

# **S. R. S. ADVOCATES & ASSOCIATES**

B-10, Purushottam Apartments, Gokhale Road,  
CTS No. 1120, Model Colony, Shivajinagar, Pune - 411 016. Tel.: (020) 25663494

Ref. No. :

Date 0-03-2021

## **SEARCH AND TITLE REPORT**

### **1) DESCRIPTION OF THE PROPERTY:-**

All that piece and parcel of the Land bearing Plot bearing no. 54+55+56, totally admeasuring 34585 square feet i.e. 3213 square meter from and out of the land bearing Survey no. 88/4+138+161, (which forms part of C.T.S. no. 721) situated at Village - Kothrud, Taluka - Haveli, District - Pune, within the local limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar Haveli, Pune together with the appurtenances, easements, ingress, egress, pathways, accesses, right to use easementary, road, all other things attached thereto, and all other ancillary, supplementary and incidental rights, title, interest and claims of the Owner therein.

2) Upon instructions from Yashempire Developers LLP (Formerly known as YashBuildcon), a registered partnership firm, Registered under the provisions of The Limited Liability Partnership Act, 2008, Having its registered Office at 1537, SadashivPeth, Mule Arcade, Third Floor, Pune 411 030, through its partner Mr. Bairam Vitthalrao Gund, we have prepared this Title Report. Before we proceed to analyze the Title in respect of the said Plot nos. 54, 55 and



56, we hereby place on record the following documents which were supplied by them for the purpose of inspection and scrutiny of the title in respect of the said Plot nos. 54, 55 and 56.

3) **DOCUMENTS MADE AVAILABLE FOR THIS REPORT:-**

- 1) Photo Copy of the 7x12 extract for the period of 1962 to 2016 in respect of plot no. 54.
- 2) Photo Copy of the 7x12 extract for the period of 1963-2016, in respect of plot no. 55.
- 3) Photo Copy of the 7x12 extract for the period of 1979-2016 in respect of plot no. 56.
- 4) Photo Copy of the mutation entry no. 1240.
- 5) Photo Copy of the mutation entry no. 1241.
- 6) Photo Copy of the mutation entry no. 1242.
- 7) Photo Copy of the mutation entry no. 1568.
- 8) Photo Copy of the mutation entry no. 3180.



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- 9) Photo Copy of the mutation entry no. 3359.
- 10) Photo Copy of the mutation entry no. 3431.
- 11) Photo Copy of the mutation entry no. 3432.
- 12) Photo Copy of the mutation entry no. 14540.
- 13) Photo Copy of the mutation entry no. 19530.
- 14) Copy of Sale Deed dated 27/04/1967 executed by Smt. Umabai Mahadeo Datar to and infavour of Mr. Jaysinh Chintamani Pendse and Mr. Udaysinh Chintamani Pendse in respect of plot no 54 referred herein above.
- 15) Photo Copy of the Sale Deed dated 19-02-1971 executed by Mrs. Kasturben Bhavanji Gala to and in favour of Mr. Madhukar Mahadev Mahajan and 3 others.
- 16) Photo Copy of the Sale Deed dated 19-02-1971 executed by Smt. Kamlaben Tribhuvandas Kamdar with the consent of Mr.



Balwant Mahadev Datar to and in favour of Mr. Madhukar Mahadev Mahajan and 3 others.

- 17) Photo Copy of Sale Deed dated 17-10-1983 executed by Mr. Bhalchandra Vishnu Phadake to and in favour of Mr. Audumbar Bapu Kharade and 5 others.
- 18) Photo Copy of Development Agreement dated 23-05-2008 executed by Bhaskar Vinayak Bhogale and another to and in favour of M/s Gund-Pethe and Joshi Associates a partnership Firm through its partner Mr. Baliram Vitthalrao Gund and M/s Sapre Builders Pvt. Ltd. through its director Mr. Shriram Madhav Sapre with the consent of Mr. Shankar Tukaram Pangare and others.
- 19) Photo Copy of Power of Attorney dated 23-05-2008 executed by Mr. Bhaskar Vinayak Bhogale and others to and in favour of M/s Gund-Pethe and Joshi Associates a partnership Firm through its partner Mr. Baliram Vitthalrao Gund and M/s Sapre Builders Pvt. Ltd. through its director Mr. Shriram Madhav Sapre.
- 20) Photo Copy of Sale Deed dated 10-09-2012 executed by Mr. Jaysinha Chintamani Pendase and another to and in favour of M/s Kedar Associates a Partnership Firm through its partner Mr.



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Surykant Nivrutti Nikam with the consent of M/s Sai Venkatesh Associates a proprietary concern through its proprietor Mr. Vijay Tukaram Dakale.

