



CHALLAN
MTR Form Number-6

GRN MH001461784201715L	BARCODE 	Date 18/05/2017-13 33 38	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name HVL19_HAVELI 19 JOINT SUB REGISTRAR		Full Name	ADV KANCHAN AKTAR
Location PUNE		Flat/Block No.	
Year 2017-2018 From 18/05/1988 To 18/05/2017		Premises/Building	
Account Head Details		Amount in Rs.	
00300/2201 SEARCH FEE		750.00	
		Road/Street	
		Area/Locality	F C ROAD PUNE
		Town/City/District	
		PIN	4 1 0 0 4
		Remarks (If Any)	
		SEARCH 30 YEARS - MOUL MHALJUNGI TAL MJISHI DIST PUNE	
		S.NO. 12PAR1	
		Amount in Words	Seven Hundred Fifty Rupees Only
Total		750.00	
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	02300042017051822038 455340432
Cheque/DD No.		Ref No	
Name of Bank		Date	18/05/2017-13 34.25
Name of Branch		Bank Branch	BANK OF MAHARASHTRA
		Scroll No. Date	Not Verified with Scroll

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "राइप ऑफ पेमेंट" अर्थे नसुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्तांसाठी लागू नाही.

Mobile No. Not Available

Kanchan Akhtar

Advocate

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Mb. No. : 9422309375

Date : 19/05/2017

SEARCH AND TITLE REPORT

A] DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land or ground admeasuring Hectares 01= 20.50 Ares i.e. 12050 Sq.mtrs. out of Survey No.12 Hissa No.16/1 situate, lying and being at Village Mahalunge within the Registration Sub-District of Taluka Mulshi, District Pune and within the limits of the Gram Panchayat of Mahalunge and falling in the Residential Zone under the Regional Plan for Pune Metropolitan Region currently in force and the same is bounded as follows, that is to say:

On or towards the East	:	by land bearing Survey No.12 Hissa No.17, Mahalunge.
On or towards the South	:	by land bearing Survey No.12 Hissa No.17, Mahalunge.
On or towards the West	:	by lands bearing Survey No.12 Hissa No.16/2, Mahalunge.
On or towards the North	:	by lands bearing Survey No.12 Hissa No.3, Mahalunge.

Hereinafter called and referred as **"The Said Property"**.

B] I have been instructed by Shri. Rajnish Maneklal Bhandari to investigate the title of the said property. Shri. Rajnish Maneklal Bhandari supplied me various documents and information of the said property. I have carried out search of the said property from the concerned authority. This Title Report is based on the various documents and information supplied to me.



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C) SEARCH REPORT :

I have taken search of the said property from Index-II registers maintained by the office of Sub-Registrar, Haveli after paying the necessary charges in the Sub-Registrar Office, Haveli No. 19 by MH001461784201718E on 18/05/2017 of the property bearing S.No. 12 Hissa No. 16/1 for the last thirty years.

- a. At Haveli No. II, Index-II registers for the years 1986 to 1992 were in some loose sheets and some torn condition and not traceable therefore, I have taken search with help of some loose sheets of Index II registers. I went through all these registers but did not come across any entry / transaction regarding the property in para No. 1 above.
- b. At Haveli No. VIII, Index-II registers for the years 1993 to 2005 were mix bounded. At Haveli I am informed that centralized registration of documents is made and the Index II registers in the Office of Joint District Registrar for the year 2005 to 2017 were available for my search. I went through all these registers but did not come across any entry/ transaction regarding the property described in para No.1 above.

D) TRACING OF TITLE :

I have been supplied with the following photo copies of the documents for preparing this Title Report :

- a) 7/12 extract from the years 1987 to 2017 and all mutation entries mentioned therein.
- b) Partition Deed dated 20/04/2009.
- c) Agreement to sale dated 25/02/1993 executed by Namdeo Genu Padale and Others in favour of proposed Sayali Co-op. Housing Society.
- d) Deed of Cancellation dated 29/04/2010 between Namdeo Genu Padale and Others in favour of proposed Sayali Co-op. Housing Society.

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- e) Notarized Agreement to Sale dated 16/03/2010 executed by Namdeo Genu Padale and Others in favour of Mrs. Rajkumari Sunil Mutha.
- f) Agreement to Sale dated 05/05/2010 executed by Namdeo Genu Padale and Others in favour of Mr. Rajnish Maneklal Bhandari & Others with the consent of Mrs. Rajkumari Sunil Mutha.
- g) Power of Attorney dated 05/05/2010 executed by Namdeo Genu Padale and Others in favour of Mr. Rajnish Maneklal Bhandari & Others with the consent of Mrs. Rajkumari Sunil Mutha.
- h) The order of Tenancy u/s. 43 dated 17/05/2010.
- i) Sale Deed dated 24/05/2010 executed by Namdeo Genu Padale and Others in favour of Mr. Rajnish Maneklal Bhandari & Others with the consent of Mrs. Rajkumari Sunil Mutha.
- j) Order passed by Hon'ble Tehasildar, Mulshi (Paud) dated 10/12/2013.
- k) Public Notice dated 27/11/2009 published by M/s. Rajiv Patel & Associates, Advocates for the said property.
- l) Certificate of Title and Addendum to Certificate of Title dated 28/01/2010 & dated 13/04/2010 respectively issued by M/s. Rajiv Patel & Associates, Advocates.
- m) Agreement for Development of Land Jointly dated 17/09/2013 executed between Mr. Rajnish Maneklal Bhandari & Others and M/s. Puranik Builders Pvt. Ltd.
- n) Power of Attorney dated 17/09/2013 executed by Mr. Rajnish Maneklal Bhandari & Others in favour of M/s. Puranik Builders Pvt. Ltd.
- o) Power of Attorney dated 17/09/2013 executed by M/s. B.U.Bhandari Ventures through its partners Mr. Rajnish Maneklal Bhandari & Others in favour of M/s. Puranik Builders Pvt. Ltd.
- p) Deed of Transfer dated 23/12/2014 by Mr. Rajnish Maneklal Bhandari & Others Owners with the consent of M/s. B. U. Bhandari Ventures and Puranik Builders Pvt.Ltd in favour Government of Maharashtra.
- q) Certificate dated 20/01/2016 by PMRD.
- r) Fire NOC dated 29/12/2015.
- s) Environment clearance Certificate Dated 11/08/2016.



