date, as it is practically not possible to visit all offices of Sub-Registrar Haveli Pune for conducting search. Hence, I have relied upon the online e-search as stated herein.

At instance, I have taken search in respect of the captioned property for the period of 2005 till August 2020 from available records. I found that, M/s. Ved Real Estate Developers Pvt. Ltd.(Formerly known as Pranay Real Estate Developers Pvt. Ltd.) has constructed the scheme namely **"KUMAR SAMRUDDHI"** on the said captioned property.

M/s. Ved Real Estate Developers Pvt. Ltd.(Formerly known as Pranay Real Estate Developers Pvt. Ltd.) through its director Mr. Rajas Vimalkumar Jain has executed number of Flat agreements in favour of the prospective purchasers and out of these said purchasers; some have further sold/transfer/conveyed the said flats to next purchasers. In my search, I found the following entries of Agreement, Flat Agreements, Leave and License Agreements etc. in respect of pertaining to the captioned property.

Sub Registrar Haveli No. VI:

1. **Sale Deed** dated 12/04/2013 executed between Mr. Subramanyam Madhav Acharya, Mr. Ramnath Madhav Acharya, Mr. Kannan Madhav, Mr. Sundarranjan Natrajan Acharya, Mr. Rajgopalan Natrajan Acharya, Kumar Samruddhi Co. operative Hsg. Soc. In favour M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) through its Director Mr. Krevalkumar K. Jain in respect of the area admeasuring 2074 Sq. Ft out of captioned property alongwith the building/s no. A1 to A5, P1 to P4, C3, C4, C5 to C8 and E, which is duly registered at Sr. No. 4158/2013 registered on 12/04/ 2013.



2. Development Agreement dated 12/04/2013 executed by Kumar Samruddhi Co. operative Hsg. Soc. through its Chairman Mr. B.N. Dhumal, Secretary Mr. S. S. Pille, Treasurer Mr. S.R. Gawde in favour M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) through its Director Mr. Krevalkumar K. Jain in respect of the area admeasuring 2074 Sq. Ft out of captioned property, which is duly registered at Sr. No. 4159/2013 registered on 12/04/ 2013.

3. While taking search I found many entries of Agreement to Sales executed and registered by the M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) and Assignment Deeds, Gift Deeds, Leave and License and Notices of Intimation the flat Purchasers of the project named Kumar Samruddhi in favour of other purchasers execute these deeds and documents. These documents are not directly related to the captioned property so I have not mentioned these documents in detail.

I have paid the requisite search fees vide Receipt No. MH002541858202021P dated 23/07/2020.

This search report is subject to the E- Search form the website mentioned previously. While taking the search I couldn't find any other or adverse entry other than mentioned hereunder.

Hence the present search report from 2005 till September 2020 (part) is issued.

Place: Pune.

Date: 28/09/2020


Mrs. Prachi Kulkarni-Randive

Advocate

Enclosure:

Original challan dated 23/07/2020, bearing GRN
MH002541858202021P



CHALLAN
MTR Form Number-6



GRN MH002541858202021P		BARCODE 		Date 23/07/2020-13:51:41	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name HVL8_HAVELI 8 JOINT SUB REGISTRAR			Full Name		Adv Prachi Randive
Location PUNE					
Year 2020-2021 One Time			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		400.00	Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Amount In	Four Hundred Rupees Only	
Total		400.00	Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502020072300800 4613842478705
Cheque/DD No.			Bank Date	RBI Date	23/07/2020-13:52:39 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. : 9923422693
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याचा दस्तावेज लागू नाही.

TITLE REPORT

A) INSTRUCTIONS -

At the instance of my client M/s. M/s. Ved Real Estate Developers Pvt. Ltd.(Formerly known as Pranay Real Estate Developers Pvt. Ltd.) a private limited company registered and incorporated under the Companies Act 1950, having its Office at - 3rd Floor, Kumar Capital, 2413, East street, Camp Pune 411001 through its director **MR. RAJAS VIMALKUMAR JAIN.**

B) DESCRIPTION OF THE PROPERTY-

All that piece and parcels of land admeasuring 2074 sq. mtrs. (for the sake of brevity hereinafter called and referred to as the "**said Plot**") out of the area admeasuring 22000 Sq. mtrs. consisting of land bearing Survey Number 39 Hissa No. 1/4(A) admeasuring 8500 Sq.mt., Survey Number 39 Hissa No. 4(B) admeasuring 5700 Sq.mt., Survey Number 39 Hissa No. 4(C) admeasuring 5600 Sq.mt. and Survey Number 88 admeasuring 2100 Sq.mt., totally admeasuring lying and situated at Village -Dhanori, Taluka - Haveli, District - Pune, within the jurisdiction of Sub-Registrar Haveli and within limits of Pune Municipal Corporation hereinafter called and referred to as "**the said Entire Property**".