- 21) Photo Copy of Power of Attorney dated 11-09-2012 executed by Mr. Jaysinha Chintamani Pendase and another to and in favour of Mr. Surykant Nivrutti Nikam.
- 22) Photo Copy of Development Agreement dated 14-12-2015 executed by Mr. Madhukar Ramchandra Thakar to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthalrao Gund with the consent of Mr. Suresh Ramchandra Thakar.
- 23) Photo Copy of Development Agreement dated 14-12-2015 executed by Mr. Audumbar Babu Kharade to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthalrao Gund with the consent of Mrs. Kamal Audumbar Kharade and others.
- 24) Photo Copy of Development Agreement dated 14-12-2015 executed by Mr. Sudhakar Pandurang Kulkarni to and in favour



of M/s Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthalrao Gund.

- 25) Photo Copy of Development Agreement dated 02-02-2016 executed by Mr. Vitthal Kisan Tarade to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Shekhar Anand Pethe.
- 26) Photo Copy of Development Agreement dated 02-03-2016 executed by Mr. Dadarao Bapurao Jagtap to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Shekhar Anand Pethe.
- 27) Photo Copy of Sale Deed dated 18-03-2016 executed by M/s Kedar Associates through its partner Mr. Suryakant Nivrutti Nikam to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Dnyaneshware Bajirao Jagtap and another.
- 28) Photo Copy of Sale Deed dated 08-05-2017 executed by Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthalrao Gund with the consent of M/s Gund-Pethe and Joshi Associates a partnership firm through its



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partner Mr. Baliram Vitthalrao Gund and M/s Sapre Builders Pvt. Ltd. a private limited company through its Director Mr. Kuldeep Shriram Sapre.

- 29) Photo Copy of Development Agreement dated 24-05-2017 executed by Mr. Ramchandra Dagadu Kondhekar to and in favour of Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthal Gund.
- 30) Photo Copy of Power of Attorney dated 24-05-2017 executed by Mr. Ramchandra Dagadu Kondhekar to and in favour of M/s Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthal Gund.
- 31) Photo Copy of Sale Deed dated 07-06-2018 executed by Mr. Madhukar Mahadev Mahajan to and in favour of Yash Buildcon a partnership firm through its partner Mr. Baliram Vitthal Gund and Index-II thereof.
- 32) Photocopy of sanction of the layout and building plans from the Assistant Director of Town Planning Slum Rehabilitation



**Authority Pune vide Commencement Certificate No. SRA/4437/219 dated 14/08/2019.**

- 33) Photocopy of registered L.L.P. dated 21/11/2019, Deed of reconstitution dated 28/11/2019 & Confirmation Deed dated 04/12/2019.
- 34) Search Report dated 25-01-2020 issued by Adv. G. S. Khaire & Search Report dated 02/03/2021 issued by Adv. Mahendra Pawar.

**4) BRIEF HISTORY OF THE PROPERTY:-**

- a. It appears from the Mutation Entry no. 1240 that, Mrs. Umabai Yashwant Datar has purchased the property bearing Plot no. 54, situated at Village – Kothrud , Taluka - Haveli, District – Pune from Mr. Maganbhai Eshwarbhai Patel vide Sale Deed dated 22-09-1947;
- b. It appears from the Mutation Entry no. 1241 that, Miss. Kastur P. Sawala has purchased the property bearing Plot no. 55, situated at Village – Kothrud , Taluka - Haveli, District – Pune from Mr. Maganbhai Eshwarbhai Patel vide Sale Deed dated 22-09-1947;



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- c. It appears from the Mutation Entry no. 1242 that, Mr. Tribhuvandas Devaji Kamdar has purchased the property bearing Plot no. 56, situated at Village - Kothrud , Taluka - Haveli, District - Pune from Mr. Maganbhai Eshwarbhai Patel vide Sale Deed dated 12-09-1947;
- d. It appears from the Mutation Entry no. 1568 that, Mr. Mahadeo Yashwant Datar and Mrs. Umadevi Mahadeo Datar has mortgaged the property bearing plot no. 54 with Mr. Kanho Krushna Kulkarni for the period of 1½ years;
- e. It appears from the Mutation Entry no. 3180 that, the provisions of the Maharashtra Weights & Measurements Act, 1958, and the Indian Coinage Act, 1955 were made applicable to Village Kothrud.
- f. It appears from the Mutation Entry No. 3359 that Mr. Tribhuvandas Devji Kamdar died intestate at Pune on 12-05-1959 leaving behind him as his only heir and next-of-kin his widow i.e. Smt. Kamalaben Tribhuvandas Kamdar.