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t) Completion Certificate for building no. A & B issued by PMRDA dated 29/04/2017.

Ganpat Sadashiv Padale was the holder of land admeasuring 05 Acres and 38 Gunthas bearing Survey No.12 Hissa No.16, Mahalunge.

The name of one Genu Laxman Padale was entered in the "other rights" column of the 7/12 Extract in respect of the said land bearing Survey No.12 Hissa No.16, Mahalunge as a protected tenant of a portion thereof vide Mutation Entry No. 525 dated 24.04.1950.

The name of one Tukaram Laxman Padale was entered in the "other rights" column of the 7/12 Extract in respect of the said land bearing Survey No.12 Hissa No.16, Mahalunge as a protected tenant of a portion thereof vide Mutation Entry No. 548 dated 30.04.1951.

The said Genu Laxman Padale died in or around the year 1953 leaving behind him as his only heirs and next-of-kin his sons, Namdeo, Bhagwan and Dagdu Genu Padale, and his daughters, Gaubai Vithoba Lande, Devubai Balasaheb Kalbhor, Venubai Balasaheb Kalbhor and Chandrabhaga alias Bhagubai Kashinath Khaire. However, only the name of the said Namdeo Padale was entered in the "other rights" column of the 7/12 Extract in respect of the said land bearing Survey No.12 Hissa No.16, Mahalunge as a protected tenant of a portion thereof in the place and stead of the Late Genu Padale vide Mutation Entry No. 886 dated 19.01.1958.

Vide Order bearing No.71 dated 19.02.1966 of the Agricultural Lands Tribunal, Mulshi, made under the provisions of Section 32-G of the Bombay Tenancy & Agricultural Lands Act, 1948, the purchase price of the said land bearing Survey No.12 Hissa No.16, Mahalunge to be paid by the tenant-purchasers thereof, Tukaram Laxman Padale and Narndeo Genu Padale, was duly determined and the names of the said Tukaram Laxman Padale and Namdeo Genu Padale were entered on the 7/12 Extract pertaining to the said land as the persons in possession thereof

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while the name of the said Ganpat Sadashiv Padale was entered in the "other rights" column thereof vide Mutation entry No. 1112 dated 08.07.1966.

The provisions of the Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to Village Mahalunge and, accordingly, the area of the said land bearing Survey No.12 Hissa No.16, Mahalunge was shown on the Revenue Record to be Hectares 02 = 41 Ares vide Mutation Entry No. 1168 Dated 15.05.1970.

On the said Tukaram Laxman Padale and Namdeo Genu Padale making payment of the determined purchase price of the said land bearing Survey No.12 Hissa No.16, Mahalunge, a Certificate dated 18.11.1987 under the provisions of Section 32-M of the Bombay Tenancy & Agricultural Lands Act, 1948 was duly issued to them and the name of the said Ganpat Sadashiv Padale was deleted from the "other rights" column of the 7/12 Extract in respect of the said land vide Mutation Entry No. 1354 dated 03.02.1988.

The said Tukaram Laxman Padale died intestate on 22.08.1988 leaving behind him as his only heirs and next-of-kin his sons, Devram, Sakharam, Jaywant and Shivaji, and his daughters, Sitabai Rambhau Mate and Godabai Balkrishna Warghade. The names of the said sons of the Late Tukaram Padale were entered on the 7/12 Extract pertaining to the land bearing Survey No.12 Hissa No.16, Mahalunge as the holders of the share therein earlier held by the said Tukaram Padale vide Mutation Entry No. 1397 dated 29.09.1988 while the names of the said married daughters of the Late Tukaram Padale were entered in the "other rights" column of the said 7/12 vide the said Mutation Entry.

Devaram Tukaram Padale & Others sold their share of 8 Anna i.e. an area admeasuring about 01 Hectar 20.5 Ares out of said S.No. 12/16 to Ravindra Shankar Shinde with the prior permission u/s. 43 of Bombay Tenancy Act, Hence the said S.No. 12/16 divided into two parts i.e. S.No.12/16/1 and S.No. 12/16/2. Namdeo Genu Padale became the owner of S.No. 12/16/1. But, the names of Devaram Tukaram Padale & Others also were mutated to the S.No. 12/16/1 as a Poklist



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hence, Hon'ble Tahasildar, Mulashi by his order dated 10/04/2007 bearing No. हनो/कावि/७४३/०६ passed the order and the names of Devaram Tukaram Padale & others were deleted from the 7/12 extract of the said property by mutation entry No. 2815.

