

MH008039206202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 Dec 2020	Receipt	Receipt no.: 1111898237
Name of the Applicant : Kirti khetmalas		
Details of property of which document has to be searched :		Dist :Pune Village :Baner S.No/CTS No/G.No. : 55
Period of search :		From :2002 To :2020
Received Fee :		475
The above mentioned Search fee has been credited to government vide GRN no :MH008039206202021E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallan/WithOutReg.php '.		



CHALLAN
MTR Form Number-6



GRN MH008040109202021E		BARCODE		Date 08/12/2020-17:20:17		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 HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		Adv Krti Khatmalas	
Location PUNE							
Year 2020-2021 One Time				Flat/Block No.		Mule Classic	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			275.00		Road/Street		Bhosalanagar
					Area/Locality		Pune
					Town/City/District		
					Pin		4 1 1 0 2 0
					Remarks (If Any)		
					S.No 55.4.78.7 and 55.4.78.14 Baner Ta Haveli Dist Pune Years 1991 to		
					2020 Years 30		
					Amount in		
					Two Hundred Seventy Five Rupees Only		
Total			275.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040672020120893158		IK0AVPXVG7	
Cheque/DD No.				Bank Date		RBI Date	
				08/12/2020-17:24:22		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:

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

Mobile No. : 9970446544

संदर्भ घटना 'ड्राइव ऑफ वेबसाइट' अर्थात मसुदा कारणावलीसह लागू आहे. इतर कारणावलीसह किंवा नोंदणी न करता वाचका दस्तावेजाची लागू नाही.

Date:09/12/2020

SEARCH AND TITLE REPORT

1. DESCRIPTION OF PROPERTY/SAID LAND :-

All those pieces of land, bearing:-

Sr.No.	Survey No.	Area H. A	Boundaries			
			East	South	West	North
A	55/4/78/7	0.06.80	Plot No. 103	Road	Road	Plot No. 105
B	55/4/78/14	0.06.88	Road	Road	Plot No. 104	Plot No. 102

thus, aggregating to "Hectare 0.13.68 R" (1368 sq. mt. = 14,725.15 sq. ft.) situate at village Baner of City of Pune, Taluka Haveli, District Pune, within the limits of Registration District of Pune, Sub-Registration District Taluka Haveli and the Municipal Corporation of the City of Pune, and which are collectively bounded by as under:

East : By Internal Road
South : By Internal Road
West : By Internal Road
North : By Plot No. 102 and 105

(Hereinafter for the sake of brevity collectively referred to as "**THE SAID LAND**").

2. INSTRUCTIONS:

under instructions from Shailesh Kantilal Shah a duly authorized partner of M/s. Sigma Housing, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its office at 102, Kumar Vastu, Bhosale Nagar, Range Hills, Pune: 411020 having corresponding address at address at 201, B. A.

Gateway, CTS No. 1620, Plot No. 84/2, Baner Road, Aundh, Pune 411 007, (hereinafter referred to as the said "**PROMOTER**").

3. SEARCH:

- i. I have taken online search by paying necessary search fees vide **GRN No.** MH008039206202021E and vide **GRN No.** MH008040109202021E in respect of land bearing S. No. 55/4/78/7 [having Plot No. 104 (Old No. 21) and S. No. 55/4/78/14 [having Plot No. 103 (Old No. 28)] both dated 08.12.2020 and have taken online search in respect of the said land by inspecting records in the Sub - Registrar Haveli No. I to XXVII from **1991 to till date.**
- ii. The said search is subject to availability of record on the web page except for some years/entries /transactions could not be accessed due to technical or software errors.
- iii. From online search, the transactions pertaining to the said Property found, have been enumerated in the Annexure given hereto.

4. DOCUMENTS ISSUED:

I have perused the copies of the following documents pertaining to the said Property entrusted to me for purpose of this Title report.

