



**Mrs. Sunita Arvind Kadam**

B.Com., L.L.B.

**ADVOCATE**

D-2/703, Gagan Vihar Co.op. Housing Society Ltd.,

Bibvewadi-Kondhawa Road, Bibvewadi, Pune-411 037.

Phone : (Resi.) 020-24247205 Mobile : 9422561475

Date- 19/07/2017

**SEARCH & TITLE REPORT**

SIR,

I have investigated title to the property more particularly described hereunder as per the request of "**VIJAYLAXMI DEVELOPMENTS**" a registered partnership firm, having its office at- 24, P. S. Plaza, Yerwada, Pune-411 006, through its duly authorized Partners- **[1]Mr.Gangabisan Barumal Agarwal and [2] Mr. Kapil Dhanraj Goyal** and I have to state my opinion as follows :-

**A] DESCRIPTION OF THE PROPERTY :-**

**ALL THAT PIECE AND PARCEL** of land admeasuring an area **5931.67 sq. mtrs.** [earlier admeasuring **6895.23 sq. mtrs. i.e. 74221.23 sq. ft.** out of which the Pune Municipal Corporation as acquired the land admeasuring **963.56 sq. mtrs.** for road widening] out of **Survey No.19, Hissa No.4** totally admeasuring an area **02 Hectors 90 Ares** assessed at **02 Rs. 19 Paise** situated at revenue village-Dhanori, Taluka-Haveli, District-Pune within the limits of Pune Municipal Corporation and also within the limits of Sub-Registrar Haveli, Pune and bounded as under:-

**ON OR TOWARDS -**

|       |   |                                                                                                    |
|-------|---|----------------------------------------------------------------------------------------------------|
| East  | - | 30 ft. D. P. Road                                                                                  |
| South | - | Survey No. 19/3                                                                                    |
| West  | - | 20 ft Road                                                                                         |
| North | - | Land belonging to Mr. Chandrakant Tingre and Mr. Dnyaneshwar Tingre out of the same survey number. |

**[HEREINAFTER referred to as 'THE SAID PROPERTY']**

**B] IT IS SEEN FROM THE PAPERS THAT,**

- 1] The land bearing **Survey No.19 Hissa No.4** admeasuring an area **02 Hector 90 Ares** [hereinafter referred to as "**the said land**"] was earlier owned by **Mr. Kashinath Bhagwant Tingare.**

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- 2] It is seen from **Mutation Entry No.940** that, **Mr. Kashinath Bhagwant Tingare** submitted an application that, the lands belonging to the Tingare family have been partitioned. By virtue of the said application the said land was allotted to the share of his grandsons **Mr. Yashwantrao Baburao Tingare** and accordingly his name was recorded on the 7/12 extract.
- 3] It is seen from **Mutation Entry No.4846** that, a Partition took place between **Mr. Yashwantrao Baburao Tingare** and his brothers **Mr. Babasaheb Baburao Tingare** and **Mr. Shankar Baburao Tingare** of the lands belonging to the Tingare Family. By virtue of the said partition the said land was allotted to the share of **Mr. Babasaheb Baburao Tingare** and accordingly his name was recorded on the 7/12 extract as the owner of the said land.
- 4] **Mr. Babasaheb Baburao Tingare** sold some portion out of the said lands to various persons.
- 5] By another **Release Deed, dated-15/03/2010** duly registered in the office of **Sub-Registrar Haveli No.8 at Sr. No.2657/2010** on **15/03/2010** **Mrs. Sunita Suresh Pathare** [before marriage known as **Ms. Sunita Babasaheb Tingare**] without any consideration released all her rights, title and interest in the said land in favour of her brothers-**Mr. Chandrakant Tingare** and **Mr. Dnyaneshwar Tingare**.
- 6] By another **Release Deed, dated-25/03/2010** duly registered in the office of **Sub-Registrar Haveli No. 8 at Sr. No. 3098/2010** on **25/03/2010** **Mrs. Lata Sudam Landage** [before marriage known as **Ms. Lata Babasaheb Tingare**] and **Mrs. Ranjana Prakash Kapse** [before marriage known as **Ms. Ranjana Babasaheb Tingare**] without consideration released all their rights, title and interest in the said land in favour of their brothers-**Mr. Chandrakant Tingare** and **Mr. Dnyaneshwar Tingare**.
- 7] By **Release Deed, dated-29/03/2010** duly registered in the office of **Sub-Registrar Haveli No.8 at Sr. No.3275/2010**

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on 30/03/2010 Mr. Babasaheb Baburao Tingare without any consideration released all his rights, title and interest in the said land in favour of his sons-Mr. Chandrakant Tingare and Mr. Dnyaneshwar Tingare.