As per the contents of the registered Deed of Partition dated 20.04.2009 at Serial No. 1671/2009 executed by the said Namdeo Genu Padale & Others, 1) Namdeo Genu Padale, 2) Bhagwan Genu Padale, 3) Late Dagadu Genu Padale owned the land admeasuring about 00 Hectors 40.16 Ares each out of the said property and the said is mutated to the 7/12 extract of the said property by mutation entry No. 3085.

Vide an Agreement for Sale dated 25.02.1993 (duly registered under Serial No. 463 of 1993 with the Sub-Registrar, Taluka Mulshi) made by and between the said Namdeo Genu Padale (for self and as the Karta and Manager of his Hindu Undivided Family), the said Bhagwan Genu Padale (for self and as the Karta and Manager of his Hindu Undivided Family), Ganesh Namdeo Padale, Balasaheb Dagdu Padale, Kaluram Dagdu Padale, Dnyanoba Dagdu Padale and Janabai Dagdu Padale of the one part and The Sayali Co-operative Housing Society Limited (Proposed) through its Chief Promoter, Shri. Vijay Prabhakar Thakker of the other part, the said Namdeo Genu Padale & Others agreed to sell their said collective holding admeasuring Hectares 01 = 20.50 Ares out of the said land then bearing Survey No.12 Hissa No.16, Mahalunge to the said proposed Society at or for the consideration and on the terms and conditions therein contained. The said Sayali Co-operative Housing Society Limited was duly registered as a Tenant Ownership Co-operative Housing Society on 26.02.1993 under Registration No. PNA/MSI/HSG (TO) 673/1993.

Pursuant to the Letter dated 09.10.2003 bearing reference No. COMP/SB/CR/E 1/03 of the Settlement Commissioner and the Order dated 27.07.2004 of the Tahsildar, Taluka Mulshi, Pot Hissa No.1 of Hissa No.16 of the land bearing Survey No.12, Mahalunge was assigned to the holding admeasuring Hectares 01 = 20.50 Ares held by the said Namdeo Genu Padale and Others on Class II Occupancy basis while the remaining portion admeasuring Hectares 01 = 20.50 Ares out of the land originally



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admeasuring Hectares 02 = 41 Ares bearing Survey No.12 Hissa No.16, Mahalunge held by the said Ajit Sancheti and his alienees on Class I basis was assigned Pot Hissa No.2 of Hissa No.16 of the land bearing Survey No.12, Mahalunge vide Mutation Entry No. 2510 dated 28.10.2004.

Pursuant to the Notification dated 14.09.2005 issued by the Government of Maharashtra, Industries, Energy and Labour Department bearing No.IDC 2125 / (9635) / IND 14 issued under Sub-Section (3) of Section 1 of the Maharashtra Industries Development Act, 1961, the Government appointed 23.09.2005 to be the date from the which Chapter VI of the said Act can take effect in the area mentioned in the Schedule to the said Notification and declared the said area as "Industrial Area" under Clause (g) of Section 2 of the said Act. A portion admeasuring Hectares 01 = 66.30 Ares out of land admeasuring in the aggregate Hectares 18 = 85.60 Ares bearing Survey No.12, Mahalunge was included in such "Industrial Area". Effect to such Notification was given in the Revenue Record pertaining to, inter-alia, the land bearing Survey No.12, Mahalunge vide Mutation Entry No.2596 dated 19.12.2005 and a remark "earmarked for acquisition for Industrial Area" was earmarked in the "Other Rights" Column of the 7/12 Extracts in respect of the above captioned Land vide the said Mutation Entry. Enquiry made in the Office of the Regional Officer, MIDC at Wakdewadi, Pune, reveal that no part of the above captioned land falls under such acquisition.

Pursuant to the Order dated 10.04.2007 made by the Tahsildar, Mulshi, the names of the said heirs of the Late Tukaram Laxman Padale, namely, Devram, Sakharam, Jaywant and Shivaji Tukaram Padale and the said Sitabai Ranribhau Matre and Godabai Balkrishna Warghade were deleted from the Revenue Record pertaining to the above captioned land as holders of a share thereof vide Mutation Entry No 2815 dated 16.04.2007.

Pursuant to application made in that behalf, the Sub-Divisional Officer, Mawal Sub-Division vide his Order dated 06.10.2006 read with an Order dated 12.04.2007 made under the provisions of Section 43 of the Bombay Tenancy & Agricultural Lands Act,

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1948, granted permission to the said Namdeo Genu Padale & Others to transfer the above captioned land to the said Sayali Co-operative Housing Society Limited subject to the terms and conditions therein contained. But, due to certain conditions Sayali Co-operative Housing Society Limited could not completed / satisfied the terms and conditions mentioned in Agreement to Sale dated 25/02/1993. Hence, Sayali Co-operative Housing Society Limited through Vijay Prabhakar Thakar executed the Deed of Cancellation dated 29/04/2010 in favour of Namdeo Genu Padale & others with the confirming party Mrs. Rajkumari Sunil Mutha. The said Deed of Cancellation cum Revocation was registered with the Sub-Registrar, Haveli No. 20 at Serial No. 3910/2010 dated 29/04/2010.

