

## **M/S. RAJIV PATEL AND ASSOCIATES**

### **ADVOCATES**

25, United Apartments, 1st Floor, 2407, Gen. Thimayya Marg, (East Street), PUNE - 411 001.

Ref No. :

Date :

### **CERTIFICATE OF TITLE**

Re: **All that piece and parcel of land or ground admeasuring 11027.68 sq.mtrs [as per the "B" Form issued by the Arbitrator, Sangamwadi Town Planning Scheme] bearing Final Plot No.207, Sangamwadi Town Planning Scheme and earlier bearing corresponding CTS Nos.11 and 11/1 situate, lying and being at Boat Club Road within the Registration Sub-District of Taluka Pune City, District Pune and within the limits of the Municipal Corporation of Pune and falling in the "Residential" Zone under the Development Plan for the City of Pune currently in force and which land bearing Final Plot No.207, Sangamwadi Town Planning Scheme is bounded as follows, that is to say:-**

On or towards the East : By land bearing Survey No.358-A,  
Sangamwadi, Pune.

On or towards the South : By Boat Club Road.

On or towards the West : By land bearing Survey No.350,  
Sangamwadi, Pune

On or towards the North : By Thirty Metre Wide Development  
Plan Road and Mulla – Mutha River.

We have been instructed by GOEL GANGA CONSTRUCTIONS AND REAL ESTATE PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act, 2013 having its Registered Office at 3<sup>rd</sup> Floor, San-Mahu

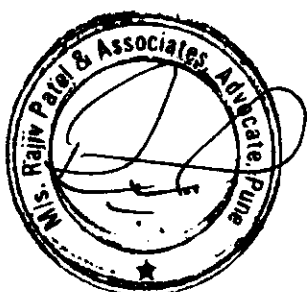


Commercial Complex, 5, Bund Garden Road, Opposite Poona Club, Pune 411001, to investigate its title to the above captioned Land. We have carried out such investigation and our observations in respect thereof are as under:-

- 1) Prior to 31.05.1945 Ismail Ebrahim Haroon Jaffer, Ahmed Ebrahim Haroon Jaffer, Sulemen Ebrahim Haroon Jaffer, Essa Ebrahim Haroon Jaffer, Yusuff Ebrahim Haroon Jaffer and Haroon Ebrahim Haroon Jaffer were the holders of land bearing Survey No.351 of Pune City, Taluka Pune City, District Pune and then bearing Pune Suburban Municipal No.13 situate at Boat Club Road, Pune.
- 2) The land bearing Revenue Survey No.351, Pune City was assigned CTS Nos.11 and 11/1, Boat Club Road, Pune admeasuring 1625.4 sq.mtrs. and 10009.3 sq.mtrs. respectively.
- 3) Vide an Indenture dated 14.01.1946 [duly Registered under Serial No.36 of 1946 with the Sub-Registrar, Haveli VI, Poona] the said Ismail Ebrahim Haroon Jaffer and Five Others assigned, transferred, assured and conveyed the said land admeasuring 2 Acres 31.32 Gunthas equivalent to 121231 sq.ft bearing Survey No.351 Boat Club Road, Pune to/in favour of Ketayon Jehangir Vakil aka Ketayu Jehangir Vakil. The said Ketayon Jehangir Vakil constructed a Residential Bungalow Structure and Outhouse Structures on the said Land.
- 4) Vide an Agreement dated 16.02.1958 the said Ketayu Soli Motiwala nee Ketayon Jehangir Vakil agreed to sell the said land bearing Survey No.351, Boat Club Road, Pune to Reverend Father A. Lallemand at or for the consideration and on the terms and conditions therein contained. At the instance of the said Reverend Father A. Lallemand, the said Ketayu Soli Motiwala nee Ketayon Jehangir Vakil assigned, transferred, assured and conveyed the said land bearing Survey No.351, Boat Club Road, Pune together with the Structures standing thereon

to/in favour of the Indian Social Institute, a Society Registered under the Societies Registration Act, 1860 vide an Indenture dated 29.04.1958 and which was duly Registered under Serial No.543 of 1958 with the Sub-Registrar, Haveli II, Pune. The said Reverend Father A. Lallemand was joined as a Confirming Party in the said Indenture dated 29.04.1958.