- 8] Meanwhile before the execution of aforesaid release deeds, by Development Agreement, dated-16/01/2007 the said Mr.Babasaheb Baburao Tingare with the consent of [i]Mr.Chandrakant Babasaheb Tingare, [ii]Mrs. Rekha Chandrakant Tingare, [iii]Mr. Dnyaneshwar Babasaheb Tingare, [iv]Mrs. Rohini Dnyaneshwar Tingare, [v]Mrs. Lata Sudam Landage, [vi]Mrs. Ranjana Prakash Kapse, [vii]Mrs.Sunita Suresh Pathare, [viii]Master. Suraj Chandrakant Tingare, [ix] Kumari. Komal Chandrakant Tingare, [x] Master. Chaitanya Chandrakant Tingare, [xi]Kumari. Payal Dnyaneshwar Tingare, [xii]Master. Prithviraj Dnyaneshwar Tingare granted development rights of land admeasuring 40,000 sq. ft. i.e. 3716 sq. mtrs. out of the said land to M/s. V.R Construction, a registered partnership firm, having its office at-Survey No.112/B, Alandi Road, Vishrantwadi, Pune-411 015, through its partners Mr. Rajendra Ramchandra Agarwal and Mr. Voraram Magaji Choudhari. The said Mr. Babasaheb Baburao Tingare and others also executed a Power of Attorney, dated-16/01/2007 in favour of M/s. V.R Construction, through its partners Mr. Rajendra Ramchandra Agarwal and Mr. Voraram Magaji Choudhari authorizing them to do all acts, deeds and things incidental to the development of the said property. The said Development Agreement and Power of Attorney, both dated-16/01/2007 have been registered in the office of Sub-Registrar Haveli No.8 at Sr. Nos.515/2007 and 516/2007 repectively on the same day.

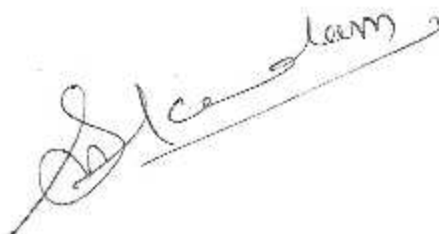
- 9] By Sale Deed, dated-20/09/2011 [i]Mr. Chandrakant Babasaheb Tingare, [ii]Mrs. Rekha Chandrakant Tingare [iii] Master. Suraj Chandrakant Tingare, [iv]Kumari. Komal Chandrakant Tingare, [v]Master. Chaitanya Chandrakant Tingare, [vi]Mr. Dnyaneshwar Babasaheb Tingare, [vii] Mrs. Rohini Dnyaneshwar Tingare, [viii]Kumari. Payal

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Dnyaneshwar Tingare and [ix] Master. Prithviraj Dnyaneshwar Tingare with the consent of Mr. Babasaheb Tingare and M/s. V.R Construction, through its partners Mr.Rajendra Ramchandra Agarwal and Mr.Voraram Magaji Choudhari sold, transferred, conveyed and assigned the land admeasuring 40,000 sq. ft. i.e. 3716 sq. mtrs. to "Shreeraj Properties", a partnership firm, through its partners [i]Mr.Rajendra Ramchandra Agarwal [ii]Mr. Voraram Magaji Choudhari, [iii]Mr.Ranjit Valjibhai Thakkar and [iv] Mr. Korbhan Bhagatram Gupta.

- 10] The name of M/s. Shreeraj Properties has been entered in the record of rights as the owner of land admeasuring 40,000 sq. ft. i.e. 3716 sq. mtrs. vide Mutation Entry No.19701.
- 11] Thereafter, a partition took place between Mr. Chandrakant Babasaheb Tingare and Mr. Dnyaneshwar Babasaheb Tingare of the remaining lands admeasuring about 18532.48 sq. mtrs. out of Survey No.19/4 which were not sold. Accordingly, Mr. Chandrakant Babasaheb Tingare and Mr. Dnyaneshwar Babasaheb Tingare entered into a Partition Deed, dated-19/10/2011 which has been duly registered in the office of Sub-Registrar Haveli No.8 at Sr. No. 10818/2011 on 20/10/2011. By virtue of the said partition land admeasuring 9266.24 sq. mtrs. came to be allotted to the share of Mr. Chandrakant Babasaheb Tingare and the remaining land admeasuring 9266.24 sq. mtrs. came to be allotted to the share of Mr. Dnyaneshwar Babasaheb Tingare.
- 12] By Sale Deed, dated-07/12/2011 [i]Mr. Chandrakant Babasaheb Tingare, [ii] Mrs. Rekha Chandrakant Tingare [iii] Master. Suraj Chandrakant Tingare, [iv]Kumari. Komal Chandrakant Tingare, [v] Master. Chaitanya Chandrakant Tingare sold, transferred, conveyed and assigned the land admeasuring an area 1979.23 sq. mtrs. out of their share of land admeasuring 9266.24 sq. mtrs. i.e. 21304.43 sq. ft.

