



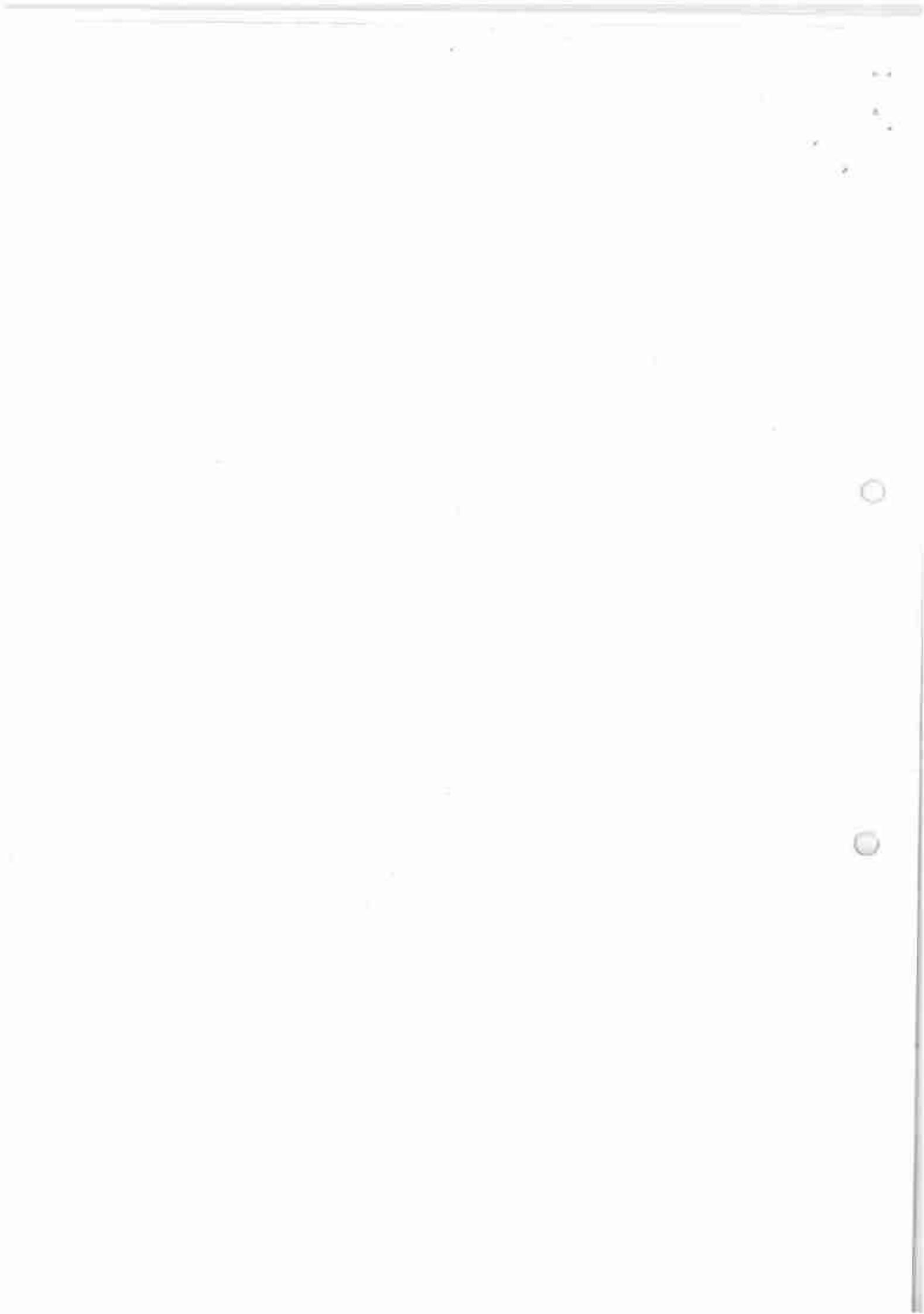
सत्य रिपोर्ट (सोपान) 19-06-18

CHALLAN
MTR Form Number-5



GRN	MH002516484201819E	BARCODE		Date	09/06/2018-15:25:59	Form ID					
Department Inspector General Of Registration				Payer Details							
Search Fee				TAX ID (If Any)							
Type of Payment Other Items				PAN No.(If Applicable)							
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name	Adv Chandraj Babasaheb Chavan						
Location PUNE											
Year 2018-2019 One Time				Flat/Block No.							
Account Head Details				Amount In Rs.	Premises/BUILDING						
0030072201 SEARCH FEE				750.00	Road/Street	Shivane					
					Area/Locality	Pune					
					Town/City/District						
					PIN	4	1	1	0	2	3
					Remarks (if Any)						
					Gav Mouje Baner Taluka Haveli Dist Pune S.no.53/11/1 Years 1989 to						
					2018 Years 30						
					Amount In	Seven Hundred Fifty Rupees Only					
Total				750.00	Words						
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN	Ref. No.	02003042018060900360			89740653		
Cheque/DD No.				Bank Date	RBI Date	09/06/2018-15:28:37			Not Verified with RBI		
Name of Bank				Bank Branch		BANK OF BARODA					
Name of Branch				Serial No., Date		Not Verified with Serial					

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 નોંધ:- આ ચલિયાનું માત્ર ચલિયાનું પ્રકાર જોડે જ માન્ય છે. અન્ય કારણો અથવા અનુદાનિત દસ્તાવેજો માટે અમાન્ય છે.



DHANRAJ B. CHAVAN
ADVOCATE

S. No. 13/6, Near More Park,
Shivane, Taluka Haveli,
District Pune - 23.
Mob. 9422509561/9372750042

Dt. 19.06.2018

TITLE & SEARCH REPORT

1. PROPERTY DESCRIPTION:

All these piece and parcel of land situated village Baner, and within the limits of Pune Municipal Corporation, in Registration District Pune, Sub Registration District and Taluka Haveli, which are as follows:

SCHEDULE - IA

ALL THAT piece or parcel area admeasuring 00 Hecter 13.77 R. out of Plot No. 18 and 19 out of Survey No. 53/11/1 totally area admeasuring 00 H. 62 R, situated at village Baner, and bounded as follows;

On or towards the East : By S. No. 53/12

On or towards the South : By remaining part of Plot No. 18+19

On or towards the West : By internal Road & Plot No.5

On or towards the North : By S. No. 54/9