- 5) Vide a Deed of Lease dated 30.03.1963 [duly Registered under Serial No.538 of 1963 with the Sub-Registrar, Haveli II, Pune] the said Indian Social Institute granted Lease of the said Land and Structures standing thereon to / in favour of Goethe Institut zur Pflege Deutscher Sprache und Kultur im Ausland for a period of Two Years commencing from 01.04.1963 at or for the Annual Rent and on the terms and conditions therein contained.
- 6) After acquiring permission of the Hon'ble Charity Commissioner, Maharashtra State, Bombay under the provisions of Section 36 of the Bombay Public Trusts Act, 1950 vide Order dated 16.11.1963 bearing No.J/4/70/63/16332 read with Order dated 13.12.1963 bearing No.J / 4 / 70 / 63 / 17391, the said Indian Social Institute assigned, transferred, assured and conveyed the said land admeasuring 121231 sq.ft bearing Survey No.351 and bearing City Survey Nos.11 and 11/1, Boat Club Road, Pune together with the Structures standing thereon to/in favour of the Federal Republic of Germany vide an Indenture of Sale dated 11.04.1964 and which was duly registered under Serial No.798 of 1964 with the Sub-Registrar, Haveli II, Pune . The Federal Republic of Germany had acquired permission for purchase of the said Land and Structures thereon from the Government of India. The said Goethe Institut zur Pflege Deutscher Sprache und Kultur im Ausland have vacated the said land and Structures thereon and handed over possession thereof to the Federal Republic of Germany.



- 7) On implementation and finalization of the Sangamwadi Town Planning Scheme, the land bearing Survey No.351 and bearing CTS Nos.11 and 11/1, Boat Club Road was assigned Final Plot No.207 having an area of 11027.68sq.mtrs.
- 8) Vide a Sale Deed dated 01.12.2015 (duly registered under Serial No.7804 of 2015 with the Sub-Registrar, Haveli XXV, Pune), the Federal Republic of Germany assigned, transferred, assured and conveyed the above captioned Land together with the Structures standing thereon to/in favour of Marvel Asta Constructions LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 then having its Registered Office at 301-302, Jewel Towers, Koregaon Park, Pune 411001. The name of the said Marvel Asta Constructions LLP was duly entered on the City Survey Record pertaining to the above captioned Land as the holder thereof.
- 9) Vide a Deed of Mortgage dated 01.12.2015 [duly Registered under Serial No.7806 of 2015 with the Sub-Registrar, Haveli XXV, Pune] made by and between, inter-alia, the said Marvel Asta Constructions LLP and Piramal Capital & Housing Finance Limited through its Trusteeship Company, IDBI Trusteeship Services Limited, a Mortgage [Without Possession] of the above captioned Land and on the construction to be carried out thereon was created to/in favour of the said Piramal Capital & Housing Finance Limited through its Trusteeship Company, IDBI Trusteeship Services Limited.
- 10) Vide an Agreement dated 08.03.2016 (duly registered under Serial No.1974 of 2016 with the Sub-Registrar, Haveli VIII, Pune), the said Marvel Asta Constructions LLP agreed to construct and sell to Kishorilal Kashilal Ramraika, Kusumlata Kishorilal Ramraika, Divya Kishorilal Ramraika and Neha Divya Ramraika a residential Bungalow Structure on a portion admeasuring 1858 sq.mtrs out of the above Land and grant a lease for a period of 999 years of

such portion to/in favour of the said Kishorilal Kashilal Ramraika and Others at or for the consideration and on the terms and conditions therein contained.