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to "Shreeraj Properties", a partnership firm, through its partners [i] Mr. Rajendra Ramchandra Agarwal, [ii] Mr. Ranjit Valjibhai Thakkar and [iii] Mr. Pawan Bhagatram Gupta. The said Sale Deed, dated-07/12/2011 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.12569/2011 on the same day.

13] The name of M/s. Shreeraj Properties has been entered in the record of rights as the owner of the land admeasuring 1979.23 sq. mtrs. vide Mutation Entry No.19821.

14] By Sale Deed, dated-06/02/2012 [i] Mr. Chandrakant Babasaheb Tingare, [ii] Mrs. Rekha Chandrakant Tingare, [iii] Master. Suraj Chandrakant Tingare, [iv] Kumari. Komal Chandrakant Tingare, [v] Master. Chaitanya Chandrakant Tingare sold, transferred, conveyed and assigned the land admeasuring an area 1200 sq.mtrs. i.e. 12922.80 sq. ft. out of their share of land admeasuring 7287.01 sq. mtrs. to "SHREERAJ PROPERTIES", a partnership firm, through its partners [i] Mr. Rajendra Ramchandra Agarwal, [ii] Mr. Ranjit Valjibhai Thakkar and [iii] Mr. Korbhan Bhagatram Gupta. The said Sale Deed, dated-06/02/2012 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.1490/201 on 07/02/2012.

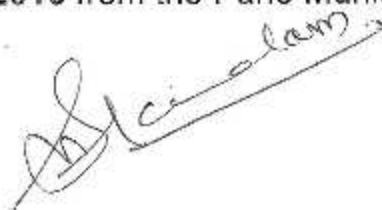
15] The name of M/s. Shreeraj Properties has been entered in the record of rights as the owner of the land admeasuring an area 1200 sq. mtrs. i.e. 12922.80 sq. ft. vide Mutation Entry No.19942.

16] Thus in the aforesaid manner "Shreeraj Properties" became the owners of the said property totally admeasuring an area 6895.23 sq.mtrs. i.e. 74221.23 sq. ft.

17] By Release Deed, dated-26/04/2012 duly registered in the office of Sub-Registrar Haveli No.8 at Sr. No.4623/ 2012 on 27/04/2012 Mr. Voraram Magaji Choudhary released his 8.98 % undivided share which is equivalent to an area admeasuring 619.19 sq. mtrs. i.e. 6665 sq. ft. in favour of "Shreeraj Properties".

*Sunita Arvind Kadam*

- 18] By Sale Deed, dated-24/09/2012 "Shreeraj Properties", a partnership firm, through its partners [i] Mr. Rajendra Ramchandra Agarwal, [ii] Mr. Ranjit Waljibhai Thakkar, [iii] Mr. Korbhan Bhagatram Gupta and [iv] Mr. Pawan Bhagatram Gupta sold, transferred, conveyed and assigned the said property admeasuring an area 6895.23 sq. mtrs. i.e. 74221.23 sq. ft. out of Survey No.19, Hissa No.4 totally admeasuring an area 02 Hectors 90 Ares to "Vijaylaxmi Developements", a partnership firm, through its partners [i] Mr. Gangabisan Barumal Agarwal and [ii] Mr. Rajesh Dwarakaprasad Bansal. The said Sale Deed, dated-24/09/2012 has been registered in the office of Sub-Registrar Haveli No.8 at Sr. No.10460/2012 on 28/09/2012.
- 19] Thus in the aforesaid manner "Vijaylaxmi Developements" became the owner of the said property. The name of Vijaylaxmi Developements has been entered on the 7/12 extract as the owner of the said property vide Mutation Entry No.20326.
- 20] Vijaylaxmi Developements has obtained sanction to the layout, building plan/s of the building/s, which is/are under construction on the said property from the Pune Municipal Corporation under Commencement Certificate No. CC/2008/12, dated-25/09/2012 which have been later on revised vide Commencement Certificate Nos. CC/1323/13, dated-24/08/2013 and CC/1731/16, dated-21/09/2016.
- 21] Vijaylaxmi Developements has obtained N. A. permission for non-agricultural use of the said property from the Collector, Pune vide his Order bearing No. NA/SR/1062/12, dated-07/06/2013.
- 22] Vijaylaxmi Developements has completed construction work of the buildings A and B of the project "Laxmisatyam Residency" and the Pune Municipal Corporation has issued a Completion Certificate Part-I bearing No.OCC/0835/15, dated-01/10/2015. Vijaylaxmi Developements has also completed the construction work of Club House and has obtained Completion Certificate bearing No.OCC/0201/16, dated-06/05/2016 from the Pune Municipal Corporation.