- g.** It appears from the Sale Deed dated 27/04/1967 that, Mr. Jaysinh Chintamani Pendse and Mr. Udaysinh Chintamani Pendse have purchased the property bearing Plot no. 54, situated at Village - Kothrud, Taluka - Haveli, District - Pune from Smt. Umadevi Mahadeo Datar vide aforesaid registered Sale Deed. The same is registered in the office of Sub-registrar Haveli no II, at Sr. no. 906/1967. Accordingly, their names were also recorded to the revenue record of the Said Plot no. 54. Accordingly their names have been recorded to the revenue record of the said plot vide mutation entry no 2853;
- h.** It appears from the Mutation Entry no. 3431 & Sale Deed Dated 19-02-1971 that, 1. Mr. Madhukar Mahadev Mahajan, 2. Mr. Bhalchandra Vishnu Phadake, 3. Mr. Shantaram Vinayak Bhogale and 4. Mr. Bhaskar Vinayak Bhogale have purchased the property bearing Plot no. 55, situated at Village - Kothrud, Taluka - Haveli, District - Pune from Mrs. Kasturben Bhawanji Gala alias Miss. Kastur P. Savala with the consent of Mr. B. M. Datar vide Sale Deed dated 19-02-1971. Accordingly, the names of the purchasers were recorded to the revenue record in respect of the land bearing Plot no. 55;
- i.** It appears from the Mutation Entry no. 3432 and Sale Deed dated 19/02/1971 that, 1. Mr. Madhukar Mahadev Mahajan, 2.



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Mr. Bhalchandra Vishnu Phadake, 3. Mr. Shantaram Vinayak Bhogale and 4. Mr. Bhaskar Vinayak Bhogale have purchased the property bearing Plot no. 56, situated at Village - Kothrud, Taluka - Haveli, District - Pune from Smt. Kamalaben Tribhuvandas Kamdar with the consent of Mr. Balwant Mahadev Datar vide Sale Deed dated 19-02-1971. The same is duly registered in the office of Sub-registrar Haveli No. II, at Serial no. 442/1971. Accordingly, the name of the purchasers came to be recorded to the revenue record in respect of the land bearing Plot no. 56;

- j. We have been orally informed that 1. Mr. Madhukar Mahadev Mahajan, 2. Mr. Bhalchandra Vishnu Phadake, 3. Mr. Shantaram Vinayak Bhogale and 4. Mr. Bhaskar Vinayak Bhogale had amalgamated the aforesaid two Plots bearing nos. 55 and 56 and thereafter sub-divided the aforesaid amalgamated plots in to three sub plots. The Pune Municipal Corporation has also sanctioned the said amalgamation and sub-division plan vide its sanction letter bearing no. 11090/TPO, dated 08/02/1971. However, the copy of the said sanction letter has not been provided to us. It appears from the contents of Sale Deed dated 15<sup>th</sup> October 1983 executed by Mr. Bhalchandra Vishnu Phadke



in favour of Mr. Audumbar Bapu Kharade and others that the aforesaid four persons have partitioned the said plot nos. 55 and 56 between themselves and as per their understanding Plot no. 55+56/1 admeasuring 7800 square feet i.e. 724.63 square meter, came to the share of Mr. Madhukar Mahadev Mahajan, Plot no. 55+56/2 admeasuring 7656 square feet i.e. 711.25 square meter, came to the share of Mr. Bhalchandra Vishnu Phadake and Plot no. 55+56/3 admeasuring 7400 square feet i.e. 687.47 square meter, came to the share of Mr. Shantaram Govind Bhogale and Mr. Bhaskar Vinayak Bhogale.

However, the effect of the said amalgamation and sub-division plan has not been given to the revenue record of the said plot nos. 55 and 56.

- k. It appears from the Mutation Entry no. 14540 that, 1. Mr. Audumbar Bapu Kharade, 2. Mr. Madhukar Ramchandra Thakar, 3. Mr. Sudhakar Pandurang Kulkarni, 4. Mr. Dadarao Bapurao Jagtap, 5. Mr. Vitthal Kisan Tarade and 6. Mr. Ramchandra Dagadu Kondekar have purchased the Plot bearing no. 55+56/2, totally admeasuring 7600 square feet i.e. 706 square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune from Mr. Bhalchandra Vishnu Phadake vide registered Sale Deed dated 15-10-1983. The same is duly registered in the office of



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Sub-registrar Haveli No. 1, at Serial no. 16709/1990. Accordingly, the names of the purchasers were recorded to the revenue record in respect of the land bearing Plot nos. 55 and 56 to the extent of the land purchased by them i.e. land admeasuring 7600 square feet;

- I. It appears from the Mutation Entry no. 19530 and Sale Deed dated 10<sup>th</sup> September 2012 that, M/S Kedar Associates a partnership firm through its partner Mr. Surkant Nivrutti Nikam has purchased the property bearing Plot no. 54, situated at Village - Kothrud, Taluka - Haveli, District - Pune from Mr. Jaysinha Chintamani Pendase and Mr. Udaysinha Chintamani Pendase with the consent of M/s Sai Venkatesh Associates through its proprietor Mr. Vijay Tukaram Dakale vide Sale Deed dated 11-09-2012. The same is duly registered in the office of Sub-registrar Haveli No. 13, at Serial no. 7232/2012 on the terms and conditions mentioned therein. Accordingly, the name of the purchaser was recorded to the revenue record in respect of the land bearing Plot no. 54. It appears from the contents of the aforesaid Sale Deed that there are huts in the said plot and the purchaser has purchased the said plot with the knowledge of the aforesaid fact.