- 11)The said Marvel Asta Constructions LLP procured the sanction of the Municipal Corporation of Pune of a building layout and building plans in respect of construction then proposed to be carried out by the said Marvel Asta Constructions LLP on the above captioned Land vide its Commencement Certificate No.CC/0514 dated 07.06.2016.
- 12)The said Marvel Asta Constructions LLP also procured Environmental Clearance from SEAC-II under the applicable Environmental Laws in respect of the Project then to the implemented by the said Marvel Asta Constructions LLP on the above captioned Land.
- 13)Vide a Deed of Reconveyance dated 21.12.2018 (duly Registered under Serial No.18136 of 2018 with the Sub-Registrar, Haveli XI, Pune), the said Piramal Capital & Housing Finance Limited through its Trusteeship Company, IDBI Trusteeship Services Limited, released the said Mortgage held by it on the above captioned Land and in the construction to be carried out thereon to/in favour of the said Marvel Asta Constructions LLP.
- 14)Vide a Deed of Conveyance dated 21.12.2018 (duly Registered under Serial No.18137 of 2018 with the Sub-Registrar, Haveli XI, Pune), the said Marvel Asta Constructions LLP assigned, transferred, assured and conveyed the above captioned Land to/in favour of the said Goel Ganga Constructions and Real Estate Private Limited. The name of the said Goel Ganga Constructions and Real Estate Private Limited is yet to be entered on the City Survey Record pertaining to the above captioned Land as the holder thereof.



- 15)The said Kishorilal Kashilal Ramraika and Three Others have consented to the said conveyance of the above captioned Land by the said Marvel Asta Constructions LLP to/in favour of the said Goel Ganga Constructions and Real Estate Private Limited.
- 16)Vide a Deed of Mortgage dated 21.12.2018 (duly Registered under Serial No.18139 of 2018 with the Sub-Registrar, Haveli XI, Pune), the said Goel Ganga Constructions and Real Estate Private Limited and Piramal Trusteeship Services Private Limited, an English Mortgage of the above captioned Land and on the construction to be carried out thereon was created to/in favour of the said Piramal Trusteeship Services Private Limited [as the Security Trustees for Piramal Capital and Housing Finance Limited] as security for due repayment of Financial Assistance availed of by the said Goel Ganga Constructions and Real Estate Private Limited from the said Piramal and Housing Finance Limited together with interest accrued thereon.
- 17)As part of investigation of title of the then owner, the said Federal Republic of Germany to the above captioned Land, we had Notices in the usual form published in the daily newspapers "Indian Express" and "Prabhat" and which Notices appeared on 19.06.2015. We received no claim, objection or communication from any person or party in response to our said Public Notices.
- 18)We have inspected the City Survey Record pertaining to the above captioned Land from the year 1960 onwards. Such search has not disclosed any fact or circumstance prejudicial to the title of the said Goel Ganga Constructions and Real Estate Private Limited to the above captioned land. The Property Register Cards in respect of the above captioned Land were opened in the year 1946. The City Survey Record, being a superior Revenue Record supercedes the "VII/XII Extracts". Further, on implementation of the Sangamwadi Town Planning Scheme, a "B" Form ("Redistribution and Valuation Statement") was

issued by the Arbitrator, Sangamwadi Town Planning Scheme whereby the above captioned Land was assigned Plot No.207 and shown to admeasure 11027.68 sq.mtrs.

19) We have had search of the available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrars, Taluka Haveli, Pune carried out from the year 1986 upto March 2015 and from the year 2015 upto December 2018 in respect of the above captioned Land and such search has also not disclosed any fact or circumstance prejudicial or adverse to the title of the said Goel Ganga Constructions and Real Estate Private Limited to the above captioned Land save and except entries pertaining to the said Agreement dated 08.03.2016 entered into by the said Marvel Asta Constuctions LLP with the said Shri.Kishorilal Ramraika and Others and to the said Deed of Mortgage dated 21.12.2018. Such search was taken by Shri.KailashM.Thorat, Advocate and he has submitted to us his "Search Reports" dated 14.12.2015 and 27.12.2018 which are annexed hereto as **Annexure "A" (colly)**.