Sr. No.	Particulars
1.	7/12 extract of S. No. 55/4 for year 1965 to 1988
2.	7/12 extract of S. No. 55/4/78/7 for year 1989 to 2020
3.	7/12 extract of S. No. 55/4/78/14 for year 1989 to 2020
4.	Mutation Entries on the 7/12 extracts of above survey numbers.
5.	Copy of Order No. dt.13/4/1988 in 43/SR/19/1988 passed BTAL Act.
6.	Copy of Power of Attorney dt. 08.02.1998
7.	Copy of Power of Attorney dt. 08.03.1988
8.	Sale deed Dated 18.10.1988, Sub-Registrar Haveli No. 1, Reg. No. 6045/1988.
9.	Copy of Sale Deed dated 26/04/1989, Sub - Registrar Haveli No. 1, Reg. No. 7365/1989
10.	Copy of Development Agreement dated 23/01/2008, Sub-registrar Haveli No. 19, Reg. No. 628/2008

11.	Copy of Power of Attorney dated 23/01/2020, sub registrar Haveli No. 19, Reg. No. 629/2008
12.	Copy of Articles of Agreement for Joint Development Rights dated 28/07/2010, sub registrar Haveli No. 11, Reg. No.7347/2010.
13.	Copy of Power of Attorney dated 28/07/2010, sub registrar Haveli No. 11, Reg. No. 7348/2010
14.	Copy of Development Agreement dated 07/01/2011, sub registrar Haveli No. 19, Reg. No. 376/2011.
15.	Copy of Power of Attorney dated 07/01/2011, sub registrar Haveli No. 19, Reg. No. 377/2011.
16.	Copy of Sale Deed dated 27/01/2020, sub registrar Haveli No. 1 Reg. No. 811/2020.
17.	Copy of Power of Attorney dated 27/01/2020, sub registrar Haveli No. 1, Reg. No.812/2020.
18.	Copy of Cancellation Deed dated 24/01/2020, sub registrar Haveli No. 15, Reg. No. 1531/2020.
19.	Copy of Sale Deed dated 24/01/2020, sub registrar Haveli No. 15, Reg. No.1532/2020.
20.	Copy of Power of Attorney dated 24/01/2020, Sub Registrar Haveli No.15, Reg. No.1533/2020.
21.	Order No. PMH/NA/SR/305/2013 dated. 23.04.2013 passed under section 44 of the Maharashtra Land Revenue Code 1966.
22.	Commencement Certificate No. 0142/2020 Dated 23.06.2020.
23.	Zonal Certificate No. 03/282 dated 29/4/2016 and Zonal Certificate No. BP3/4775 dated 30/12/20019 issued by PMC
24.	Copy of Documents related to R.C.S No. 4419/2012 along with order.
25.	Copy of Documents related to R.C.S No. 3464 /2012

5. **INCIDENTS:**

- a. Upon the perusal of the aforesaid documents as well as the information furnished by the promoter, it is seen that the land bearing S. No. 55/4 area admeasuring 09 H. 30 R (Hereinafter referred to as the '**Said Entire Land**') were originally owned by Ganesh Ravaji Bhide, Hari Chimaji Wadkar and

Bhagu Chimaji Wadkar. It is seen that Ganesh Ravji Bhide had 4 Aana share in the said entire land S. No. 55/4. It is seen that Tukaram Bahiru Tapkir was the tenant of Ganesh Ravaji Bhide and his name was recorded to the 7/12 extract of S. No. 55/4. It is seen that Tukaram Bahiru Tapkir being tenant of Ganesh Ravaji Bhide purchased Ganesh Bhide's share of land area admeasuring 02 Hectare 32.5 R on 03/05/1961 as per the provisions of The Bombay Tenancy and Agricultural Land Act and as such his name was recorded to the 7/12 extract of S. No. 55/4 by Mutation Entry No. 1391 as owner thereof.

