

title Rebut
2017

CHALLAN
MTR Form Number-6

GRN	MH005713517201617E	BARCODE			Date	03/11/2016-21:02:36		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
				Search Fee				TAX ID (If Any)	
Other Items				PAN No. (If Applicable)					
Office Name				HVL11_HAVELI 11 JOINT SUB REGISTRAR		Full Name		Adv Sameer Kale Survey no th	
Location				PUNE				irteen Pisoli Pune	
Y				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)			
						Amount In		Seven Hundred Fifty Rupees Only	
Total				750.00		Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		REF No.		69103332016110410144 104323278	
Cheque/DD No						Date		03/11/2016-21:02:59	
Name of Bank						Bank-Branch		IDBI BANK	
Name of Branch						Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

(Signature)

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SEARCH & TITLE REPORT

We have been instructed by M/s Golden Palm Infrastructures through its proprietor Mr. Abdul Tayeb Kuresh Baharinwala to provide for our observations in respect of land as described herein below.

DESCRIPTION OF THE LAND

All that piece and parcel of the land bearing Survey No. 13 Hissa No. 15A/1, admeasuring area 01H – 20Ares carved out of land totally admeasuring 02H 50Ares, lying and being at Village Pisoli, within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of the city of Pune and is bounded as follows:

ON OR TOWARDS THE EAST:	By Nala
ON OR TOWARDS THE SOUTH:	By Land of Shalinitai Budhiwant & others
ON OR TOWARDS THE WEST:	By Boundaries of S. No. 30
ON OR TOWARDS THE NORTH:	Land of M/s Gagan Builders

[Hereinafter referred to as the "Captioned Property"]

LIST OF DOCUMENTS :-

1. 7/12 Extracts for the period 1987 to 2016 of the Captioned Property.
2. Mutation Entries bearing thereon
3. Sale Deed dated August 16, 1995 executed between Mr. Dutta Arjun Dure and Bhairu Arjun Dure and Mr. Narendra Bhikaji Chauhan & others which sale is registered at the office of the Sub Registrar Haveli No. 3 at Sr. No. 8096/1995.
4. Correction Deed dated September 22, 2003 executed between Mr. Dutta Arjun Dure and Bhairu Arjun Dure and Mr. Narendra Bhikaji Chauhan & others which sale is registered at the office of the Sub Registrar Haveli No. 12 at Sr. No. 4343/2003.

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5. Development Agreement dated June 27, 2013 executed between Mr. Dutta Arjun Dure and Bhairu Arjun Dure & others and M/s Golden Palm Infrastructures which is registered at the office of the Sub Registrar Haveli No. 15 at serial number 4726/2013.
6. Power of attorney dated June 27, 2013 executed between Mr. Dutta Arjun Dure and Bhairu Arjun Dure & others and M/s Golden Palm Infrastructures which is registered at the office of the Sub Registrar Haveli No. 15 at serial number 4727/2013.
7. Cancellation of Correction deed dated January 13, 2014 executed between Mr. Dutta Arjun Dure and Bhairu Arjun Dure and Mr. Narendra Bhikaji Chauhan & others which sale is registered at the office of the Sub Registrar Haveli No. 2 at Sr. No. 435/2014.
8. Supplementary Development Agreement dated December 03, 2015 registered at the office of the Sub Registrar Haveli No. 23 at serial number 9849/2015.
9. Zone certificate dated April 04, 2013.
10. Public notice published in the daily newspaper Prabhat on July 09, 2013 issued by Advocate Pramod Katkar and NOC of Advocate Parmod Katkar dated June 09, 2015.

(All photocopies. I have not seen the originals and believe the copies furnished are copies of the originals. I am informed that the originals are with the owners and I rely on the said information.).

SEARCH

I have carried out Index-II Search from the year 1987 to the year 2016 available with the concerned Offices of the Joint / Sub-Registrars of Assurances, Haveli Pune.

I have perused the Registers available to me and during the said search, subject to all that is stated above, no adverse entry with respect to the above mentioned property has been found.

I have also taken computerized search of the above mentioned property with the help of an authorized clerk for the period of 1986 to 2015 and as per the information provided by the said clerk no adverse entries were reflected from the same.

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It is pertinent to note that at the concerned Sub Registrar offices some of the old Registers were torn in condition. The same is not properly maintained and has not been made available for my perusal. However the record available for my perusal did not show any adverse entry / transaction/s in respect of the captioned property.