20) The originals of the above recited Documents of Title were bonafide lost/ misplaced and the same were not in the possession of the then owner, the said Federal Republic of Germany. A Declaration to that effect was made by the Federal Republic of Germany represented by Federal Ministry of Finance represented by the Bundesanstalt fuer Immobilien acting through its Board of Directors who had authorised the Consul General Mr. Michael Siebert, Consulate General of Federal Republic of Germany to make the same. AZB & Partners, Solicitors for the Federal Republic of Germany, had Notices published in the daily newspapers "Indian Express" and "Loksatta" (which appeared on 12.09.2015) declaring to the Public at Large that the original Documents of Title pertaining to the above captioned Land and mentioned in the said Notices have been misplaced by their Client, the Federal Republic of Germany, and calling upon any party/ person who finds and/or is in possession of such original Documents of



Title to hand over the same to AZB & Partners. AZB & Partners have received no communication from any person or party in response to their said Public Notices.

As a result of such investigation of title undertaken by us, we are of the opinion that the title of the said Goel Ganga Constructions and Real Estate Private Limited (subject to the name of the said Goel Ganga Constructions and Real Estate Private Limited being duly entered on the City Survey Record pertaining to the above captioned Land as the holder thereof) to the above captioned Land is free, clear and marketable and there are no outstanding encumbrances (save and except the said Mortgage held by the said Piramal Trusteeship Services Private Limited as the Security Trustees of the said Piramal Capital and Housing Finance Limited thereon) on or in respect thereof as far as can be diligently ascertained.

Dated this 28th day of December, 2018.



M/S. RAJIV PATEL & ASSOCIATES

  
PROPRIETOR

नोंदणी ३९ म.  
Regn. 39 m.

3432

दिनांक 39/3/54 सन १०

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घाटकुल शर

**टपासखर्च**

नकला किया जायने (कलम ६४ ते ६७)

**शोध किंवा निरीक्षण**

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) ~~सिद्धि~~ 

इतर फी (मागील पानावरील) बाब क्र.

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गोविन्दकृत हाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

**मुख्यमं निबंधक.**

नावे नोंदणीकृत डाकेने पाठवावा.

### हवाली करावा.

सह. दुय्यम निबंधक  
हवेली क्र. १०, पुणे करिता

0760632

इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.  
अनुच्छेद अकरा अन्वये.  
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीचा वसुली.
१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दस्तावेज परत केला.

दुय्यम निबंधक

# **KAILASH M. THORAT**

BSL. LL.B  
ADVOCATE

## **OFFICE :**

FLAT NO. 16, FIRST FLOOR,  
D BUILDING, TEJAS APARTMENT  
SURVEY NO. 29, NEAR SHARAD  
HOSPITAL, WADGAON BUDRUK,  
PUNE-411041, CELL : 9975398916  
Email-adv.kailashthorat@gmail.com

SR No. 2/2015-16

Date: 31/03/2015

### **MEMORANDUM OF SEARCH OF THE RECORD OF THE SUB REGISTRAR, HAVELI NO. 1, 2, 3, JOINT DISTRICT REGISTRAR OFFICE AND GOVERNMENT WEBSITE CARRIOD OUT ON 31/03/2015**

1. Name of Party on whose behalf  
search taken : M/s. Rajiv Patel &  
Associates
2. Instructed by : Mr. Rajiv Patel
3. Lands in respect of which  
Search taken : CTS No. 11 and 11/1  
Corresponding Final  
Plot No. 207 situated  
at Village Ghorpadi,  
Pune Shahar Haveli Dist Pune
4. Period for which search taken : 1986 to 2015
5. Entries Found : Not Found Any Entry

#### **NATURE OF SEARCH :**

Search of Index II registers from the year 1986 to 1990 in Sub-Registrar Haveli  
No. 1 Pune

Search of Index II registers from the year 1986 to 1990 in Sub-Registrar Haveli  
No. 2 Pune

Search of Index II registers from the year 1991 to 2001 in Sub-Registrar Haveli  
No. 3 Pune

Computer wise Index II register Search from the year 2002 to June 2012 in  
Sub-Registrar Haveli No. 1 to 20 at Joint District Registrar Office, Pune

E-Search of Index II registers from the 2012 to 2015 taken on the website of  
Department of Registration and Stamps, Government of Maharashtra, Pune  
[i.e. <http://www.igrmaharashtra.gov.in/>].