Namdeo Genu Padale & others executed a notarized Agreement to Sale in favour of Mrs. Rajkumari Sunil Mutha related to the said property. The said Agreement to Sale is notarized with the Madan B. Shrimal at No. O13 dated 16/03/2010.

But, due to certain reasons Mrs. Rajkumari Sunil Mutha could not satisfied / fulfill the terms and conditions mentioned in the said notarized Agreement to Sale dated 16/03/2010. Hence, Namdeo Genu Padale & others executed a registered Agreement to Sale in favour of Shri. Jaikumar Babulal Bhandari, Shri. Rajnish Maneklal Bhandari, Shri. Anuj Maneklal Bhandari & Shri. Shailesh Jaikumar Bhandari with the consent of Mrs. Rajkumari Sunil Mutha. The Agreement to Sale is registered with the Sub-Registrar, Haveli No. 20 at Serial No. 3918/2010 dated 29/04/2010.

Namdeo Genu Padale & others also executed a registered Power of Attorney in favour of Shri. Jaikumar Babulal Bhandari, Shri. Rajnish Maneklal Bhandari, Shri. Anuj Maneklal Bhandari & Shri. Shailesh Jaikumar Bhandari with the consent of Mrs. Rajkumari Sunil Mutha. The Power of Attorney is registered with the Sub-Registrar, Haveli No. 20 at Serial No. 3919/2010 dated 29/04/2010.

Hon'ble Sub-Divisional Officer, Maval, Pune has granted permission u/s. 43 of Bombay Tenancy Act on 17/05/2010 bearing No. कुळकायदा/४३/एसआर/९२/२०१० to Namdeo Genu Padale & others for selling of the said property to Shri. Jaikumar



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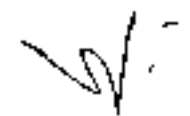
Babulal Bhandari, Shri. Rajnish Maneklal Bhandari, Shri. Anuj Maneklal Bhandari & Shri. Shailesh Jaikumar Bhandari.

Thenafter, Namdeo Genu Padale & others have executed a registered Sale Deed in favour of Shri. Jaikumar Babulal Bhandari, Shri. Rajnish Maneklal Bhandari, Shri. Anuj Maneklal Bhandari & Shri. Shailesh Jaikumar Bhandari with the consent of Mrs. Rajkumari Sunil Mutha. The said Sale Deed is registered with the Sub-Registrar, Haveli No. 20 at Serial No. 4605/2010 dated 24/05/2010.

By virtue of the said Sale Deed dated 24/05/2010 Shri. Jaikumar Babulal Bhandari, Shri. Rajnish Maneklal Bhandari, Shri. Anuj Maneklal Bhandari & Shri. Shailesh Jaikumar Bhandari are mutated to the 7/12 extract of the said property by mutation entry No. 3225 dated 08/07/2010. But, the remarks of नियंत्रित सत्ता प्रकार, कुळ कायदा ४३ व्या शर्तीस पात्र, जुनी शर्त १.२० आर, नविन शर्त व भोगवटा वर्ग-२, remained as it is in the other rights of column to the 7/12 extract of the said property thenafter, Shri. Anuj Maneklal Bhandari & Others filed an application to the Hon'ble Tehasildar, Mulshi (Paud) for deletion of the same accordingly, Hon'ble Tehasildar, Mulshi (Paud) passed an order bearing No. HN/SR/155/117/13 on 10/12/2013. As per the said order the said remarks are deleted by Hon'ble Talathi, Mhalunge, Tal. Mulshi, Dist. Pune by mutation entry No. 3640 dated 14/12/2013. In this way Shri. Jaikumar Babulal Bhandari, Shri. Rajnish Maneklal Bhandari, Shri. Anuj Maneklal Bhandari & Shri. Shailesh Jaikumar Bhandari are the absolute owners of the said property and they are in the actual possession of the said property.

The above captioned land falls under the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force.

Shri. Rajnish Maneklal Bhandari and others have entered into an Agreement for Development of Land Jointly dated 17/09/2013 with M/s. Puranik Builders Pvt. Ltd. through its Director Shri. Shailesh G. Puranik with confirmation of M/s. B.U.Bhandari Ventures. The said Agreement for Development of Land Jointly is registered with the Sub-Registrar, Haveli No. 9 at Serial No. 8954/2013 dated 17/09/2013.



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Shri. Rajnish Maneklal Bhandari and others have executed Power of Attorney dated 17/09/2013 in favor of M/s. Puranik Builders Pvt. Ltd. The said Power of Attorney is registered with the Sub-Registrar, Haveli No. 9 at Serial No. 8955/2013 dated 17/09/2013.

M/s. B.U.Bhandari Ventures through its authorized partners Shri. Rajnish Maneklal Bhandari and others have also confirmed the Power of Attorney dated 17/09/2013 executed by Shri. Rajnish Maneklal Bhandari and others in favor of M/s. Puranik Builders Pvt. Ltd. The said Power of Attorney is registered with the Sub-Registrar, Haveli No. 9 at Serial No. 8956/2013 dated 17/09/2013.