PUBLIC NOTICE

Public Notices were issued in the daily newspapers by Advocate Pramod Katkar in Prabhat on July 09, 2013 calling for objections from the public at large and that Advocate Pramod Katkar has informed that no objections to the same have been received to the said public notice till the issuance of this report vide his NOC dated June 09, 2015.

HISTORY OF TITLE OF THE LAND IS AS UNDER:

1. It is seen that in year 1985-86 the captioned land stood in Mr. Narendra Bhikaji Chauhan and Gautam Bhikaji Chauhan. The name of the Narendra Bhikaji Chauhan and Gautam Bhikaji Chauhan was recorded on the 7/12 extracts.
2. It is thereafter seen that vide Sale Deed dated August 16, 1995 executed between Mr. Dutta Arjun Dure and Bhairu Arjun Dure and Mr. Narendra Bhikaji Chauhan & others which sale is registered at the office of the Sub Registrar Haveli No. 3 at Sr. No. 8096/1995 the said Mr. Dutta Arjun Dure and Bhairu Arjun Dure purchased the captioned land.
3. It is thereafter seen that a Correction Deed dated September 22, 2003 executed between Mr. Dutta Arjun Dure and Bhairu Arjun Dure and Mr. Narendra Bhikaji Chauhan & others which correction deed is registered at the office of the Sub Registrar Haveli No. 12 at Sr. No. 4343/2003.
4. It is thereafter seen that Development Agreement dated June 27, 2013 executed between Mr. Dutta Arjun Dure and Bhairu Arjun Dure & others and M/s Golden Palm Infrastructures which is registered at the office of the Sub Registrar Haveli No. 15 at serial number 4726/2013 and Power of attorney dated June 27, 2013 executed between Mr. Dutta Arjun Dure and Bhairu Arjun Dure & others and M/s Golden Palm Infrastructures which is registered at the office of the Sub Registrar Haveli No. 15 at serial number 4727/2013, M/s Golden Palm Infrastructures acquired the right to develop the said property.

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5. It is thereafter seen that in the Correction Deed referred at para 3 hereinabove, the description of the property was referred to be incorrect therefore the said Correction Deed came to be cancelled vide Cancellation of Correction deed dated January 13, 2014 executed between Mr. Dutta Arjun Dure and Bhairu Arjun Dure and Mr. Narendra Bhikaji Chauhan & others which cancellation deed is registered at the office of the Sub Registrar Haveli No. 2 at Sr. No. 435/2014. Thus the effect of the Correction Deed has been nullified.
6. It is thereafter seen that vide Supplementary Development Agreement dated December 03, 2015 registered at the office of the Sub Registrar Haveli No. 23 at serial number 9849/2015 the terms and conditions mentioned in the Development Agreement at Para 4 hereinabove were confirmed in favour of M/s Golden Palm Infrastructures by the land owners i.e. Mr. Dutta Arjun Dure and Bhairu Arjun Dure and others.
7. It is pertinent to note that the Zone certificate dated April 04, 2013 reflects the captioned land to be in the residential zone. I have not perused the latest Zone certificate and this title report shall be subject to the same.
8. It is pertinent to note that I have been orally informed by the present owners that they have not received any notice of acquisition and re-acquisition from any Government and/or Semi Government authority and I have been relied on the said information provided to me and this title report shall be subject to the same.
9. I have also been informed by M/s Golden Palm Infrastructures that they are in absolute physical and vacant possession of the said property and every part thereof and this title report shall be subject to the same.
10. I have not perused the latest tax bills and other outgoings and this title report shall be subject to the same.

Thus considering the documents made available to me and subject to the records made available for my perusal and subject to whatever is stated hereinabove, I am of the opinion that M/s Golden Palm is fully entitled to develop the captioned property and every part thereof.

Hence this report.

Pune


Sameer Kale
(Advocate)

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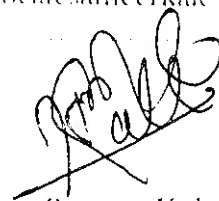
[Handwritten signature]

SAMEER KALE

Advocate

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+919822911885, advocatesameerkale@gmail.com

Dated :November 03, 2016



Sameer Kale
(Advocate)