#### **PARTICULARS OF SEARCH:**



# **KAILASH M. THORAT**

BSL. LL.B  
ADVOCATE

## **OFFICE :**

FLAT NO. 16, FIRST FLOOR,  
D BUILDING, TEJAS APARTMENT  
SURVEY NO. 29, NEAR SHARAD  
HOSPITAL, WADGAON BUDRUK,  
PUNE-411041, CELL : 9975398916  
Email-adv.kailashthorat@gmail.com

SR No. 2/2015-16

From the available Index II records I have taken search with respect to the captioned property in the office of the Sub-Registrar at Haveli No. 1, 2, 3, Joint District Registrar Office, Pune and Government Website for 30 years (i.e.1986 to 2015) and my report is as under-

The updation of computerized record of registered documents i.e. the computer Index II search is achieved only till June 2012. The details of documents registered post June 2012 are therefore not available for perusal in the computerized Index II search register maintained at Joint District Registrar office, Pune. Hence, for the period subsequent to 2012 till date, I have conducted a search an online search on the aforesaid website of Department of Registration and Stamps, Government of Maharashtra, Pune for all the offices of Sub-Registrar, Haveli, Pune and I have relied upon the same.

During my search in the office of the Sub-Registrar at Haveli No. 1, 2, 3, Pune it is noticed that, Index II registers for the years stated herein below are torn, unreadable and not available as is respectively mentioned herein below-

### **HAVELI NO. 1:**

Torn : 1990  
Entirely Not Readable : 1987, 1988  
Not Available : 1989

### **HAVELI NO. 2:**

Torn : 1986, 1987, 1889 and 1990  
Entirely Not Readable : 1988

### **HAVELI NO. 3:**

Torn : 2000  
Entirely Not Readable : 1992, 1993, 1994, 2001  
Not Available : 1991, 1995, 1996, 1997, 1998, 1999

The updation of computerized record of registered documents i.e. the computer Index II search is achieved only till June 2012. The details of documents registered post June 2012 are therefore not available for perusal in the computerized Index II search register maintained at Joint District Registrar office, Pune. However, I have taken an online search of Index II registers from June 2012 to 2014 on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>] and I have relied on the same.



# KAILASH M. THORAT

BSL. LL.B  
ADVOCATE

## OFFICE :

FLAT NO. 16, FIRST FLOOR,  
D BUILDING, TEJAS APARTMENT  
SURVEY NO. 29, NEAR SHARAD  
HOSPITAL, WADGAON BUDRUK,  
PUNE-411041, CELL : 9975398916  
Email-adv.kailashthorat@gmail.com

SR No. 2/2015-16

In the available Index II registers I have not found any other entries pertaining to the captioned property other than those mentioned in this Search Report. It is further clarified that, this is only with respect to the Index II registers perused and does not cover the other Index II registers not available for perusal.

This search report is issued purely on the basis of Index II search made available at the Sub – Registrar office at Haveli No. 1, 2, 3, Joint District Registrar office, Pune and Government Website and does not deal with any kind of search with respect to Record of Rights, registers and other relevant document showing title with respect to the captioned property.

I have paid the requisite search fees vide Receipt No. 3532/2015 dated 31/03/2015.

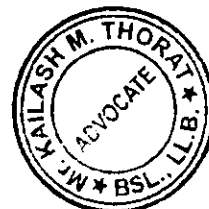
This Search report is subject to the available Index II records presented to me during the course of my search at the office of the Sub – Registrar Haveli No. 1, 2, 3, Joint District Registrar office, Pune and Government Website.

This search report is till 31<sup>st</sup> March 2015

Accordingly my search report.