- b. Thereafter It is seen that as per Mutation Entry No. 1586, Gulab Tukaram Tapkir, son of Tukaram Bahiru Tapkir, took loan of Rs. 20,000/- from The Bank Of Baroda on 13/11/1970, and hence the name of the Bank of Baroda was recorded in the other rights column on the 7/12 Extract of the said entire land S. No. 55/4 by Mutation Entry No. 1586.
- c. It is seen that Tukaram Bahiru Tapkir died on 09.08.1965 leaving behind him his legal heirs, SON: 1) Sahebrao Tukaram Tapkir, 2) Bajirao Tukaram Tapkir, 3) Gulabrao Tukaram Tapkir, 4) Mukunda Tukaram Tapkir 5) Shankar Tukaram Tapkir and DAUGHTER 1) Muktabai Wadekar and WIFE Shewantabai Tukaram Tapkir. Accordingly Name of abovementioned legal heirs entered into revenue record of the land S. No. 55/4 Vide Mutation No. 1491/1493, and they became owners in respect of 02 H. 32.5 R. Thereafter Shewantabai Tukaram Tapkir died on 11/08/1987 and as such her name deleted from 7/12 extract of S. No. 55/4 by Mutation Entry No. 7957.
- d. It is seen that the legal heirs of Late Tukaram Bahiru Tapkir decided to sell the land area 02 H. 32.5 R to and such applied to the collector seeking permission to sell the land area 02 H. 32.5 R out of S. No. 55/4. Thus Sub - Divisional Officer, Haveli Sub - Division by its Order dt. 13/04/1988 bearing No. 43/SR/19/88 granted permission to sell the land area 02 H. 32.5 R out of S. No. 55/4 to and in favour of Ramdas Vishnu Murkute.
- e. It is seen that the said Gulabrao Tukaram Tapkir for himself and being power of attorney holder of 1) Sahebrao Tukaram Tapkir, 2) Bajirao Tukaram Tapkir, 3) Mukunda Tukaram Tapkir, 4) Shankar Tukaram Tapkir, 5) Muktabai

Raghunath Wadekar and their legal heirs sold their 4 Aana share of land area 02 H. 32.5 R out of S. No. 55/4 to and in favour of Ramdas Vishnu Murkute vide Sale Deed dated 25/04/1988. The said Sale Deed is registered with office of Sub-Registrar Haveli No. 1 at serial No. 6045/1988. The effect of the said Sale Deed is given to the revenue record, thus 7/12 extract of S. No. 55/4 divided into Two parts and as such the name of purchaser Ramdas V. Murkute recorded to the 7/12 extract of S. No. 55/4/78 by Mutation Entry No.4226. Thus Ramdas Vishnu Murkute became owners of 4 Aane share of land admeasuring 2 Hectare 32.5 R from and out of total land admeasuring 09 H 30 R.

- f. It is seen that the said Ramdas Vishnu Murkute prepared private layout in his purchased land area 02 H. 32.5 R out of S. No. 55/4. It is seen that out of the said plots in the private layout the said Ramdas Vishnu Murkute sold the plot No.21 area admeasuring 00 H. 6.80 Are i.e. 680 Sq. Mtrs. to the Nandini Mohan Sali vide Sale Deed dated 26/04/1989 registered with sub registrar Haveli No. 1 at Serial No.7365/1989 on 27/04/1989. The effect of the said Sale Deed is given to the 7/12 extract of S. No. 55/4/78 and as such the 7/12 extract of S. No. 55/4/78 divided into two parts. Thus the name of purchaser Nandini Mohan Sali recorded to the new 7/12 of S. No. 55/4/78/7 area admeasuring 00 H. 6.80 R by mutation entry No. 4954. However while certifying the said mutation entry No. 4954 the Revenue Officer kept remark of Sec. 84-C of BTAL Act into the other right column of the 7/12 extract of S. No. 55/4/78/7, which is still not deleted.
- g. It is seen from the Mutation Entry No. 4961 that, the said Ramdas Vishnu Murkute sold Plot No. 28 area admeasuring 00 H. 6.88 Are i.e. 688 Sq. mtrs to Sanjai Madhukar Jatar vide Sale Deed dated 18/10/1988 which is registered at Serial No. 9027/1988. The effect of the said Sale Deed is given to the 7/12 extract of S. No. 55/4/78 and as such the 7/12 extract of S. No. 55/4/78 divided into two parts. Thus the name of purchaser Sanjai Madhukar Jatar recorded to the new 7/12 of S. No. 55/4/78/14 area admeasuring 00 H. 6.88 R by Mutation Entry No. 4961.