C) DOCUMENTS GIVEN FOR MY PERUSAL BY MY CLIENT-

For the purpose of this Title Due Diligence Report, I have reviewed the following documents:

- 1) Photocopy of 7/12 and relevant mutation entries.
- 2) Photocopy of Sale Deed dated 12/04/2013 registered with the Office of Sub-Registrar Haveli VI, at Sr. No. 4158/2013 registered on 12/04/2013.
- 3) Photocopy of Development Agreement dated 12/04/2013 registered with the Office of Sub-Registrar Haveli VI, at Sr. No. 4159/2013 registered on 12/04/2013.

- 4) Photocopy of Power of Attorney dated 12/04/2013 registered with the Office of Sub-Registrar Haveli VI, at Sr. No. 4160/2013 registered on 12/04/2013.
- 5) Original copy of public notice dated ____ in daily newspaper "**Prabhat**" in the edition dated 14/07/2020.
- 6) Original copy of Search Report dated 28/09/2020.

Brief History:

On perusal of the aforesaid documents and from the information furnished to me, it appears that:

- a. Mr. Subramanyam Madhav Acharya, Mr. Ramnath Madhav Acharya, Mr. Kannan Madhav Acharya and Mr. Natarajan Madhav Acharya were the owner of the land bearing Survey Number 39 Hissa No. 1/4(A) admeasuring 8500 Sq.mt., Survey Number 39 Hissa No. 4(B) admeasuring 5700 Sq.mt., Survey Number 39 Hissa No. 4(C) admeasuring 5600 Sq.mt. and Survey Number 88 admeasuring 2100 Sq.mt., totally admeasuring 22000 Sq.mt. lying and situated at Village -Dhanori, Taluka - Haveli, District - Pune and accordingly, their names were appearing to be reflected in the owner's column of the 7/12 extract of the said Property.
- b. It appears that, out of aforesaid owners Mr. Natarajan Madhav Acharya expired leaving behind his legal heirs viz, sons named Mr. Sunderrajan, Mr. Rajgopalan Natrajan Acharya and daughter Rani Natrajan Acharya.
- c. It is further observed, Ranin Thiru Natrajan alias Rani Natrajan Acharya released and relinquished all her rights, title and interests in the said Entire Property in favour of her brothers i.e. Mr. Sunderrajan, Mr. Rajgopalan Natrajan Acharya via registered Release Deed dated 24/04/2002 is registered with the office of Sub-Registrar, Haveli VIII vide Serial No. 1599/2002. *It is clarified that, the said Release Deed dated 24/04/2002 is not available for inspection at the*



time of issuance of this report and the said fact has been ascertained from the noting in the Sale Deed dated 12/04/2013.

d. It further appears that, Mr. Subramanyam Madhav Acharya, Mr. Ramnath Madhav Acharya, Mr. Kannan Madhav Acharya, Mr. Sunderrajan Natrajan Acharya and Mr. Rajgopalan Natrajan Acharya have executed Development Agreement dated 07/08/1995 in favour of M/s. Ved Real Estate Developers Pvt. Ltd. (formerly known as Pranay Real Estate Developers Pvt. Ltd.). The said Development Agreement was impounded u/s. 33 of The Bombay Stamp Act 1958 vide case no. EVN/623/98 and accordingly necessary stamp duty and penalty has been paid vide Challan no. 41943 dated 15/04/1999 and the Collector of Stamps certified the same on 29/04/1999. The said owners have also executed Power of Attorney dated 22/02/1996 in favour of Mr. Kewalkumar Jain and others Which is registered in the Office of Sub-Registrar Haveli no. II at Serial no. 63/1996 on 23/02/1996. *It is clarified that, the said Development Agreement dated 07/08/1995 and Power of Attorney dated 22/02/1996 is not available for inspection at the time of issuance of this report and the said fact has been ascertained from the noting in the Sale Deed dated 12/04/2013.*