  
Mr. KAILASH M. THORAT  
ADVOCATE BSL. LL.B  
Flat No. 16, First Floor, D  
Building, Tejas Apartment,  
Survey No. 29, Wadgaon Budruk,  
Pune-41

**Disclaimer:** The contents of this report are the facts respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct, consequential or punitive loss, damage or expense. The report/opinion is for use of the person to whom it is addressed and is not for the use of any other person.





**CHALLAN**  
**MTR Form Number-6**



|                                                     |                                                                                                  |                                                      |                                                           |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------|
| <b>GRN</b> MH009910265201819E                       | <b>BARCODE</b>  | <b>Date</b> 27/12/2018-20:39:09                      | <b>Form ID</b>                                            |
| <b>Department</b> Inspector General Of Registration |                                                                                                  | <b>Payer Details</b>                                 |                                                           |
| <b>Search Fee</b>                                   |                                                                                                  | <b>TAX ID (If Any)</b>                               |                                                           |
| <b>Type of Payment</b> Other Items                  |                                                                                                  | <b>PAN No.(If Applicable)</b>                        |                                                           |
| <b>Office Name</b> HVL1_HAVELI NO1 SUB REGISTRAR    |                                                                                                  | <b>Full Name</b>                                     | ADV KAILASH M THORAT                                      |
| <b>Location</b> PUNE                                |                                                                                                  |                                                      |                                                           |
| <b>Year</b> 2018-2019 From 01/01/2015 To 27/12/2018 |                                                                                                  | <b>Flat/Block No.</b>                                | SHIVAJINAGAR                                              |
| <b>Account Head Details</b>                         | <b>Amount In Rs.</b>                                                                             | <b>Premises/Building</b>                             |                                                           |
| 0030072201 SEARCH FEE                               | 300.00                                                                                           | <b>Road/Street</b>                                   |                                                           |
|                                                     |                                                                                                  | <b>Area/Locality</b>                                 | PUNE                                                      |
|                                                     |                                                                                                  | <b>Town/City/District</b>                            |                                                           |
|                                                     |                                                                                                  | <b>PIN</b>                                           | 4 1 1 0 0 5                                               |
|                                                     |                                                                                                  | <b>Remarks (If Any)</b>                              |                                                           |
|                                                     |                                                                                                  | CTS NO. 11 AND 11/1 FINAL PLOT NO. 207 GHORPADI PUNE |                                                           |
|                                                     |                                                                                                  |                                                      |                                                           |
|                                                     |                                                                                                  |                                                      |                                                           |
|                                                     |                                                                                                  |                                                      |                                                           |
|                                                     |                                                                                                  | <b>Amount In</b>                                     | Three Hundred Rupees Only                                 |
| <b>Total</b>                                        | 300.00                                                                                           | <b>Words</b>                                         |                                                           |
| <b>Payment Details</b> BANK OF MAHARASHTRA          |                                                                                                  | <b>FOR USE IN RECEIVING BANK</b>                     |                                                           |
| <b>Cheque-DD Details</b>                            |                                                                                                  | <b>Bank CIN</b>                                      | <b>Ref. No.</b> 02300042018122784675 006917612            |
| <b>Cheque/DD No.</b>                                |                                                                                                  | <b>Bank Date</b>                                     | <b>RBI Date</b> 27/12/2018-20:40:14 Not Verified with RBI |
| <b>Name of Bank</b>                                 |                                                                                                  | <b>Bank-Branch</b>                                   | BANK OF MAHARASHTRA                                       |
| <b>Name of Branch</b>                               |                                                                                                  | <b>Scroll No. , Date</b>                             | Not Verified with Scroll                                  |

Department ID :

Mobile No. : 9975398916

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.