SCHEDULE - IB

✓ *ALL THAT piece or parcel of area admeasuring 00 Hectare 05.69 R. of Plot No. 5, out of Survey No. 53/11/1 totally area*

admeasuring 00 H. 62 R, situated at village Baner and bounded as follows;

On or towards the East	:	Plot No. 19
On or towards the South	:	Road
On or towards the West	:	Plot No. 4
On or towards the North	:	Plot No. 53

The land described in Schedule **IA** to **IB** collectively area admeasuring 00 H. 19.46 R collectively bounded as under:

On or towards the East	:	By S. No. 53/12
On or towards the South	:	By Internal Road & Part of S. No. 53/11/1
On or towards the West	:	By S. No. 53/10
On or towards the North	:	By S. No. 53/9 and 54/9

Along with the right of easements and hereditaments etc. is the subject matter of these presents;
(hereinafter referred to as the said "**Land/Property**")

2. INSTRUCTIONS:

Under instructions from Mr. Sachin Murli Bathija being a partner of M/s. Shrikrishna Developers a partnership firm having its office at: Prakash Bungalow, S. No. 68/2/14, Swami Samarth Colony, Tapkir Nagar, Kalewadi, Pune 411 017 (hereinafter referred to as the said "**Developer/Builder/Owner**"), I have caused the search to have

been taken relating to the said land, so also investigated the title thereto.

3. SEARCH:

- (a) Accordingly, I have taken search, in the offices of the Sub-Registrar, Pune, for the period between 1989 till 2018, vide online Receipt No.MH002515760201819, dated Dt. 09/06/2018;
- (b) It is seen that except the transactions herein recorded, no transaction relating to the said land or any transaction encumbering the said land was found, subject to search from available record.
- (c) The said search however, is subject to registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

4. PUBLIC NOTICE :

V. D. Karjatkar & Company Advocates Pune through Adv. Amit V. Karjatkar have published a public notice dated 17/06/2016 in daily 'Prabhat', a prominent daily being published from Pune, on behalf of the said Owner, calling for objections, if any, in respect of purchase of the said land. However he has not received any kind of objection/reply from the public at large.

