



**CHITLANGE ASSOCIATES**  
**ADVOCATES**

**MR. PRAVIN. M .CHITLANGE**

Office:-1A, Sonigra Chambers, Near Gate No.5, Market Yard, Pune - 411037

Phone No.020- 24262066 Cell No.- 7875449433 /7744042266

Date- 24/05/2016

**-:- SEARCH AND TITLE REPORT -:-**

**INTRODUCTION :-**

As per the instructions & information given by my client Sai Infra, through it's Partner Mr. Vishal Suresh Bhangire, Address- Mohammadwadi, Pune - 411060, I have cause to take the search of the property which is more particularly described as under.

**1) DESCRIPTION OF PROPERTY:-**

All that piece & parcel of Land bearing

i) **Survey No.9/1A** total admeasuring 00 H 25 R accessed at Rs 00.25 Paise and

ii) **Survey No.9/1B** total admeasuring 00 H 24 R accessed at Rs 00.25 Paise,

situated at Village Mohammadwadi, Taluka Haveli, District- Pune, within the limits of Pune Puncipal Corporation, & within the jurisdiction of Sub-Registrar Haveli No. 1 to 28. (Hereinafter referred as the "Said Properties")

**2) SEARCH:-**

I have taken the search of the said Captioned Properties in the Sub-Registrar offices Haveli No. 2 & 12 for last 30 years i.e. 1987 to 2016 (both inclusive). In those offices some Registers



Maruti Manaji Bhangire, Mr. Bhagwan Manaji Bhangire, Mr. Balasaheb Manaji Bhangire. The said Release Deed was registered in the office of the Sub Registrar Haveli No.3 at serial No.3261/2010 on same day.

F) Thereafter Mr. Suresh Manaji Bhangire was expired on 08/10/2014. After his death name of his legal heirs namely Smt. Kantabai Suresh Bhangire, Mr. Vishal Suresh Bhangire, Mr. Tushar Suresh Bhangire, Mrs. Poonam Ganesh Bandal were mutated on 7/12 extract of the said properties by mutation entry No.13368.

G) Thereafter daughter of Mr. Maruti Manaji Bhangire i.e. Mrs. Chitra Jijaba Kunjir, Mrs. Swati Pramod Kurne, Mrs. Sheetal Samir Varghade, Ms. Kajal Maruti Bhangire have released their right & title and undivided share in respect of the said properties by Release Deed dated 25/02/2016 in favour of Mr. Maruti Manaji Bhangire. The said Release Deed was registered in the office of Sub Registrar Havel No.6 at serial No. 2462/2016 dated 25/02/2016.

H) Accordingly Mr. Subhash Manaji Bhangire, Mr. Maruti Manaji Bhangire, Mr. Bhagwan Manaji Bhangire, Mr. Balasaheb Manaji Bhangire, Smt. Kantabai Suresh Bhangire, Mr. Vishal Suresh Bhangire, Mr. Tushar Suresh Bhangire, Mrs. Poonam Ganesh Bandal have acquired all legal right & title and interest in respect of the said Properties and their name were mutated on 7/12 extract of the said properties.

5) A.O.P.:-

By Agreement of Association of Person dated 05/01/2016, Mr. Vishal Suresh Bhangire, M/s. GKG Venture through its Partner Mr. Sarvesh Ravindra Gadiya & others and Mr. Vishal Vilas Jain have formed the Association of Person (A.O.P.) which is





known as 'Sai Infra' and started their business of Promoter & Developer.

**6) RIGHT OF DEVELOPERS:-**

I) Mr. Subhash Manaji Bhangire, Mr. Bhagwan Manaji Bhangire, Mr. Balasaheb Manaji Bhangire, Smt. Kantabai Suresh Bhangire, Mr. Vishal Suresh Bhangire, Mr. Tushar Suresh Bhangire, Mrs. Poonam Ganesh Bandal with consent of their legal heirs have given their share out of said properties for development to Sai Infra by executing Joint Venture Agreement & Power of Attorney dated 29/03/2016. The said Joint Venture Agreement & Power of Attorney were registered in the Office of Sub Registrar Haveli No.2 at serial No.2578/2016 & 2579/2016 dated 29/03/2016 respectively.