# KAILASH M. THORAT

BSL. LL.B  
ADVOCATE

## OFFICE :

OFFICE NO. 3A, THIRD FLOOR,  
SHOBHA CHAMBERS, CTS NO. 321/1  
SHIVAJINAGAR GAVTHAN,  
SHIVAJINAGAR, PUNE-411005,  
CELL : 9975398916  
Email-adv.kailashthorat@gmail.com

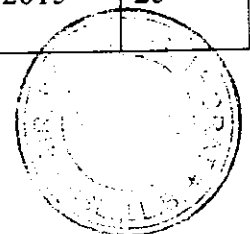
SR No. 704/2018-19

Date: 27/12/2018

### MEMORANDUM OF SEARCH OF THE RECORD OF THE GOVERNMENT WEBSITE CARRIOD OUT ON 27/12/2018

1. Name of Party on whose behalf  
search taken : M/s. Rajiv Patel &  
Associates
2. Instructed by : Mr. Rajiv Patel
3. Lands in respect of which  
Search taken : CTS No. 11, 11/1  
Corresponding Final Plot No.  
207 situated at Boat Club  
Road, Village Ghorpadi,  
Taluka Pune Shahar, Dist  
Pune
4. Period for which search taken : 2015 to 2018
5. Entries Found : As per mentioned below

| Parties                                                                                                                                                                                               | Date and<br>Nature of<br>Document | Survey No/Area of land                                                                                                                                                          | Registration<br>No. | Haveli<br>No. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| Vendor: The Federal<br>Republic of Jarmani<br>through Authorized<br>Person Mr. Maykal<br>Saibart<br><br>Purchaser: Marvel Asta<br>Construction LLP<br>through Partner Mr.<br>Vishwajit Subhash Zanvar | Sale Deed<br>Dated<br>01/12/2015  | Survey No. 351, CTS No.<br>11 and 11/1 corresponding<br>Final Plot No. 207 area<br>admeasuring 11262.63 Sq.<br>Mtrs. situated at Village<br>Ghorpadi Taluka Haveli<br>Dist Pune | 7804/2015           | 25            |
| Mortgagor: Marvel Megha<br>Realtors Pvt. Ltd. through                                                                                                                                                 | Mortgage<br>Deed Dated            | Survey No. 351, CTS No.<br>11 and 11/1 corresponding                                                                                                                            | 7806/2015           | 25            |



# KAILASH M. THORAT

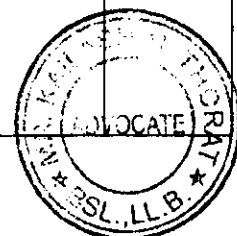
BSL. LL.B  
ADVOCATE

## OFFICE :

OFFICE NO. 3A, THIRD FLOOR,  
SHOBHA CHAMBERS, CTS NO. 321/1  
SHIVAJINAGAR GAVTHAN,  
SHIVAJINAGAR, PUNE-411005,  
CELL : 9975398916  
Email-adv.kailashthorat@gmail.com

SR No. 704/2018-19

|                                                                                                                                                                                                                                   |                                  |                                                                                                                                                                                                                              |            |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Director Mr. Vishwajit Subhash Zanvar through Power of Attorney Holder Mr. Manik Keshavrao Lolage and others<br><br>Mortgagee: IDBI Trust Sheep Services Ltd. through Mr. Alok Bodas                                              | 01/12/2015                       | Final Plot No. 207 area admeasuring 11262.63 Sq. Mtrs. situated at Village Ghorpadi Taluka Haveli Dist Pune                                                                                                                  |            |    |
| Vendor: Marvel Asta Construction LLP through Partner Mr. Vishwajit Subhash Zanvar through Power of Attorney Holder Nutan Sanjay Solanke<br><br>Purchaser: Mr. Kishorilal Kashilal Ramraika and others                             | Agreement Dated 08/03/2016       | Survey No. 351, CTS No. 11 and 11/1 corresponding Final Plot No. 207 area admeasuring 1858 Sq. Mtrs. and construction area admeasuring 1307.78 Sq. Mtrs. situated at Boat Club Road Village Ghorpadi Taluka Haveli Dist Pune | 1974/2016  | 8  |
| Party No. 1: Marvel Megha Realtors Pvt. Ltd. through Director Mr. Vishwajit Subhash Zanvar through Power of Attorney Holder Mr. Manik Keshavrao Lolage<br><br>Party No. 2: IDBI Trusteeship Services Ltd. through Mr. Abhijit Oak | Reconveyance Dated 24/12/2018    | Survey No. 351, CTS No. 11 and 11/1 corresponding Final Plot No. 207 area admeasuring 11262.63 Sq. Mtrs. i.e. 121231 Sq. Ft. situated at Boat Club Road Village Ghorpadi Taluka Haveli Dist Pune                             | 18136/2018 | 11 |
| Vendor: Marvel Astra Construction LLP through Partner Mr. Vishwajit Subhash Zanvar through Power of Attorney Holder Mr. Manik Keshavrao Lolage<br><br>Purchaser: Goel Ganga                                                       | Conveyance Deed Dated 24/12/2018 | Survey No. 351, CTS No. 11 and 11/1 corresponding Final Plot No. 207 area admeasuring 11027.68 Sq. Mtrs. situated at Boat Club Road Village Ghorpadi Taluka Haveli Dist Pune                                                 | 18137/2018 | 11 |