Thus V. D. Karjatkar & Company Advocates has issued Certificate dt. 10/03/2018 in that regard.

5. DOCUMENTS:

I perused the copies of the following documents relating to the said land entrusted to me for the purposes of this title report.

1. 7/12 extract of Survey Nos. since 1950 to 2017 in respect of the land S. No. 53/11/1;
2. Mutation Entries thereon;
3. Copy of Sale Deed dt. 03/01/1995, Reg. No. 59/1995, (Chintu M. Bhujbal to Dr. Babul R. Pathan);
4. Copy of Development Agreement and Power of Attorney dated 20/05/2010, Reg. No. 3701/2010 & 3702/2010 (Dr. Babul R. Pathan to Satyam Developers);
5. Copy of Sale Deed dt. 28/02/1995, Reg. No. 1979/1995, (Shankar S. Bhujbal & others to Ruta L. Bandekar);
6. Copy of Sale Deed and Power of Attorney dated 20/08/2008, Reg. No. 5815/2008 & 5816/2008 (Ruta L. Bandekar to Satyam Developers);
7. Copy of Agreement for Joint Development and Power of Attorney dated 28/07/2010, Reg. No. 7347/2010 & 7348/2010 Satyam Developers to Regency Nirman Ltd.);
8. Copy of order passed by Sub - Divisional Officer, Haveli in RTS Appeal No. 356/2006;
9. Copy of Declaration dated 02/03/2016, Reg. No. 2194/2016 (executed by Dr. Babul R. Pathan);

10. Copy of Assignment Deed (Bechenpatra) dt. 01/09/2012 Reg. No. 8519/2012 (Sapan Borate to Murlidhar Murhe & Hargude);
11. Copy of Compromise Pursis filed in the Spl. C. S. No. 703/2013, at Exh. 67;
12. Copy of Decree passed in Spl. C. S. No. 703/2013;
13. Copy of order passed by Add. Collector in RTS Appeal No. 111/2013;
14. Copy of Sale Deed dated 02/03/2016, Reg. No. 2190/2016 (Satyam Developers to Sarsan Avishkar Builders and Developers);
15. Copy of Public Notice dt. 17/06/2016 published in Daily 'Prabhat';
16. Copy of Certificate dt. 10/03/2018 issued by Adv. V. D. Karjatkar & Co. Advocates in respect of the objection of Public Notice.
17. Copy of Sale Deed dt. 30/03/2017, Reg. No. 3161/2017 (Satyam Developers to Shrikrishna Developers);
18. Copy of Road Agreement dt. 22/06/2017, Reg. No. 5057/2017 (Executed between Bhakti Sagar Developers, Shri Krishna Developers, Sarsan Avishkar Properties, Regency Sarsan Avishkar Developers LLP)

6. TITLE INCIDENTS:

1. It is seen that the property bearing S. No. 53/11 area admeasuring 00 H 82 R. situated at village Baner, Tal.

✓ Haveli, Dist. Pune was initially owned and possessed by Mr. Bhaguji Chimaji Wadkar;

✓ 2. It is seen that on 13/05/1943 Mr. Bhaguji Chimaji Wadkar sold S. No. 53/11 area admeasuring 00 Hector 82 R. to and in favour of Mr. Shripati Maruti Bhujbal and Mr. Chintu Maruti Bhujbal by Sale Deed and the names of Mr. Shripati Maruti Bhujbal and Mr. Chintu Maruti Bhujbal were mutated on 7/12 extract of owner and holder of S. No. 53/11 vide Mutation Entry No. 777;