Shri. Anuj B. Bhandari & others prepared building plan and submitted to Collector Pune and Town Planning Office for permission. Town Planning Office have sanctioned the said building plan under Commencement Certificate dated 26/05/2014 by granting permission for carrying out construction on the said property. The Hon'ble Collector, Pune has granted Non Agricultural Permission bearing No. PMH/NA/SR/848/12, dated PRA/NA/SR/201/2013.

Then after Mr. Rajnish M. Bhandari and others with the consent of M/s B.U. Bhandari ventures and Puranik Builders Pvt .Ltd. executed deed of transfer dated 23/12/2014 in favour of Revenue Department collector of state of Maharashtra for an area of 1738 Sq.mts out of the said Property. The said deed of Transfer is registered with Sub Registrar Haveli no. 22 at Sr. no. 11432/2014 dated 23/12/2014.

Pune Municipal Regional Department has issued a certificate bearing no. PMU/MHALUNGE/SR.NO.12/16/1/NO.3160/ DATED 20/01/2016 for the project developing upon the said property.

The Office of Chief Fire Officer, Pune Municipal Corporation has issued revised provisional fire NOC bearing no. FB/4057 dated 29/12/2015 for proposed buildings no. A, B, C1,C2,&D at Sr. 12/16/1, Mhalunge.



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State Level Environment Impact Assessment Authority has issued Environment clearance for the project developing upon the said property vide certificates no. SEAC-III-2015/CR-66/TC-3 DATED 11/08/2016.

Pune Municipal Regional Department has issued a Completion certificate for building no. A & B bearing no. बीएमयु/मौ.म्हाळुंगे/स.न.१२/१६/१ व १२/१७/१/प्र.क.१४०८/१५-१६ DATED 29/04/2017 for the project developing upon the said property.

From perusal of the documents and entries in the Registers it seems that Shri. Jaikumar Babulal Bhandari, Shri. Rajnish Maneklal Bhandari, Shri. Anuj Maneklal Bhandari & Shri. Shailesh Jaikumar Bhandari are the owners of the said property and they have legal right, title and interest in the said property or any part thereof by virtue of the above mentioned registered Sale Deed dated 24/05/2010. Simultaneously, by virtue of above mentioned Agreement for Development of Land Jointly dated 17/09/2013 with M/s. Puranik Builders Pvt. Ltd., Shri. Rajnish Maneklal Bhandari and others and M/s. Puranik Builders Pvt. Ltd. have rights to develop the said property jointly.

E] Encumbrances :

- i. I have not found any register entry creating any encumbrances on the said property by the owners.
- ii. The 7/12 Extract and Mutation Extract of the said property, which have been supplied to me does not bear any entry of encumbrances.
- iii. This search and title report is issued subject to the availability of the Index-II registers and information and documents made available to me as discussed above.

F] Subject to whatever stated above, my **opinion** regarding title to the said property is as under :

- i. The said property is owned by Shri. Jaikumar Babulal Bhandari, Shri. Rajnish Maneklal Bhandari, Shri. Anuj Maneklal Bhandari & Shri. Shailesh Jaikumar

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Bhandari and they have free, clear and marketable title in the said property. By virtue of above mentioned Agreement for Development of Land Jointly dated 17/09/2013 with M/s. Puranik Builders Pvt. Ltd., Shri. Rajnish Maneklal Bhandari and others and M/s. Puranik Builders Pvt. Ltd. have rights to develop the said property jointly.

- ii. The said property is free from encumbrances and having marketable title subject to the remark औद्योगिक क्षेत्राकरीता संपादित in the other rights of column to the 7/12 of the said property.

Place : Pune

Date : 19/05/2017


Mrs. Kanchan Akhtar
Advocate
B.A., LL.B.,
CYBER CRIME

Kanchan Akhtar

Advocate

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Dahanukar Colony, Kothrud,
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TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

- i) This is to certify that the property mentioned in the Schedule hereunder written is owned by Shri Rajnish Maneklal Bhandari and others. Shri. Rajnish Maneklal Bhandari and others with the confirmation of M/s. B. U. Bhandari Ventures through its partners Shri Rajnish Maneklal Bhandari and others have entered into Agreement for Development of Land Jointly and Power of Attorney with M/s. Puranik Builders Pvt. Ltd. through its Director Shri Shailesh Gopal Puranik. Hence, by virtue of the said registered Agreement for Development of Land Jointly and Power of Attorney, M/s. Puranik Builders Pvt. Ltd. has all development rights and interests in the said property in accordance with the terms and conditions of the registered Agreement for Development of Land Jointly and Power of Attorney mentioned hereinabove according to sanctioned plans and permission dated 26/05/2014 and 20/01/2016 and also right to sell the flats/ tenements in the building constructed by them on the said property to intended purchaser/s of their choice.
- ii) The said property is free from encumbrances and having marketable title subject to the remark of "MIDC".

: SCHEDULE OF THE PROPERTY :

All those piece of land (i) bearing Survey No. 12 Hissa No.16/1, admeasuring "Hectare 1.20.5 Are" and (ii) bearing Survey No.12 Hissa No.17/1, admeasuring "Hectare 0.4.61 Are", thus, in all aggregating to "Hectare 1.25.11 Are" situate at revenue village Mhalunge of Taluka Mulshi, District Pune.