e. It further appears that, Mr. Subramanyam Madhav Acharya, Mr. Ramnath Madhav Acharya, Mr. Kannan Madhav Acharya, Mr. Sunderrajan Natrajan Acharya and Mr. Rajgopalan Natrajan Acharya have executed Development Agreement dated 07/08/1995 in favour of M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.). The said development agreement was impounded u/s. 33 of The Bombay Stamp Act 1958 vide case no. EVN/624/98 and accordingly necessary stamp duty and penalty has been paid vide Challan no. 13916 dated 20/04/1999 and the Collector of Stamps certified the same on 29/04/1999. The said owners have also executed Power of Attorney dated 22/02/1996 in favour of Mr. Kewalkumar Jain and others, which is duly



registered in the Office of Sub-Registrar Haveli no. II at Serial no. 61/1996 on 23/02/1996. It is clarified that, the said Development Agreement dated 07/08/1995 and Power of Attorney dated 22/02/1996 is not available for inspection at the time of issuance of this report and the said fact has been ascertained from the noting in the Sale Deed dated 12/04/2013.

f. It further appears that, Mr. Subramanyam Madhav Acharya, Mr. Ramnath Madhav Acharya, Mr. Kannan Madhav Acharya, Mr. Sunderrajan Natrajan Acharya and Mr. Rajgopalan Natrajan Acharya have executed Development Agreement dated 07/08/1995 in favour of M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.). The said development agreement was impounded u/s. 33 of The Bombay Stamp Act 1958 vide case no. EVN/625/98 and accordingly necessary stamp duty and penalty has been paid vide Challan no. 13919 dated 26/03/1999 and the Collector of Stamps certified the same on 29/04/1999. The said owners have also executed Power of Attorney dated 22/02/1996 in favour of Mr. Kewalkumar Jain and others, which is duly registered in the Office of Sub-Registrar Haveli no. II at Serial no. 62/1996 on 23/02/1996. It is clarified that, the said Development Agreement dated 07/08/1995 and Power of Attorney dated 22/02/1996 is not available for inspection at the time of issuance of this report and the said fact has been ascertained from the noting in the Sale Deed dated 12/04/2013.

g. It further appears that, Mr. Subramanyam Madhav Acharya, Mr. Ramnath Madhav Acharya, Mr. Kannan Madhav Acharya, Mr. Sunderrajan Natrajan Acharya and Mr. Rajgopalan Natrajan Acharya have executed Development Agreement dated 07/08/1995 in favour of M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.). The said development agreement was impounded u/s. 33 of The Bombay Stamp Act 1958 vide case no. EVN/626/98 and accordingly necessary stamp duty

and penalty has been paid vide Challan no. 40943 dated 15/04/1999 and the Collector of Stamps certified the same on 29/04/1999. The said owners have also executed Power of Attorney dated 22/02/1996 in favour of Mr. Kewalkumar Jain and others, which is duly registered in the Office of Sub-Registrar Haveli no. II at Serial no. 64/1996 on 23/02/1996. *It is clarified that, the said Development Agreement dated 07/08/1995 and Power of Attorney dated 22/02/1996 is not available for inspection at the time of issuance of this report and the said fact has been ascertained from the noting in the Sale Deed dated 12/04/2013.*

- h.** By virtue of the aforesaid diverse and separate Development Agreements and Power of Attorneys M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) became entitled to the rights, title and interest in respect of the said Entire Property.
- i.** The Collector, Pune u/s. 44 of M.L.R.C., 1966 has granted NA permission dated 05/03/1997 bearing no. PRN/NA/SR/376/2/111/96 for construction of residential building on the said Entire Property.
- j.** The Pune Municipal Corporation, Building Control Department, Pune has issued Commencement Certificate 4607/1998 dated 10/02/1998, 1264/1998 dated 11/03/1998, 2324/1998 dated 30/11/1998, 4148/2000 dated 19/07/2000, 4844/2001 dated 15/03/2001, 1307/2002 dated 17/01/2002, 1369/2002 dated 20/11/2002 and 1324/2003 dated 13/01/2004. *It is clarified that, the said Commencement Certificates are not available for inspection at the time of issuance of this report and the said fact has been ascertained from the noting in the Sale Deed dated 12/04/2013.*
- k.** M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) carried out the construction of multi-storied buildings under the name and style as "KUMAR

SAMRUDDHI" consisting of the building/s namely A1 to A5, C3 to C8, P1 to P4 and E on the portion of the land out of the said property and obtained the Completion Certificate Nos. BCO/03/101 dated 26/03/1999, BCO/03/108 dated 28/10/1999, BCO/03/374 dated 17/03/2001, BCO/03/11 dated 16/04/2002, BCO/03/126 dated 14/10/2002, BCO/03/81 dated 25/08/2003, BCO/03/27 dated 14/05/2004, BCO/03/34 dated 06/06/2005 for the said buildings. .
It is clarified that, the said Completion Certificates are not available for inspection at the time of issuance of this report and the said fact has been ascertained from the noting in the Sale Deed dated 12/04/2013.