- h. It is seen that Nandini Mohan Sali has entrusted/granted development rights with respect S. No.55/4/78/7 having Plot No. 104 (Old No.21) area admeasuring 00 H.6.80 Arc i.e. 680 Sq. Mtrs. in favor of Satyam Developers by Development Agreement dated 23/01/2008 registered with sub registrar Haveli No. 19 at Serial No. 628/2008 on 23/01/2008. Pursuant to the said Development Agreement dated 23/01/2008 Nandini Mohan Sali also executed on Registered Power of Attorney in favor of Satyam Developers dated 23/01/2008 said Power of Attorney registered with sub registrar Haveli No. 19 at Serial No. 629/2008 on 23/01/2008 as per terms and conditions mentioned therein.
- i. Articles of Agreement for Joint Development Rights sale executed between Satyam Developers and Regency Nirman Limited with respect to various parts of S. No. 55/4 including S. No. 55/4/78/7. The said Articles of Agreement for Joint Development Rights registered with sub registrar Haveli No. 11 at Serial No.7347/2010 on 28/07/2010. Pursuant to the said Articles of Agreement for Joint Development Rights Satyam Developers also executed on Registered Power of Attorney dated 28/07/2010 in favor Regency Nirman Limited said Power of Attorney registered with sub registrar Haveli No. 11 at Serial No.7348/2010 on 28/07/2010.
- j. It is seen that Sanjai Madhukar Jatar has entrusted/granted Development rights with respect to S. No. 55/4/78/14 having Plot Number 103 (Old No.28) area admeasuring 00 H. 6.88 Arc i.e. 688 Sq. mtrs to Satyam Developers by Development Agreement dated 07/01/2011 registered with sub registrar Haveli No. 19 at Serial No.376/2011 on 11/01/2011. Pursuant to the said Development Agreement dated 07.01.2011, Sanjai Madhukar also executed a Power of Attorney in favor of M/s. Satyam Developers said Power of Attorney dated 07.01.2011 registered with sub registrar Haveli No. 19 at Serial No. 377/2011 on 11/01/2011 as per terms and conditions mentioned therein.
- k. It is seen that the Development Agreement and Power of Attorney dated 07/01/2011 registered with sub registrar Haveli No. 19 at Serial No. 376/2011 and Serial No. 377/2011 on 11/01/2011 respectively mutually cancelled by both the parties therein by executing Cancellation Deed dated 24/01/2020

registered with sub registrar Haveli No. 15 at Serial No. 1531/2020 on 24/01/2020.

- i. It is seen that by Mutation Entry No. 20946 rectifications made in the Computerized 7/12 extracts and as such the name of Sanjay Madhukar Jathar Corrected as Sanjay Madhukar Jatar as well as the name of Nandini Mohan Mali corrected as Nandini Mohan Sali.
- m. It is seen that thereafter Sanjai Madhukar Jatar has sold Plot Number 103 (Old No.28) area admeasuring 00 H. 6.88 Are i.e. 688 Sq. mtrs to M/s Sigma Housing by Sale Deed dated 24/01/2020 registered with sub registrar Haveli No. 15 at Serial No.1532/2020 on 06/02/2020 seen from conjoint reference to Mutation Entry No. 22393. Pursuant to the said Sale Deed dated 24/01/2020, Sanjai Madhukar Jathar also executed a Power of Attorney in favor of M/s Sigma Housing said Power of Attorney dated 06/02/2020 registered with sub registrar Haveli No.15 at Serial No.1533/2020 on 06/02/2020.
- n. It is seen that Nandini Mohan Sali has also sold Plot No. 104 (OldNo.21) area admeasuring 00 H.6.80 Are i.e. 680 Sq. Mtrs to M/s Sigma Housing by Sale Deed dated 27/01/2020 registered with sub registrar Haveli No. 1 at Serial No. 811/2020 on 27/01/2020. In the said Sale Deed M/S Satyam Developer and Regency Nirman Limited have given their consent by joining Confirming Party. Pursuant to the said Sale Deed 27/01/2020 Nandini Sali also executed Registered Power of Attorney 27/01/2020 in favor of Sigma Housing said Power of Attorney registered with sub registrar Haveli No. 1 at Serial No. 812/2020 on 27/01/2020. The effect of the said Sale Deed is given to the 7/12 extract of S. No. 55/4/78/7 by Mutation entry No. 22366, however the said mutation entry yet not certified by the concern circle officer.