✓ 3. It is reveals from the Mutation Entry No. 1751 that Shripati Maruti Bhujbal died on 08/09/1970 intestate leaving behind him legal heirs 3 sons viz. (1) Mr. Shankar Shripati Bhujbal, (2) Mr. Ramchandra Shripati Bhujbal, (3) Mr. Bhagwan Shripati Bhujbal and Five Married daughter viz. (4) Jijabai Murlidhar Borate, (5) Muktabai Raghu Alhat, (6) Rakhmabai Shivaji Borate, (7) Saibai Pandurang Gaikwad, (8) Jijabai Baburao Aher and his widow Smt. Sonabai Shripati Bhujbal. The abovementioned 5 Daughters and his wife relinquished their undivided share in favour of their brothers at the time of recording of Mutation Entry No. 1751 and as such only the names of (1) Mr. Shankar Shripati Bhujbal, (2) Mr. Ramchandra Shripati Bhujbal, (3) Mr. Bhagwan Shripati Bhujbal recorded to the 7/12 extract of the land S. No. 53/11 by mutation entry No. 1751;

4. It is seen that Mr. Chintu Maruti Bhujbal and others sold area admeasuring 00 Hector 20 R land out of S. No. 53/11 to and in favour of Mr. Prakash Shivaram Joshi and others by Sale Deed dated 15/5/1986. Due to aforesaid Sale Deed S. No. 53/11 was divided into two parts and the area owned by Mr. Chintu Maruti Bhujbal and others is numbered as S. No. 53/11/1 and accordingly separate 7/12 extract also prepared of S. No. 53/11/1 and the name of Mr. Chintu Maruti Bhujbal and others were mutated as owners by Mutation Entry No. 3723;

5. It is seen that the said Mr. Chintu Maruti Bhujbal and others prepared the private lay out of the aforesaid land S. No. 53/11/1 consisting of various plots of various sizes and sold to various persons;

6. It is seen that the said Chintu Maruti Bhujbal sold area admeasuring 00 Hector 31 R. out of S. No. 53/11/1 to and in favour of Dr. Babul Rustumkhan Pathan by Sale Deed dt. 03/01/1995 which is registered in office of Sub-Registrar Haveli No. 4 at Serial No. 59/1995. Accordingly the name of Dr. Babul Rustumkhan Pathan was mutated on 7/12 extract as owner and holder of S. No. 53/11/1 to the extent of area purchased by him vide mutation entry No. 7002;

7. It is seen that the said Dr. Babul Rustumkhan Pathan sold area admeasuring 00 Hector 9.67 R. out of S. No. 53/11/1 to and in favour of Dr. Vinod Narayan Marathe and Mrs.

It is 1996 in 84827 & 1996 Huse-?

Nisha Vinod Marathe by Sale Deed dt. 27/02/1996 which having registered in office of Sub-Registrar Haveli No. 4 at Serial No. 1478/1996. Accordingly the name of Dr. Vinod Narayan Marathe and Mrs. Nisha Vinod Marathe are mutated on 7/12 extract as owner and holder of S. No. 53/11/1 to the extent of area purchased by them vide mutation entry No. 8184 and the balance area 00 H. 21.33 R remained with Dr. Babul R. Pathan;

Common (15 of 84827)

8. It is seen that the said Dr. Babul Rustumkhan Pathan has entrusted an area admeasuring 00 Hecter 21.33 R. **(Private Plot No. 18 and 19)** out of S. No. 53/11/1 for development to and in favour of M/s. Satyam Developers by Development Agreement along with Power of Attorney dt. 19/05/2010 which having registered in office of the Sub-Registrar Haveli No. 15 at Serial No. 3701/2010 and 3702/2010 respectively;

(17 of 84827)

9. It is seen that the said Dr. Babul Rustumkhan Pathan with the consent of Satyam Developers sold an area admeasuring 00 Hecter 04 R. **(from Private Plot No. 18 and 19)** out of S. No. 53/11/1 for development to and in favour of M/s. Sarsan Avishkar Builders and Developers by Sale Deed dt. 2/3/2016 which is registered in office of Sub-Registrar Haveli No. 11 at Serial No. 2190/2016 and as such the name of M/s. Sarsan Avishkar Builders and Developers recorded to the 7/12 extract of the land S. No. 53/11/1 to the extent of area purchased by it vide mutation entry No. 20679 and the balance area 00 H. 17.33 R

remained with the ownership of Dr. Babul R. Pathan out of which the land area admeasuring 00 Hecter 13.77 R (**from Private Plot No. 18 and 19**) out of S. No. 53/11/1 which is the subject matter of this title which is more particularly described in **Schedule- IA** herein;