Place : Pune

Date : 19/05/2017


ADVOCATE

Mrs. Kanchan Akhtar
Advocate



CHALLAN
MTR Form Number-6

GRN MH001461784201718E		BARCODE 		Date 18/05/2017-13:33:38		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 HVL19_HAVELI 19 JOINT SUB REGISTRAR				Full Name		ADV KANCHAN AKTAR	
Location PUNE							
Year 2017-2018 From 18/05/1988 To 18/05/2017				Flat/Block No.		-	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		-	
				Area/Locality		F C ROAD PUNE	
				Town/City/District			
				PIN		4 1 1 0 3 4	
				Remarks (If Any)			
				SEARCH 30 YEARS - MOJE MHALUNGE TAL MULSHI DIST PUNE			
				S.NO. 12PART			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02300042017051822638 456540432	
Cheque/DD No.				Date		18/05/2017-13:34:25	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी व करावयाच्या दस्त्यासाठी लागू नाही.



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Advocate

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Kothrud, Pune - 411038
Mb. No. : 9422309375

Date : 19/05/2017

SEARCH AND TITLE REPORT

A] DESCRIPTION OF THE PROPERTY :

All that piece and parcel of the land admeasuring 00 H 04.61 R i.e. 466.56 Sq.mtrs. i.e. 5020.29 Sq.ft. out of land bearing S.No. 12 Hissa No. 17/1 total admeasuring 01 H 91.27 R situated at Village Mahalunge, Tal. Mulshi, Dist. Pune and within the limits of Zillha Parishad Pune and Taluka Panchayat Samiti Mulshi and bounded as under:

On or towards the East : By land of S.No. 12/18.

On or towards the South : By proposed 24 meter D.P.Road.

On or towards the West : By S.No. 12/16.

On or towards the North : By land of S.No. 12/3 & 5.

Hereinafter called and referred as "**The Said Property**".

B] I have been instructed by Shri. Rajnish Maneklal Bhandari to investigate the title of the said property. Shri. Rajnish Maneklal Bhandari supplied me various documents and information of the said property. I have carried out search of the said property from the concerned authority. This Title Report is based on the various documents and information supplied to me.

C] SEARCH REPORT :

- a. I have taken search of the said property from Index-II registers maintained by the office of Sub-Registrar, Haveli after paying the necessary charges in the Sub-Registrar Office, Haveli No. 19 by MH001461784201718E on 18/05/17 of the property bearing S.No. 12 Hissa No. 17/1 for the last thirty years.



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- b. At Haveli No. II, Index-II registers for the years 1987 to 1992 were in some loose sheets and some torn condition and not traceable therefore, I have taken search with help of some loose sheets of Index II registers. I went through all these registers but did not come across any entry / transaction regarding the property in para No. 1 above.
- c. At Haveli No. VIII, Index-II registers for the years 1993 to 2005 were mix bounded. At Haveli I am informed that centralized registration of documents is made and the Index II registers in the Office of Joint District Registrar for the year 2005 to 2017 were available for my search. I went through all these registers but did not come across any entry/ transaction regarding the property described in para No.1 above.

D] TRACING OF TITLE :

I have been supplied with the following photo copies of the documents for preparing this Title Report :

- a) 7/12 extract from the years 1987 to 2017 and all mutation entries mentioned therein.
- b) Index-II between Mr. Ashok Narayan Kulkarni and Mr. Mohan Manohar Kulkarni.
- c) Development Agreement dated 22/12/2006 executed by Mr. Mohan Manohar Kulkarni in favour of Mr. Kedar Dattatraya Kulkarni & others.
- d) Power of Attorney dated 22/12/2006 executed by Mr. Mohan Manohar Kulkarni in favour of Mr. Kedar Dattatraya Kulkarni & others.
- e) Development Agreement dated 26/12/2007 executed by Kedar Dattatraya Kulkarni & others in favour of Mrs. Rajkumari Sunil Mutha with the consent of Mr. Mohan Manohar Kulkarni.
- f) Power of Attorney dated 26/12/2007 executed by Mr. Kedar Dattatraya Kulkarni & others in favour of Mrs. Rajkumari Sunil Mutha with the consent of Mohan Manohar Kulkarni.