- l.** M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) under the provision of The Maharashtra Co-operative Societies Act, 1960 formed the Co-operative Housing Society of all the flat purchasers under the name and style "KUMAR SAMRUDDHI CO-OPERATIVE HOUSING SOCIETY" vide registration No. PNA/PNA-(2)/HSG(TC)/5561/2001-2002 dated 07/03/2002.
- m.** M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) alongwith the Owners of the said property conveyed, transferred the said Entire Property alongwith the aforesaid building/s standing in favour of Kumar Samruddhi Co-Operative Housing Society vide Conveyance Deed dated 12/04/2013 which is duly registered with the office of Sub-Registrar Haveli No. VI at Sr. no. 4158/2013.
- n.** M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) has kept vacant/undeveloped portion of the land admeasuring 2074Sq. mtrs. i.e. the said plot herein out of the said Entire Property.
- o.** Kumar Samruddhi Co-Operative Housing Society passed the resolution in its Annual General Meeting to assign, grant and transfer

the development rights in the said Entire Property together with the permissible T.D.R. for carrying out additional construction on the said Plot.

- p. Kumar Samruddhi Co-Operative Housing Society through its Chairman Mr. B.N. Dhumal, Secretary Mr. S.S. Pillai and Treasurer Mr. S.R. Gawade executed the Development Agreement in favour of M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) along with Power of Attorney in favour of Mr. Kevalkumar K. Jain. The said Development Agreement and Power of Attorney are registered on 12/04/2013 with the office of Sub-Registrar, Haveli VI vide Sr. no. 4159/2013 and 4160/2013 respectively.
- q. To investigate the title of M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.), through its director Mr. Rajas Vimalkumar Jain to the said Property, I have published a public notice dated 14/07/2020 in daily newspaper "PRABHAT" in the edition dated 14/07/2020, calling for objections, if any. In response to the said Public Notices, I have not received any objection till date.
- r. I have carried out a search for 16 years (i.e. 2005 to 2020) of the Index-II registers maintained with the concerned offices of Sub-Registrar of Assurances and the office of the Joint Registrar, Pune with respect to the said Property and I have submitted his Search Report for the said Property dated 24/08/2020. I have further stated that, I have further stated that I have conducted E-Search of Index II registers from the 2005 to 2020 was taken on the website of Department of Registration and Stamps, Government of Maharashtra, Pune. On perusal of the Search Reports with respect to the said Property, I have not come across any adverse entries with respect to the said Property. Thereafter, I have not carried out further searches at the Sub-Registrars' office.



- s. M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.), informed me that, the said Plot is not the subject matter of any suit, revenue proceeding, tax proceeding, appeal, petition, etc. nor the same is the subject matter of any attachment either before or after judgment and there is no notice of lis pendens or attachment subsisting or pending in respect of the Property.
- t. In view of whatsoever stated hereinabove the said Plot admeasuring 2074 sq. mtrs. out of the area admeasuring 22000 Sq. mtrs. consisting of land bearing Survey Number 39 Hissa No. 1/4(A) admeasuring 8500 Sq.mt., Survey Number 39 Hissa No. 4(B) admeasuring 5700 Sq.mt., Survey Number 39 Hissa No. 4(C) admeasuring 5600 Sq.mt. and Survey Number 88 admeasuring 2100 Sq.mt., totally admeasuring lying and situated at Village -Dhanori, Taluka - Haveli, District - Pune, within the jurisdiction of Sub-Registrar Haveli and within limits of Pune Municipal Corporation is clear and marketable and that M/s. Ved Real Estate Developers Pvt. Ltd. (Formerly known as Pranay Real Estate Developers Pvt. Ltd.) is entitle to develop the said property by virtue of the Development Agreement and Power of Attorney executed by the Kumar Samruddhi Co-operative Housing Society in their favour.

Place: Pune.

Date: 29/09/2020

Prachi Kulkarni-Randive



Mrs. Prachi Kulkarni-Randive

Advocate