10. It is seen that the said Mr. Shankar Shripati Bhujhal and others sold area admeasuring 00 Hecter 5.69 R. (**Private Plot No. 5**) out of S. No. 53/11/1 to and in favour of Mrs. Ruta Laxman Bandekar by Sale Deed dt. 28/02/1995 registered in office of Sub-Registrar Haveli No. 4 at Serial No. 1979/1995. Accordingly the name of Mrs. Ruta Laxman Bandekar was mutated on 7/12 extract as owner and holder of S. No. 53/11/1 to the extent of area purchased by her vide mutation entry no. 7574;

11. It is seen that the said Mrs. Ruta Laxman Bandekar sold area admeasuring 00 Hecter 5.69 R. (**Private Plot No. 5**) out of S. No. 53/11/1 which is more particularly described in **Schedule - IB** to M/s. Satyam Developers by Sale Deed dt. 20/08/2008 which is registered in office of Sub-Registrar Haveli No. 7 at Serial No. 5815/2008 accordingly the name of M/s. Satyam Developers was mutated on 7/12 extract as owner and holder of S. No. 53/11/1 to the extent of area purchased by them vide mutation entry no. 15997;

12. It is seen that M/s. Satyam Developers has executed Joint Venture Agreement and Power of Attorney in respect of said lands described in the Schedule written herein above

along with their other properties with M/s. Regency Nirman Limited which is registered in the office Sub Registrar Haveli No. 11 at Sr. No. 7347/2010 and Sr. No. 7348/2010 respectively;

13. It is seen that Dr. Babul R. Pathan has executed registered Declaration about the payment of the said entire land to its respective original land owners of the land S. No. 53/11/1. The said Declaration Deed is registered in the office of Sub - Registrar Haveli No. 11 at serial No. 2194/2016;

14. It is seen that the married daughters of Shripati Maruti Bhujbal filed RTS Appeal No. 356/2006 before Sub - Divisional Officer Haveli for recording their names in the properties of Shripati Maruti Bhujbal and challenged Mutation Entry No. 1751. The said Appeal was allowed by the said SDO by its Order dt. 25/03/2011 and as such by mutation entry No. 18083 the names of Sopan M. Borate, Muktabai Raghu Alhat, Rakhamabai Shivaji Borate, Jaibai Baburao Aher and Rahibai Ashru Jagtap recorded to the 7/12 extract of the land S. No. 53/11/1.

15. It is seen that Sopan M. Borate, Muktabai Raghu Alhat, Rakhamabai Shivaji Borate, Jaibai Baburao Aher and Rahibai Ashru Jagtap assigned their rights in the said land S. No. 53/11/1 as well as their other ancestral lands to Shahajirao Ganpat Murhe and Ravindra Genba Hargude by Deed of Assignment (Bechenpatra) dt. 01/09/2012 Which is

registered in the office of Sub - Registrar Haveli No. 15 at serial No. 8519/2012 the effect of the said Deed of Assignment (Bechenpatra) given to the 7/12 extract of the land S. No. 53/11/1 by mutation entry No. 19021 and the names of Sopan M. Borate, Muktabai Raghu Alhat, Rakhamabai Shivaji Borate, Jaibai Baburao Aher and Rahibai Ashru Jagtap deleted from the 7/12 extract of the land S. No. 53/11/1 and the names of Shahajirao Ganpat Murhe and Ravindra Genba Hargude recorded to the 7/12 extract of the land S. No. 53/11/1.

16. It is seen that M/s. Satyam Developers and other plot holders filed Spl. C. S. No. 703/2013 in the Civil Court Senior Division, Pune against the Sopan M. Borate, Muktabai Raghu Alhat, Rakhamabai Shivaji Borate, Jaibai Baburao Aher and Rahibai Ashru Jagtap, Shahajirao Ganpat Murhe, Ravindra Genba Hargude and others for Declaration and Permanent Injunction. Thereafter the compromise took place between the parties of the suit which they have filed at Exh. 67 in the suit and accordingly the court have passed Decree therein.