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23] By Transfer Deed, dated-09/07/2016 registered in the office of **Sub-Registrar Haveli No.1** at **Sr. No.9013/2016** the Pune Municipal Corporation has acquired land admeasuring **963.56 sq. mtrs.** out of the said property for amenity space. After deducting the said area acquired for amenity space, the area of the said property is **5931.67 sq. mtrs..**

24] **Vijaylaxmi Developments** has availed project finance from **Bajaj Finance Limited** and has entered into **Mortgage Deed, dated-11/07/2017** with **Bajaj Finance Limited** which has been registered in the office of **Sub-Registrar Haveli No.11** at **Sr. No.5984/2017** on **12/07/2017**.

C] I have already issued **Search and Title Reports, dated-13/02/2013, 04/04/2014, 15/04/2015 and 04/06/2016** in respect of the search of the **Index-II** registers taken by me at the offices of the **Sub-Registrar Haveli** for the **32 years i.e. from 1984 to 2016** in respect of the said property. I have caused the online search for the **current year i.e. 2016-2017** on the [website-www.igr.maharashtra.gov.in](http://www.igr.maharashtra.gov.in) in respect of the said property. I state that except the mortgage of **Bajaj Finance Limited** I have not come across any entry evidencing any subsisting mortgage, charge and encumbrances. On the basis of the same and the documents which have been given for my perusal and subject to whatsoever stated above I am of the opinion that, except the mortgage of **Bajaj Finance Limited, Vijaylaxmi Developments** has a clean, clear and marketable title towards the said property which is free from any encumbrances, charges or claims and demands of whatsoever nature.

**Mrs. Sunita Arvind Kadam**  
[Advocate]



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

|                                                      |  |                                                                                                  |  |                                  |  |                              |  |
|------------------------------------------------------|--|--------------------------------------------------------------------------------------------------|--|----------------------------------|--|------------------------------|--|
| <b>GRN</b> MHD03659960201718E                        |  | <b>BARCODE</b>  |  | <b>Date</b> 19/07/2017-14:35:32  |  | <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> PND1_JT DIST REGISTRAR PUNE URBAN |  |                                                                                                  |  | <b>Full Name</b>                 |  | ADVOCATE SUNITA ARVIND KADAM |  |
| <b>Location</b> PUNE                                 |  |                                                                                                  |  | <b>Flat/Block No.</b>            |  | S. NO.19 H.NO.4              |  |
| <b>Year</b> 2017-2018 One Time                       |  |                                                                                                  |  | <b>Premises/Building</b>         |  |                              |  |
| <b>Account Head Details</b>                          |  | <b>Amount In Rs.</b>                                                                             |  | <b>Road/Street</b>               |  | DHANORI                      |  |
| 0030072201 SEARCH FEE                                |  | 300.00                                                                                           |  | <b>Area/Locality</b>             |  | PUNE                         |  |
|                                                      |  |                                                                                                  |  | <b>Town/City/District</b>        |  |                              |  |
|                                                      |  |                                                                                                  |  | <b>PIN</b>                       |  | 4 1 1 0 3 2                  |  |
|                                                      |  |                                                                                                  |  | <b>Remarks (If Any)</b>          |  |                              |  |
|                                                      |  |                                                                                                  |  | SEARCH FEE FOR THE YEAR 2017     |  |                              |  |
|                                                      |  |                                                                                                  |  |                                  |  |                              |  |
|                                                      |  |                                                                                                  |  |                                  |  |                              |  |
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|                                                      |  |                                                                                                  |  |                                  |  |                              |  |
| <b>Total</b>                                         |  | 300.00                                                                                           |  | <b>Amount In</b>                 |  | Three Hundred Rupees Only    |  |
|                                                      |  |                                                                                                  |  | <b>Words</b>                     |  |                              |  |
| <b>Payment Details</b> INDIAN BANK                   |  |                                                                                                  |  | <b>FOR USE IN RECEIVING BANK</b> |  |                              |  |
| <b>Cheque-DD Details</b>                             |  |                                                                                                  |  | <b>Bank CIN</b>                  |  | <b>Ref. No.</b>              |  |
|                                                      |  |                                                                                                  |  | 02608672017071331751             |  | 045642145                    |  |
| <b>Cheque/DD No.</b>                                 |  |                                                                                                  |  | <b>Date</b>                      |  | 19/07/2017-14:34:59          |  |
| <b>Name of Bank</b>                                  |  |                                                                                                  |  | <b>Bank-Branch</b>               |  | INDIAN BANK                  |  |
| <b>Name of Branch</b>                                |  |                                                                                                  |  | <b>Scroll No. , Date</b>         |  | Not Verified with Scroll     |  |

**NOTE:-** This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.  
 याचल "टाइप ऑफ पेमेंट" वरवीं नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता येणारे दस्तावेजांसाठी लागू नाही.

Mobile No. : Not Available