II) Mr. Maruti Manaji Bhangire with consent of their legal heirs have given their share out of said properties for development to Sai Infra by executing Joint Venture Agreement & Power of Attorney dated 29/03/2016. The said Joint Venture Agreement & Power of Attorney were registered in the Office of Sub Registrar Haveli No.2 at serial No.2575/2016 & 2576/2016 dated 29/03/2016 respectively.

By above mentioned Joint Venture Agreements & Power of Attorneys dated 29/03/2016, Sai Infra have acquired the development right in respect of the said Properties.

**7) PUBLIC NOTICE :-**

We had issued the public notice in respect of the said properties in daily news paper Prabhat on 12/01/2016. In response to that notice till today we have not received any objections from any persons regarding the said properties.



8) **OPINION:-**

From the available records & subject to above observations, I am prima facie of the opinion that the Sai Infra have acquired right to develop the said properties free from all encumbrance and charge.

I conclude this Search & Title Report & accordingly returned the all papers.

Hence, this Search & Title Report is given.



*Pravin*

**MR. PRAVIN CHITLANGE  
ADVOCATE**

DISCLAIMER: Present report is prepared on the basis of the documents submitted and instructions given to us. It is presumed that, submitted documents and information given is genuine. If search is carried out, we do not claim authenticity of the search. Except the addressee no person including person claiming through addressee can claim the report. It is exclusive prepared for addressee herein. All the documents are returned herewith without keeping copies of it. If any further clarification is required on any issue in that case you shall submit all the documents, which we have perused.



CHALLAN  
MTR Form Number-6

|                       |                                   |               |                                                                                   |                           |                                 |                      |  |           |
|-----------------------|-----------------------------------|---------------|-----------------------------------------------------------------------------------|---------------------------|---------------------------------|----------------------|--|-----------|
| GRN                   | MH001249666201617E                | BARCODE       |  |                           | Date                            | 24/05/2016-16:36:38  |  | Form ID   |
| Department            | Inspector General Of Registration |               |                                                                                   |                           | Payer Details                   |                      |  |           |
| Type of Payment       | Search Fee                        |               |                                                                                   |                           | TAX ID (If Any)                 |                      |  |           |
|                       | Other Items                       |               |                                                                                   |                           | PAN No. (If Applicable)         |                      |  |           |
| Office Name           | HVL2_HAVELI 2 JOINT SUB REGISTRAR |               |                                                                                   |                           | Full Name                       | ADV PRAVIN CHITLANGE |  |           |
| Location              | PUNE                              |               |                                                                                   |                           |                                 |                      |  |           |
| Year                  | 2016-2017 One Time                |               |                                                                                   |                           | Flat/Block No.                  |                      |  |           |
| Account Head Details  |                                   | Amount In Rs. |                                                                                   | Premises/Building         |                                 |                      |  |           |
| 0030072201 SEARCH FEE |                                   | 750.00        |                                                                                   | Road/Street               |                                 |                      |  |           |
|                       |                                   |               |                                                                                   | Area/Locality             |                                 |                      |  |           |
|                       |                                   |               |                                                                                   | Town/City/District        |                                 |                      |  |           |
|                       |                                   |               |                                                                                   | PIN                       |                                 |                      |  |           |
|                       |                                   |               |                                                                                   | Remarks (If Any)          |                                 |                      |  |           |
|                       |                                   |               |                                                                                   |                           |                                 |                      |  |           |
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|                       |                                   |               |                                                                                   |                           |                                 |                      |  |           |
|                       |                                   |               |                                                                                   |                           |                                 |                      |  |           |
| Total                 |                                   |               | 750.00                                                                            | Amount In Words           | Seven Hundred Fifty Rupees Only |                      |  |           |
| Payment Details       |                                   |               |                                                                                   | FOR USE IN RECEIVING BANK |                                 |                      |  |           |
| BANK OF MAHARASHTRA   |                                   |               |                                                                                   |                           |                                 |                      |  |           |
| Cheque-DD Details     |                                   |               |                                                                                   | Bank CIN                  | REF No.                         | 02300042016052494574 |  | 340694912 |
| Cheque/DD No          |                                   |               |                                                                                   | Date                      | 24/05/2016-16:36:25             |                      |  |           |
| Name of Bank          |                                   |               |                                                                                   | Bank-Branch               | BANK OF MAHARASHTRA             |                      |  |           |
| Name of Branch        |                                   |               |                                                                                   | Scroll No. , Date         | Not Verified with Scroll        |                      |  |           |

Mobile No. : Not Available

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