17. M/s. Satyam Developers also filed Second RTS Appeal No. 111/2013 before the Add. Collector, Pune against the Order and Judgment dt. 25/03/2011 passed by the Sub - Divisional Officer Haveli in RTS Appeal No. 356/2006 and thereby challenged the Mutation Entry No. 18083 and 19021. It is seen that on the basis of the Compromise term

sheet filed in the Spl. C. S. No. 703/2013 Decree passed therein the Add. Collector, Pune allowed the said second RTS Appeal by its Order dt. 16/04/2014 and cancelled the effect of the Mutation Entry No. 18083 and 19021. The effect of the said order given to the 7/12 extract of the land S. No. 53/11/1 and other lands by mutation entry No. 20588 and the names of Shahajirao Ganpat Murhe, Ravindra Genba Hargude deleted from the 7/12 extract of the land S. No. 53/11/1 and other lands;

18. Thus M/s. Satyam Developers has acquired the right to deal with land admeasuring 00 Hector 19.46 R. which is further described in Schedule IA to IB i.e.
- a) area admeasuring 00 Hector 13.77 R. out of Plot No. 18 and 19 out of S. No. 53/11/1
 - b) area admeasuring 00 Hector 5.69 R. of Plot No. 5 out of S. No. 53/11/1

Totally admeasuring 00 Hector 19.46 R., situated at Village Baner, Tal. Haveli, Dist. Pune which is herein after referred to as the **Said Land** and described in Schedule - I (A and B) respectively;

19. It is seen that 1) Satyam Developers and 2) Dr. Babul Rustumkhan Pathan by registered Sale Deed dt. 30/03/2017 sold the said land admeasuring 00 Hector 19.46 R, situated at Village Baner, Tal. Haveli, Dist. Pune which is herein after referred to as the **Said Land** and

describe in Schedule - I(A and B) respectively to M/s. Shrikrishna Developers. M/s. Regency Nirman Ltd. has given its Consent to the said Sale Deed. The said Sale Deed is registered in the office of Sub - Registrar Haveli No. 15 At serial No. 3161/2017. However effect of the said Sale Deed is to be given to the 7/12 extracts of the land 53/11/1 and the name of M/s. Shrikrishna Developers is to be recorded therein as owner thereof.

20. It is seen that Road Agreement dt. 22/06/2017 executed between Bhakti Sagar Developers and Shri Krishna Developers in respect of the land S. No. 53/11/1 part area 662.74 Sq. Mtrs. and Sarsan Avishkar Properties and Regency Sarsan Avishkar Developers LLP in respect of land respectively S. No. 53/9 area 428 Sq. Mtrs. and S. No. 53/10 area 744 Sq. Mtrs. The said Road Agreement is registered in the office of Sub - Registrar Haveli No. 11 at serial No. 5057/2017;

7. DEVELOPMENT:

The said property is in "residential zone" in the development plan of the City of Pune drawn and sanctioned under the provisions of the Maharashtra Regional and Town Planning Act, 1966, as witnessed by Zone Certificate dated 29/04/2016, issued by the Assistant Engineer Development Scheme, Pune Municipal Corporation, Pune.

8. **POSSESSION:**

It appears from the Sale Deed dated 3161/2017 that the actual and physical possession of the said land as on today is with M/s. Shrikrishna Developers.

9. **ENCUMBRANCES ON THE SAID LAND:**

I caused the search of Index II registers in the office of Sub-Registrar Haveli No. 1 to XXVII vide its online receipt No.MH002515760201819, dated Dt. 09/06/2018 for the period from 1989 till 2018 in respect of the said land. However the Index II registers not properly handled and the pages of the said registers were torn, missing and in loose condition, the same were not in a position to be examined. Thus I have taken online search from the website of IGR Maharashtra in respect of the land described in the Schedule written herein above. However I did not find any entry from the available records who affect the title of the said M/s. Shrikrishna Developers in respect of the Said Land.

10. **OPINION:**

In pursuance of the search taken by me and upon due investigation of title and scrutiny of documents carried out by me, I certify that, title of the M/s. Shrikrishna Developers in respect of the said land is clean, clear and marketable and free from encumbrances.