- m.** It appears that vide General Power of Attorney dated 11-09-2012 that Mr. Jaysinha Chintaman Pendase and Mr. Udaysinha Chintaman Pendase have given power of attorney for doing the acts mentioned therein to Mr. Suryakant Nivrutti Nikam, the partner of M/S Kedar Associates. The same is duly registered in the office of Sub-registrar Haveli No. 13, at Serial no. 7232/2012;
- n.** It appears that vide Development Agreements dated 23-05-2008, Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar granted development rights in respect of the land bearing Plot no. 55+56/3, admeasuring 7400 Square Feet i.e. 687.48 Square meter along with the old structure standing thereon admeasuring 4321 square feet i.e. 401.43 square meter, situated at Village – Kothrud, Taluka - Haveli, District – Pune in favour of M/S Gund-Pethe and Joshi Associates (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partners Mr. Baliram Vitthal Gund and 2 others and M/S Sapre Builders Pvt. Ltd. (a Company registered under the provisions of Company Act 1950 having its registered office at: 657, Sadashiv Peth, Ran-rekha, Pune-411030 through its director Mr. Shriram Madhavrao Sapre) with the consent of Mr. Shankar Tukaram Pangare and others at and for the consideration and on the terms and



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conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 4 at Serial No. 4352/2008. In furtherance of the said Development Agreement said Mr. Bhaskar Vinayak Bhagale and Mrs. Meghana Madhavrao Datar and Mr. Shankar Tukaram Pangare and others have also given Power of Attorney to M/S Gund-Pethe and Joshi Associates through its partners Mr. Baliram Vitthal Gund and 2 others and M/S Sapre Builders Pvt. Ltd. through its director Mr. Shriram Madhavrao Sapre for doing the acts mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 4 at Serial No. 4353/2008;

- o. It appears that vide Development Agreements dated 14-12-2015, Mr. Madhukar Ramchandra Thakar has granted development rights in respect of the land admeasuring 805.79 square feet i.e. 74.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Baliram Vitthal Gund with the consent of Mr. Suresh



Ramchnadra Thakar at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7497/2015. The said Mr. Madhukar Ramchandra Thakar and Mr. Suresh Ramchnadra Thakar have also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7498/2015.

- p. It appears that vide Development Agreements dated 14-12-2015, Mr. Audumbar Babu Kharade has granted development rights in respect of the land admeasuring 2215.95 square feet i.e. 205.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Baliram Vitthal Gund with the consent of Mrs. Kamal Audumbar Kharade and 3 others at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7501/2015. The said Mr. Audumbar Babu Kharade and 4 others have also



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executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7502/2015.

- q. It appears that vide Development Agreements dated 14-12-2015, Mr. Sudhakar Pandurang Kulkarni has granted development rights in respect of the land admeasuring 805.79 square feet i.e. 74.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Baliram Vitthal Gund at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7503/2015. The said Mr. Sudhakar Pandurang Kulkarni has also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 7504/2015.



- r. It appears that vide Development Agreements dated 02-02-2016, Mr. Vitthal Kisan Tarade has granted development rights in respect of the land admeasuring 805.79 square feet i.e. 74.86 square meter from and out of land bearing Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village – Kothrud, Taluka - Haveli, District – Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Shekhar Anand Pethe at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 761/2016. The said Mr. Vitthal Kisan Tarade has also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 762/2016.
- s. It appears that vide Development Agreements dated 02-03-2016, Mr. Dadarao Baburao Jagtap has granted development rights in respect of the land admeasuring 2215.95 square feet i.e. 205.86 square meter from and out of land bearing Plot no.



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55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Shekhar Anand Pethe at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 1437/2016. The said Mr. Dadarao Baburao Jagtap has also executed Power of attorney in favour of M/s Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 1438/2016.

- t. It appears that vide Sale Deed dated 18-03-2016 that of M/S Kedar Associates (a partnership firm having its Registered office at: 310, Narayan Peth, Pune-411030) through its partner Mr. Suryakant Nivrutti Nikam have sold the aforesaid Plot bearing no. 54, totally admeasuring 11668 square feet i.e. 1083.9 square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune to and in favour M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth,



Tilak Road, Pune-411030) through its partners Mr. Dnyaneshwar Bajirao Darvatkar and Mr. Shekhar Bapusaheb Chindhe. The same is duly registered in the office of Sub-registrar Haveli No. 9, at Serial no. 1913/2016;