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SR No. 704/2018-19

|                                                                                                                                                                                                                                                                      |                                |                                                                                                                                                                              |            |    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Constructions & Real Estate Pvt. Ltd. through Director Mr. Atil Jayprakkash Goel through Power of Attorney Holder Mr. Ajay T. Mishra                                                                                                                                 |                                |                                                                                                                                                                              |            |    |
| <b>Mortgagee:</b> Piramal Trusteeship Services Pvt. Ltd. through Mrs. Archana Satish Bhatia<br><br><b>Mortgagor:</b> Goel Ganga Constructions & Real Estate Pvt. Ltd. through Director Mr. Atil Jayprakkash Goel through Power of Attorney Holder Mr. Ajay T. Mishra | Mortgage Deed Dated 24/12/2018 | Survey No. 351, CTS No. 11 and 11/1 corresponding Final Plot No. 207 area admeasuring 11027.68 Sq. Mtrs. situated at Boat Club Road Village Ghorpadi Taluka Haveli Dist Pune | 18139/2018 | 11 |

### NATURE OF SEARCH :

E-Search of Index II registers from the year 2015 to 2018 taken on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>].

### PARTICULARS OF SEARCH:

From the available Index II records I have taken search with respect to the captioned property in the office of the Government Website for 4 year (i.e. 2015 to 2018) and my report is as under-

Search of the property with effect from 1 November 2005 is required to be taken in all offices of Sub-Registrar, Haveli, Pune, on account of removal of jurisdictional registration. As there is no provision for centralized search for the years subsequent to 1 November 2005, I have conducted an online search on the website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in/>] for the period subsequent to 2015 till date.

I have not conducted a search in the physical records of the Index II registers of the Sub Registrar Haveli Pune from 1<sup>st</sup> November till date as it is practically



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BSL. LL.B  
ADVOCATE

## OFFICE :

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SR No. 704/2018-19

not possible to visit all offices of Sub Registrar Haveli Pune for conducting such search. Further, the physical records of Index II registers are not made available for perusal in many such offices of Sub Registrar Haveli Pune for the period subsequent to 2015. Hence, I have relied upon the online e-search as stated herein.

This search report is issued purely on the basis of Index II search made available at the Government Website and does not deal with any kind of search with respect to Record of Rights, registers and other relevant document showing title with respect to the captioned property.

I have paid the requisite search fees vide Receipt No. MH009910265201819E dated 27/12/2018.

This Search report is subject to the available Index II records presented to me during the course of my search at the office of the Government Website.

This search report is till 27<sup>th</sup> December 2018

Accordingly my search report.

  
MR. KAILASH M. THORAT  
ADVOCATE BSL.,LL.B.  
Office No. 3A, Third Floor,  
Shobha Chambers, CTS No.  
321/1, Shivajinagar, Pune-5

**Disclaimer:** The contents of this report are the facts respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct, consequential or punitive loss, damage or expense. The report/opinion is for use of the person to whom it is addressed and is not for the use of any other person.