Advocate



CHALLAN
MTR Form Number-6

GRN MH004614522201920E		BARCODE		Date 02/08/2019-11:47:38		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		Acv Dhanraj B Chavan	
Location PUNE							
Year 2019-2020 'One Time'				Flat/Block No.		Shivane	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			100.00		Road/Street NDA Road		
					Area/Locality Pune		
					Town/City/District		
					PIN 4 1 1 0 2 3		
					Remarks (If Any)		
					Sho. 53.10 and 3 no 53.11.1. Gaw Baner Ta Haveli Dist Pune Search Year		
					2018 And 2019 2Years		
					Amount In One Hundred Rupees Only		
Total			100.00		Words		
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	02003942019080200268	116807995
Cheque/DD No.				Bank Date	RBI Date	02/08/2019-11:50:31	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF BARODA	
Name of Branch				Scroll No. Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9372750042

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

संदर्भ चालन 'टाइम ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तावेजाची लागू नाही.

DHANRAJ B. CHAVAN
ADVOCATE

S. No. 13/6, Near More Park,
Shivane, Taluka Haveli,
District Pune - 23.
Mob. 9422509561/9372750042

Dt. 02.08.2019

ADDITIONAL TITLE & SEARCH REPORT

1. PROPERTY DESCRIPTION:

All these piece and parcel of land situated village Baner, and within the limits of Pune Municipal Corporation, in Registration District Pune, Sub Registration District and Taluka Haveli, which are as follows:

SCHEDULE - IA

*ALL THAT piece or parcel area admeasuring 00 Hectar 14.57 R. out of **Plot No. 18 and 19** out of Survey No. 53/11/1 totally area admeasuring 00 H. 62 R, situated at village Baner, and bounded as follows;*

On or towards the East : By S. No. 53/12

On or towards the South : By remaining part of Plot No. 18+19

On or towards the West : By internal Road & Plot No.5

On or towards the North : By S. No. 54/9

SCHEDULE - IB

*ALL THAT piece or parcel of area admeasuring 00 Hectare 05.69 R. of **Plot No. 5**, out of Survey No. 53/11/1 totally area*

B

admeasuring 00 H. 62 R, situated at village Baner and bounded as follows;

On or towards the East	:	Plot No. 19
On or towards the South	:	Road
On or towards the West	:	Plot No. 4
On or towards the North	:	Plot No. 53

The land described in Schedule **IA** to **IB** collectively area admeasuring **00 H. 20.26 R** collectively bounded as under:

On or towards the East	:	By S. No. 53/12
On or towards the South	:	By Internal Road & Part of S. No. 53/11/1
On or towards the West	:	By S. No. 53/10
On or towards the North	:	By S. No. 53/9 and 54/9

Along with the right of easements and hereditaments etc. is the subject matter of these presents;

(hereinafter referred to as the said "**Land/Property**")

2. **INSTRUCTIONS:**

Under instructions from Mr. Sachin Murli Bathija being a partner of M/s. Shrikrishna Developers a partnership firm having its office at: Prakash Bungalow, S. No. 68/2/14, Swami Samarth Colony, Tapkir Nagar, Kalewadi, Pune 411 017 (hereinafter referred to as the said "Developer/Builder/Owner"), I have caused the search to have been taken relating to the said land, so also investigated the

B.

title thereto. I have already given detailed Search and Title Report dt. 19/06/2018 in respect of the said property. In continuation of the said Search and Title Report, search taken by me for the period of 2018 till date vide online payment receipt No. MH004814522201920E, dated 02/08/2019, I am giving this Additional Search and Title Report in respect of the said property as hereinafter appearing.

3. SEARCH:

- (a) Accordingly, I have taken search, in the offices of the Sub - Registrar, Pune, for the period between 2018 till 2019, vide online Receipt MH004814522201920E, dated 02/08/2019 in respect of the said property.
- (b) It is seen that except the transactions herein recorded, no transaction relating to the said land or any transaction encumbering the said land was found, subject to search from available record.
- (c) The said search however, is subject to registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

4. DOCUMENTS :



I perused the copies of the following documents relating to the said property entrusted to me for the purposes of this Additional Search and Title report,