- u. It appears that vide Sale Deed dated 08-05-2017 that Mr. Bhaskar Vinayak Bhogale and Mrs. Meghana Madhavrao Datar with the consent of M/s Gund-Pethe and Joshi Associates a partnership Firm through its partner Mr. Baliram Vitthalrao Gund and M/s Sapre Builders Pvt. Ltd. a private limited company through its Director Mr. Kuldeep Shriram Sapre have sold the Plot bearing no. 55+56/3, totally admeasuring 7400 square feet i.e. 689.48 square meter, situated at Village – Kothrud, Taluka - Haveli, District – Pune to and in favour of M/s Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partners Mr. Baliram Vitthalrao Gund. The same is duly registered in the office of Sub-registrar Haveli No. 11, at Serial no. 3447/2017;
- v. It appears that vide Development Agreements dated 24-05-2017 that Mr. Ramchandra Dagadu Kondekar has granted development rights in respect of the land admeasuring 805.79 square feet i.e. 74.86 square meter from and out of land bearing



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Plot no. 55+56/2, totally admeasuring 7656 Square Feet i.e. 711.25 Square meter, situated at Village - Kothrud, Taluka - Haveli, District - Pune to and in favour of Yash Buildcon (a partnership firm having its Registered office at: Mule Arcade, 1537 Sadashiv Peth, Tilak Road, Pune-411030) through its partner Mr. Baliram Vitthalrao Gund at and for the consideration and on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 3180/2017. The said Mr. Ramchandra Dagadu Kondekar has also executed Power of attorney in favour of Yash Buildcon on the same date in furtherance of the aforesaid Development Agreement. The same is registered in the office of Sub-registrar Haveli No. 9 at Serial No. 3181/2017.

- w. It appears from the Sale Deed, dated 07-06-2018 that M/S Yash Buildcon a Partnership Firm through its partner Mr. Baliram Gund has purchased the land bearing Plot no. 55+56/1, admeasuring 726.26 square meters from Mr. Madhukar Mahadeo Mahajan vide Sale Deed dated 07.06.2018 on the terms and conditions mentioned therein. The same is registered in the office of Sub-Registrar Haveli no. 13, at serial no. 7830/2018.



- x. It appears from the photocopy of the Supplementary Development Agreement dated 05-01-2020 executed by Mr. Ramchandra Dagadu Kondekar and others in favour of the aforesaid Developer, that the aforesaid persons have confirmed the Development rights granted to and in favour of the Developer on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 23 at Serial No. 373/2020.
- y. It appears from the contents of the documents referred herein above that most of the part of the aforesaid Plot nos. 54, 55 and 56 is occupied by various hutments.
- z. It appears from the copy of the Commencement Certificate bearing no. SRA/4437/219 dated 14/08/2019 that the concerned authority has sanctioned layout and building plan in respect of the said property.
- aa. It appears from the Limited Liability Partnership Agreement dated 21/11/2019 that Mr. Pawan Nemichand Bhandari & four others have converted M/S Yash Buildcon, a partnership firm in to Limited Liability Partnership on the terms and conditions

A handwritten signature in black ink is written over a circular stamp. The stamp contains the text "SRA" and "23" in a circular arrangement.

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mentioned therein . The same is registered in the office of Sub-registrar Haveli No. 23, at Sr. No. 24143/2019.

It further appears from the Reconstitution of Limited Liability Partnership Agreement dated 28/11/2019 that Mr. Pawan Nemichand Bhandari & Mr. Shekhar Anand Pethe have retired from the aforesaid firm and NBA Pawan Properties L.L.P. has become partner of the aforesaid firm on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 23, at Sr. No. 24144/2019.

It further appears from the Confirmation Deed dated 04/12/2019 that parties to the aforesaid Limited Liability Partnership Agreement dated 21/11/2019 & Reconstitution of Limited Liability Partnership Agreement dated 28/11/2019 have confirmed the aforesaid facts on the terms and conditions mentioned therein. The same is registered in the office of Sub-registrar Haveli No. 23, at Sr. No. 24145/2019.

5) **SEARCH DETAILS:-**

We had appointed Adv. G. S. Khaire to take the search in respect of the said Plot nos. 54, 55 and 56. Accordingly, an application was filed in the office of Sub-Registrar Haveli no. 1 for taking



search for last 30 years in respect of the said Plot nos. 54, 55 and 56. An amount of Rs. 750/- was paid towards the search fees through GRAS payment bearing it GRN No. MH000482462201617E, dated 24-04-2016. Further three applications were filed in the office of Sub-Registrar Haveli no. 1 for taking search for last 04 years in respect of the said Plot nos. 54, 55 and 56. An amount of Rs. 300/- each were paid towards the search fees through GRAS payment bearing it GRN Nos. MH005923037201819E, dated 07-09-2018, MH006003901201920E, dated 05.09.2019 and MH011134048201920E, dated 23-01-2020. As per the instructions, Adv. G. S. Khairé has taken search for the period 1990 to 2020 in respect of the said Plot nos. 54, 55 and 56 through Index II registers maintained by the office of Sub-registrar Haveli Nos. I, II, IV, IX, X, XI, XIII, XX, XXI and XXII and the office of Joint District Registrar, Pune. Adv. G. S. Khairé has issued his Search reports dated 26-04-2016, 07-09-2018, 05-09-2019 and 25-01-2020 in respect to the said Plot nos. 54, 55 and 56. He has not found any entry adverse to the title of Yashempire Developers LLP (Formerly known as Yash Buildcon) through its partners in respect of the Plot nos. 54, 55+56/1, 55+56/3 and the title of the respective owners of the plot no. 55+56/2, which is part of the Said Property.