6. OTHER DEVELOPMENTS

- a) The Collector Pune, by its order No. PMH/NA/SR/305/2013 dated. 23.04.2013 passed under section 44 of the Maharashtra Land Revenue Code 1966 thereby granted Permission to use the said Land for non-agricultural purposes of residence and commerce.

- b) Zonal Certificate No. 03/282 dated 29/4/2016 and Zonal Certificate No. BP3/4775 dated 30/12/20019 issued by PMC shows that S.No.55 in residential zone with two 18 meter wide DP roads passing through and reservation for Bus bay AND BDP -1.
- c) The Municipal Corporation of the City of Pune, presently approved and sanctioned the plans for land and amalgamation layout, the building layout and the plans for construction of the building on the said Land, vide Commencement Certificate No. 0142/2020 Dated 23.06.2020 which would be revised time to time.
- d) It is informed that the Promoter has commenced the development and construction of the Residential Building namely 'ALTURA' on the said Land in accordance with the sanctioned building plans. However I have been informed that the promoter has not yet register the said project with RERA.

7. LITIGATIONS:

- a) One Bajirao Tukaram Tapkir had file R.C.S No.4419/2012 against Ramdas Murkute & Others and thereby challenged Sale deed dated 25/04/1988 registered with office of Sub-Registrar Haveli No. 1 at serial No. 6045/1988 executed by his brother Gulabrao Tapkir (i.e Defendant No.2) in favor of Ramdas Murkute (i.e. Defendant No.1) Claiming that said sale deed is not binding upon plaintiff and Plaintiff has undivided share in the land area 02 H. 32.5 R from and out of Survey. No. 55/4. However subsequently the said Bajirao Tukaram Tapkir withdrawn the said suit by filing Withdrawal Pursis dt. 02.11.2020 and accordingly the Hon'ble Court has passed Order dt. 06.11.2020 on Exhibit No. 1;
- b) Anjanabai Sahebrao Tapkir and others also filed Regular Civil Suit No. 3464 /2012 against Ramdas Murkute & Others for Partition, Separate Possession, Declaration and Perpetual Injunction thereby challenged Sale deed dated 25/04/1988 registered with office of Sub-Registrar Haveli No. 1 at serial No. 6045/1988. The claim of the Plaintiffs is that they have undivided share in the land area 02 H. 32.5 R from and out of Survey. No. 55/4 part. Though further proceedings in the suit are yet to follow, most likely, the suit appears not

sustainable however this title is issued subject to the orders and/or result of the suit.

8. That said land S. No. 55/4/78/7 area admeasuring 680 Sq. Mtrs. and S. No. 55/4/78/14 area admeasuring 688 Sq. Mtrs. situated at Village Baner, Taluka Haveli, Dist. Pune is clean and clear subject to pending litigation as mentioned above and deletion of remark of 84-C from the 7/12 extract S. No. 55/4/78/7, as also Subject to otherwise stated herein above and Sigma Housing has marketable title in respect of the said land.


9/12/2020
KIRTI D. KHETMALAS
ADVOCATE