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- g) Sale Deed dated 27/11/2009 executed by Mr. Kedar Dattatraya Kulkarni & others through its power of attorney holder Mrs. Rajkumari Sunil Mutha in favour of Mrs. Rajkumari Sunil Mutha.
- h) Sale Deed dated 04/08/2010 executed by Mrs. Rajkumari Sunil Mutha in favour of Mr. Jaikumar Babulal Bhandari, Mr. Rajnish Maneklal Bhandari, Mr. Anuj Maneklal Bhandari & Mr. Shailesh Jaikumar Bhandari.
- i) Power of Attorney dated 04/08/2010 executed by Mrs. Rajkumari Sunil Mutha in favour of Mr. Jaikumar Babulal Bhandari, Mr. Rajnish Maneklal Bhandari, Mr. Anuj Maneklal Bhandari & Mr. Shailesh Jaikumar Bhandari.
- j) Public notice dated 13/07/2010 published in daily newspaper Prabhat on 14/07/2010.
- k) Agreement for Development of Land Jointly dated 17/09/2013 executed between Mr. Rajnish Maneklal Bhandari & Others and M/s. Puranik Builders Pvt. Ltd.
- l) Power of Attorney dated 17/09/2013 executed by Mr. Rajnish Maneklal Bhandari & Others in favour of M/s. Puranik Builders Pvt. Ltd.
- m) Power of Attorney dated 17/09/2013 executed by M/s. B.U.Bhandari Ventures through its partners Mr. Rajnish Maneklal Bhandari & Others in favour of M/s. Puranik Builders Pvt. Ltd.
- n) Deed of Transfer dated 23/12/2014 by Mr. Rajnish Maneklal Bhandari & Others Owners with the consent of M/s. B. U. Bhandari Ventures and Puranik Builders Pvt. Ltd in favour Government of Maharashtra.
- o) Certificate dated 20/01/2016 by PMRD.
- p) Fire NOC dated 29/12/2015.
- q) Environment clearance Certificate Dated 11/08/2016.
- r) Completion Certificate for building no. A & B issued by PMRDA dated 29/04/2017.



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The said property was originally owned by Mr. Maruti Shiva Padale. Mr. Maruti Shiva Padale sold the said property to Mr. Vijay Prabhakar Thakar on 05/09/1989. The said Sale Deed is registered at Serial No. 321/1989. Mr. Vijay Prabhakar Thakar sold the said property to Mr. Ashok Narayan Kulkarni on 09/12/1991. The said Sale Deed is registered at Serial No. 2029/1992 (old No. 484/91).

Then, Mr. Ashok Narayan Kulkarni sold the said property to Mr. Mohan Manohar Kulkarni. The said Sale Deed is registered in the office of Sub-Registrar, Mulshi (Paud), vide Sr.No. 1157/1994 on 29/04/1994. Since then Mr. Mohan Manohar Kulkarni became the sole and absolute owner of the said property. The Revenue authority has also entered his name on 7/12 extract vide mutation entry No. 2763.

Mr. Mohan Manohar Kulkarni has executed a Development Agreement and Power of Attorney in favour of 1) Mr. Kedar Dattatraya Kulkarni, 2) Mr. Siddharth Samaratmal Lunawat and 3) Mr. Avinash Yashwant Shisode. The said Development Agreement and Power of Attorney are registered in the office of Sub-Registrar, Haveli No. 15, Pune vide Sr.No. 9126/2006 and 9127/2006 on 22/12/2006.

1) Mr. Kedar Dattatraya Kulkarni, 2) Mr. Siddharth Samaratmal Lunawat, 3) Mr. Avinash Yashwant Shisode and 4) Mr. Mohan Manohar Kulkarni have executed a Development Agreement and Power of Attorney in favour of Mrs. Rajkumari Sunil Mutha with the consent of Mr. Mohan Manohar Kulkarni through his Power of Attorney holder 1) Mr. Kedar Dattatraya Kulkarni, 2) Mr. Siddharth Samaratmal Lunawat and 3) Mr. Avinash Yashwant Shisode. The said Development Agreement and Power of Attorney are registered in the office of Sub-Registrar, Haveli No. 9, Pune vide Sr.No. 11094/2007 and 11095/2007 on 26/12/2007.

By Sale Deed dated 27/11/2009 Mr. Mohan Manohar Kulkarni through his Power of Attorney holder 1) Mr. Kedar Dattatraya Kulkarni, 2) Mr. Siddharth Samaratmal Lunawat and 3) Mr. Avinash Yashwant Shisode through their Power of Attorney holder Mrs. Rajkumari Sunil Mutha sold and transferred the said property in favour of

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Mrs. Rajkumari Sunil Mutha. The said Sale Deed is duly registered with the office of Sub-Registrar, Haveli No. 7, Pune at Sr. No. 7041/2009.

Thenafter, Mrs. Rajkumari Sunil Mutha has executed a registered Sale Deed related to the said property in favour of Mr. Jaikumar Babulal Bhandari, Mr. Rajnish Maneklal Bhandari, Mr. Anuj Maneklal Bhandari & Mr. Shailesh Jaikumar Bhandari. The said Sale Deed is registered with the Sub-Registrar, Haveli No. 19 at Serial No. 7172/2010 dated 04/08/2010. Mrs. Rajkumari Sunil Mutha has also executed a registered Power of Attorney related to the said property in favour of Mr. Jaikumar Babulal Bhandari, Mr. Rajnish Maneklal Bhandari, Mr. Anuj Maneklal Bhandari & Mr. Shailesh Jaikumar Bhandari. The said Power of Attorney is registered with the Sub-Registrar, Haveli No. 19 at Serial No. 7173/2010 dated 04/08/2010.

By virtue of the said Sale Deed dated 04/08/2010 Mr. Jaikumar Babulal Bhandari, Mr. Rajnish Maneklal Bhandari, Mr. Anuj Maneklal Bhandari & Mr. Shailesh Jaikumar Bhandari are mutated to the 7/12 extract of the said property by mutation entry No. 3278 dated 27/10/10. In this way Mr. Jaikumar Babulal Bhandari, Mr. Rajnish Maneklal Bhandari, Mr. Anuj Maneklal Bhandari & Mr. Shailesh Jaikumar Bhandari are the absolute owners of the said property and they are in the actual possession of the said property.