# **S. R. S. ADVOCATES & ASSOCIATES**

B-10, Purushottam Apartments, Gokhale Road,  
CTS No. 1120, Model Colony, Shivajinagar, Pune - 411 016. Tel.: (020) 25663494

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Ref. No. :

Date :

Adv. Mahendra Pawar has taken search for the period 2020 to 2021 in respect of the said Plot nos. 54, 55 and 56 through Index II registers maintained by the office of Sub-registrar Haveli Nos. I to XXII. Adv. Mahendra Pawar has issued his Search reports dated 02-03-2021 in respect to the said Plot nos. 54, 55 and 56. He has not found any entry adverse to the title of Yashempire Developers LLP (Formerly known as Yash Buildcon) through its partners in respect of the Plot nos. 54, 55+56/1, 55+56/3 and the title of the respective owners of the plot no. 55+56/2, which are collectively called as Said Property, subject to the rights created in favour of the unit purchasers by the aforesaid partnership firm, the details of the unit purchased by the respective purchaser/s and their registered agreement are given in the Search Report issued by Adv. Mahendra Pawar.

6) **PUBLIC NOTICE:-**

For the purpose of title verification, we had also issued public notices calling objections if any from public at large in respect of the ownership/title of Mr. Madhukar Kahadeo Mahajan for Plot no. 55+56/1 and the ownership/title of Mr. Dadarao Baburao Jagtap, Mr. Madhukar Ramchandra Thakar, Mr. Audumbar Bapu



Kharade, Mr. Ramchandra Dagadu Kondhekar, Mr. Sudhakar Pandurang Kulkarni and Mr. Vitthal Kisan Tarade in respect of the Plot no. 55+56/2, in daily Prabhat in its issues, dated 03-06-2014 and 14-06-2015 respectively. However, we have received objections from various persons pertaining to the ownership of Mr. Madhukar Mahadeo Mahajan through their Advocate Mr. Parag Gavade. Further we have not issued any public notice in respect of the Plot nos. 54 and plot no 55+56/3.

7) **REMARK:-**

- a. We are of the opinion that Yashempire Developers LLP(Formerly known as M/s. Yash Buildcon) a registered partnership firm is the lawful owner of the said Plot no. 54 which is part of the property more particularly described in paragraph 1herein above and their title to the said plot is clean, clear and marketable, subject to the terms and conditions of the Sale Deed and alleged rights of the occupants/hutment holders thereof as informed.
- b. We are of the opinion that Yashempire Developers LLP (Formerly known as M/s. Yash Buildcon) a registered partnership firm is the lawful owner of the said Plot no. 55+56/1, admeasuring 7800 square feet which is part of the



# **S. R. S. ADVOCATES & ASSOCIATES**

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Ref. No. :

Date :

property more particularly described in paragraph 1 herein above and their title to the aforesaid plot is clean, clear and marketable, subject to the terms and conditions of the Sale Deed and alleged rights of the occupants/hutment holders thereof as informed and/or subject to the alleged rights claimed under the objection raised through Adv. Parag Gavade.

- c. We are of the opinion that 1. Mr. Audumbar Babu Kharade, 2. Mr. Madhukar Ramchandra Thakar, 3. Mr. Sudhakar Pandurang Kulkarni, 4. Mr. Dadarao Bapurao Jagtap, 5. Mr. Vitthal Kisan Tarade and 6. Mr. Ramchandra Dagdu Kondhekar are the lawful owners to extent of their respective area purchased by them from and out of the said Plot no. 55+56/2, totally admeasuring 7655 square feet i.e. 711.16 Square Meter which is part of the property more particularly described in paragraph 1 herein above and Yashempire Developers LLP (Formerly known as M/s. Yash Buildcon) a registered partnership firm has acquired development rights in respect of the aforesaid Plot no. 55+56/2, admeasuring about 7655 square feet on the terms and conditions mentioned in the respective development agreements executed in their favour. Thus the lawful ownership of the aforesaid persons and development rights of Yashempire

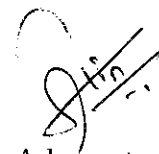


Developers LLP (Formerly known as M/s. Yash Buildcon) is clean, clear and marketable subject to the terms and conditions of the Development Agreements and alleged rights of the occupants/hutment holders thereof as informed.

- d. We are of the opinion that Yashempire Developers LLP (Formerly known as M/s. Yash Buildcon) is the lawful owner of the Plot no. 55+56/3, totally admeasuring 7400 square feet which is part of the property more particularly described in paragraph 1 herein above. Thus the lawful ownership of the Yashempire Developers LLP (Formerly known as YashBuildcon) a registered partnership firm is clean, clear and marketable subject to the terms and conditions of the Sale Deed and alleged rights of the occupants/hutment holders thereof as informed.

We have arrived at the aforesaid opinion on the basis of the aforementioned revenue record and the copies of the documents provided for our perusal as mentioned in the list of documents referred herein above.



  
Advocate

**MAHENDRA PAWAR**

**ADVOCATE**

Office no. 1, Grnd Floor, Padmamadha  
26 Dhanukar Colony Lane No.2,  
Kothrud, Pune- 411038

Ref: SRS/Search/Kothrud/21

Date: 02/03/2021

**SEARCH REPORT**

To,  
S.R.S ADVOCATES AND ASSOCIATES,  
1120,Purshottam Apt, B-10,  
Model Colony, Pune 411016.

**DESCRIPTION OF PROPERTY :**

All that piece and parcel of the land Final Plot No. 54+55+56, out of CTS NO.721 located at village Kothrud within the limits of Taluka Haveli, Dist - Pune, and local limits of Pune Municipal Corporation Pune and within the Sub REGISTRARion limits of Sub - Registrar Haveli no. I to XXVII

Hereinafter to be referred as 'Said Property'

Sir,

I have conducted search as required by you and at your instance in regard to aforesaid property for period of 03 years i.e. for the period 2019 TO 2021 from records maintained at Haveli No. IV and XI and also from the common record of all offices maintained online on official website of IGR, The required fees are deposited in the office of Sub-Registrar Haveli no 4 bearing vide E-Challan bearing GRN No. MH011906987202021P dated 19/02/2021,

I carried search of bided registers of Index II maintained in the office of Sub - Registrar Haveli No.IV, for the aforesaid period during my search I find entries, transaction in respect to Said Property from the records maintained and updated on official website of Inspector General of Registrar and Stamp. They are mentioned herein below:



**1) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.23**

DESCRIPTION: Plot No. 54, of CTS No. 721,

TYPE OF DOCUMENT: Partnership Deed

BETWEEN THE PARTIES:

Partners: Yash Empire Develoeprs( LLP), Mr. Rahul Dhawade, Mr. Pawan Nemichand  
Bhandari, Mr. Shekar Anand Pethe, Mr. Baliram Vitthalrao Gund, Mr. Shekar  
Bapusaheb Chindhe

AT SERIAL NO.: 24143/2019 dated 04/12/2019

**2) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.23**

DESCRIPTION: Plot No. 54, of CTS No. 721,

TYPE OF DOCUMENT: Partnership Deed

BETWEEN THE PARTIES:

Partners: Yash Empire Develoeprs( LLP), Mr. Rahul Dhawade, Mr. Pawan Nemichand  
Bhandari, Mr. Shekar Anand Pethe, Mr. Baliram Vitthalrao Gund, Mr. Shekar  
Bapusaheb Chindhe

AT SERIAL NO.: 24144/2019 dated 04/12/2019

**3) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.23**

DESCRIPTION: Plot No. 54, of CTS No. 721,

TYPE OF DOCUMENT: Confirmation Deed

BETWEEN THE PARTIES:

Partners: Yash Empire Develoeprs( LLP), Mr. Rahul Dhawade, Mr. Pawan Nemichand  
Bhandari, Mr. Shekar Anand Pethe, Mr. Baliram Vitthalrao Gund, Mr. Shekar  
Bapusaheb Chindhe

AT SERIAL NO.: 24145/2019 dated 04/12/2019

**4) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Shop No. 15, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund  
and others

Purchaser/ Transferee: Mr.Deepak Pawar

AT SERIAL NO.: 1122/2020 dated 06/02/2020

**5) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Shop No. 14, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund  
and others



Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Ashutosh Dole

AT SERIAL NO.: 6162/2020 dated 09/11/2020

**11) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.23**

DESCRIPTION: Kshitij Residency, Flat No. B - 101 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Jagdish Atmaram Mule and Mrs. Jagrutti Jagdish Mule

AT SERIAL NO.: 19056/2020 dated 18/12/2020

**12) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.23**

DESCRIPTION: Kshitij Residency, Flat No. B - 205 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Ketan Shripad Khurjekar through PoA Mrs. Devarti Ketan Khurjekar

AT SERIAL NO.: 16193/2020 dated 20/11/2020

**13) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B - 401 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Dinesh Shaligram Rane and Mrs. Deepali Dinesh Rane

AT SERIAL NO.: 7977/2020 dated 23/12/2020

**14) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B - 303 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mrs. Subhadra Sunil Abhyankar and Mr. Sunil Narayan Abhyankar

AT SERIAL NO.: 7807/2020 dated 21/12/2020



Purchaser/ Transferee: Mr Avinash Pawar  
AT SERIAL NO.: 1123/2020 dated 06/02/2020

**6) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B - 704 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund  
and others