The above captioned land falls under the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force.

Shri. Rajnish Maneklal Bhandari and others have entered into an Agreement for Development of Land Jointly dated 17/09/2013 with M/s. Puranik Builders Pvt. Ltd. through its Director Shri. Shailesh G. Puranik with confirmation of M/s. B.U.Bhandari Ventures. The said Agreement for Development of Land Jointly is registered with the Sub-Registrar, Haveli No. 9 at Serial No. 8954/2013 dated 17/09/2013.

Shri. Rajnish Maneklal Bhandari and others have executed Power of Attorney dated 17/09/2013 in favor of M/s. Puranik Builders Pvt. Ltd. The said Power of Attorney is

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registered with the Sub-Registrar, Haveli No. 9 at Serial No. 8955/2013 dated 17/09/2013.

M/s. B.U.Bhandari Ventures through its authorized partners Shri. Rajnish Maneklal Bhandari and others have also confirmed the Power of Attorney dated 17/09/2013 executed by Shri. Rajnish Maneklal Bhandari and others in favor of M/s. Puranik Builders Pvt. Ltd. The said Power of Attorney is registered with the Sub-Registrar, Haveli No. 9 at Serial No. 8956/2013 dated 17/09/2013.

Shri. Anuj B. Bhandari & others prepared building plan and submitted to Collector Pune and Town Planning Office for permission. Town Planning Office have sanctioned the said building plan under Commencement Certificate dated 26/05/2014 by granting permission for carrying out construction on the said property. The Hon'ble Collector, Pune has granted Non Agricultural Permission bearing No. PMH/NA/SR/848/12, dated PRA/NA/SR/201/2013.

Then after Mr. Rajnish M. Bhandari and others with the consent of M/s B.U. Bhandari ventures and Puranik Builders Pvt .Ltd. executed deed of transfer dated 23/12/2014 in favour of Revenue Department collector of state of Maharashtra for an area of 139 Sq.mts out of the said Property. The said deed of Transfer is registered with Sub Registrar Haveli no. 22 at Sr. no. 11432/2014 dated 23/12/2014.

Pune Municipal Regional Department has issued a certificate bearing no. PMU/MHALUNGE/SR.NO.12/17/1/NO.3160/ DATED 20/01/2016 for the project developing upon the said property.

The Office of Chief Fire Officer, Pune Municipal Corporation has issued revised provisional fire NOC bearing no. FB/4057 dated 29/12/2015 for proposed buildings no. A, B, C1,C2,&D at Sr. 12/17/1, Mhalunge.

State Level Environment Impact Assessment Authority has issued Environment clearance for the project developing upon the said property vide certificates no. SEAC-III-2015/CR-66/TC-3 DATED 11/08/2016.

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Pune Municipal Regional Department has issued a Completion certificate for building no .A & B bearing no. बीएमयु/मौ.म्हाळुंगे/स.न.१२/१६/१ व १२/१७/१/प्र.क्र.१४०८/१५-१६ DATED 29/04/2017 for the project developing upon the said property.

From perusal of the documents and entries in the Registers it seems that Mr. Jaikumar Babulal Bhandari, Mr. Rajnish Maneklal Bhandari, Mr. Anuj Maneklal Bhandari & Mr. Shailesh Jaikumar Bhandari are the owners of the said property and they have legal right, title and interest in the said property or any part thereof by virtue of the above mentioned registered Sale Deed dated 04/08/2010. Simultaneously, by virtue of above mentioned Agreement for Development of Land Jointly dated 17/09/2013 with M/s. Puranik Builders Pvt. Ltd., Shri. Rajnish Maneklal Bhandari and others and M/s. Puranik Builders Pvt. Ltd. have rights to develop the said property jointly.

E] Encumbrances :

- i. I have not found any register entry creating any encumbrances on the said property by the owners.
- ii. The 7/12 Extract and Mutation Extract of the said property, which have been supplied to me does not bear any entry of encumbrances.
- iii. This search and title report is issued subject to the availability of the Index-II registers and information and documents made available to me.

F] Subject to whatever stated above, my **opinion** regarding title to the said property is as under :

- i. The said property is owned by Mr. Jaikumar Babulal Bhandari, Mr. Rajnish Maneklal Bhandari, Mr. Anuj Maneklal Bhandari & Mr. Shailesh Jaikumar Bhandari and they have free, clear and marketable title in the said property. By virtue of above mentioned Agreement for Development of Land Jointly dated 17/09/2013 with M/s. Puranik Builders Pvt. Ltd., Shri. Rajnish Maneklal



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Bhandari and others and M/s. Puranik Builders Pvt. Ltd. have rights to develop the said property jointly.

- ii. The said property is free from encumbrances and having marketable title subject to the remark औद्योगिक क्षेत्राकरीता संपादित in the other rights of column to the 7/12 of the said property..

Place : Pune

Date : 19/05/17

...
B.S.L.M., D.T.L., D.P.P.
CYBER CRIME

Mrs. Kanchan Akhtar

Advocate