Purchaser/ Transferee: Mr. Amog Soman

AT SERIAL NO.: 7976/2020 dated 23/12/2020

**7) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B - 705 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund  
and others

Purchaser/ Transferee: Mr.Pritam Deshpande

AT SERIAL NO.: 8193/2020 dated 26/12/2020

**8) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B -201 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund  
and others

Purchaser/ Transferee: Mr. Sunil Vaidya

AT SERIAL NO.: 8268/2020 dated 28/12/2020

**9) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B -403 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund  
and others

Purchaser/ Transferee: MrsAmruta Bagaitkar

AT SERIAL NO.: 8421/2020 dated 30/12/2020

**10) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B - 701 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:



**15) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B - 602 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Rajeev Vishwanth Abhyankar and Mrs. Suranga Rajeev Abhyankar

AT SERIAL NO.: 7809/2020 dated 21/12/2020

**16) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. C - 203 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Aditya Avinash Joshi and Mr. Avinash Sudam Joshi

AT SERIAL NO.: 7521/2020 dated 16/12/2020

**17) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B - 405 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Ashok Ramchandra Joshi and Mrs. Aruna Ashok Joshi

AT SERIAL NO.: 6762/2020 dated 27/11/2020

**18) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B - 605 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Sunil Vasudeo Naphad and Mrs. Sumegha Sunil Naphad

AT SERIAL NO.: 6761/2020 dated 27/11/2020



**19) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.4**

DESCRIPTION: Kshitij Residency, Flat No. B - 504, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Ajinkya Dilip Chordiya ( HUF) and Mr. Yogesh Shende

AT SERIAL NO.: 2656/2020 dated 09/07/2020

**20) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: area admeasuring 50 Sqaure meters from and out of total area of plot no. 54+55+56

TYPE OF DOCUMENT: Lease deed

BETWEEN THE PARTIES:

Leasor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Lessee: MSDEL through Addional Executive Engg. Mr. Bhagwant Krishnarao Savade

AT SERIAL NO.: 1525/2021 dated 13/01/2021

**21) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, A wing Shop No. 3, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr. Manoj Nilkhanthrao Kawale

AT SERIAL NO.: 1827/2021 dated 15/02/2021

**22) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B wing 706, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mrs. Sonali Sagar Ambasnakar and Mr. Sagar Mohan Ambasnarkar

AT SERIAL NO.: 2461/2021 dated 02/03/2021



**23) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Shop No.11 , on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mrs. Manisha Jayant Prayag and Mr. Jayant Jitendra Prayag and Mr. Gavrav Jayant Prayag

AT SERIAL NO.: 524/2021 dated 13/01/2021

**24) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B wing 305, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mrs. Jayshree S. Patil and Mr. Prasad S. Patil

AT SERIAL NO.: 1998/2021 dated 18/02/2021

**25) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.23**

DESCRIPTION: Kshitij Residency, Flat No. C wing 506, on 54+55+56

TYPE OF DOCUMENT: Supplementary Agreement

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr.Arvind Chandulala Darji and Mrs. leela Arvind Darji

AT SERIAL NO.: 2118/2021 dated 27/01/2021

**26) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.23**

DESCRIPTION: Kshitij Residency A wing Shop No. 4, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others

Purchaser/ Transferee: Mr.Kishore Kanojiya and Mrs. Manisha Kanojiya

AT SERIAL NO.: 2119/2021 dated 27/01/2021

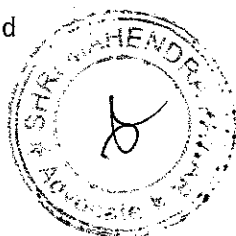
**28) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B wing 805, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund and others



Purchaser/ Transferee: Mr. Subhash Digambar Khatri, Mrs. Maninin B. Chaudhari ( maiden Name  
Manini Sadanan Khatri  
AT SERIAL NO.: 3849/2021 dated 12/02/2021

**29) IN THE OFFICE OF SUB – REGISTRAR HAVELI NO.1**

DESCRIPTION: Kshitij Residency, Flat No. B wing 804, on 54+55+56

TYPE OF DOCUMENT: Agreement to Sell

BETWEEN THE PARTIES:

Vendor/Transferor: Yash Empire Developers through it Partners Mr. Baliram Vitthalrao Gund  
and others

Purchaser/ Transferee: Mr. Subhash Digambar Khatri, Mrs. Maninin B. Chaudhari ( maiden Name  
Manini Sadanan Khatri  
AT SERIAL NO.: 3850/2021 dated 12/02/2021

Hence the search,

I had conducted search of index II register (manual as well computerized) from the  
aforementioned offices and records available during my search, therefore subject to  
available and updated records maintained in aforesaid offices, I comment that I did  
not find any transaction, entry document in respect to the Said property other than  
those mentioned herein above.

Pune



A handwritten signature in black ink, appearing to be "Shri Mahendra Pawar".

ADVOCATE