- 1. 7/12 extract of above Survey Numbers for the year 2018-19;*
- 2. Mutation Entries thereon;*
- 3. Copy of Road Agreement dt. 26/09/2018, Reg. No. 14229/2018;*
- 4. Copy of Sale Deed dt. 01/03/2019, Reg. No. 3054/2019;*

5. TITLE INCIDENTS:

- 1. It is seen that M/s. Bhakti Sagar Developers, M/s. Shrikrishna Developers, M/s. G. S. Promoters, M/s. Sarsan Avishkar Properties and M/s. Regency Avishkar Sarsan Developers LLP entered into Easement/Road Agreement dt. 26/09/2018 in respect of their respective ownership lands from and out of S. No. 53/9, S. No. 53/10 and S. No. 53/11/1. The said Road Agreement is registered in the office of Sub – Registrar Haveli No. 17 at serail No. 14229/2018 on 26/09/2019;*
- 2. I have already mentioned detailed title incidents in respect of said property in my earlier Search and Title Report dt. 19/06/2018. In furtherance to that search and title report I have found that M/s. Bhakti Sagar Developers sold area 00 H. 0.80 R i.e. 80 Sq. Mtrs. from and out of **00 Hector 3.56***

R out of Plot No. 18 and 19 area admeasuring 00 H. 17.33 R having Survey No. 53/11/1 totally area admeasuring 00 H. 62 R, situated at village Baner to M/s. Shri Krishna Developers vide Sale Deed dt. 01/03/2019 which is registered in the office of Sub – Registrar Haveli No. 26 at serial No. 3054/2019. Thus the effect of the said Sale Deed is taken to the 7/12 extract of S. No. 53/11/1 by mutation entry No. 22115. However the said mutation entry is to be certified by the Circle Officer.

3. OPINION:

In pursuance of the search taken by me and upon due investigation of title and scrutiny of documents carried out by me, I certify that, title of the M/s. Shrikrishna Developers in respect of the said land area 00 H. 20.26 R more particularly described in the schedule herein above is clean, clear and marketable and free from encumbrances.


Advocate

DHANRAJ B. CHAVAN
Advocate
S. No. 13/6, Behind More Petrol Pump,
Near More Park, Shivane,
Pune-411 023. Mob.-9422509561



Department ID: _____ Mobile No: 9422509581
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
સદર વત્તાલ ટાઈપ ઓફ પેમેન્ટ સ્થળે નુકસાન કારણસરથી લખે આદે. બીજા કારણસરથી શિવા બોલણી ન કારણસરથી નુસાસરથી લખે નહીં.

DHANRAJ B. CHAVAN
ADVOCATE

S. No. 13/6, Near More Park,
Shivane, Taluka Haveli,
District Pune - 23.
Mob. 9422509561/9372750042

Dt. 07.12.2020

ADDITIONAL TITLE & SEARCH REPORT

1. PROPERTY DESCRIPTION:

All these piece and parcel of land situated village Baner, and within the limits of Pune Municipal Corporation, in Registration District Pune, Sub Registration District and Taluka Haveli, which are as follows:

SCHEDULE - IA

*ALL THAT piece or parcel area admeasuring 00 Hectar 14.57 R. out of **Plot No. 18 and 19** out of Survey No. 53/11/1 totally area admeasuring 00 H. 62 R, situated at village Baner, and bounded as follows;*

On or towards the East : By S. No. 53/12

On or towards the South : By remaining part of Plot No. 18+19

On or towards the West : By internal Road & Plot No.5

On or towards the North : By S. No. 54/9

SCHEDULE - IB

*ALL THAT piece or parcel of area admeasuring 00 Hectare 05.69 R. of **Plot No. 5**, out of Survey No. 53/11/1 totally area*



admeasuring 00 H. 62 R, situated at village Barer and bounded as follows;

On or towards the East	:	Plot No. 19
On or towards the South	:	Road
On or towards the West	:	Plot No. 4
On or towards the North	:	Plot No. 53

The land described in Schedule **IA** to **IB** collectively area admeasuring **00 H. 20.26 R** collectively bounded as under:

On or towards the East	:	By S. No. 53/12
On or towards the South	:	By Internal Road & Part of S. No. 53/11/1
On or towards the West	:	By S. No. 53/10
On or towards the North	:	By S. No. 53/9 and 54/9

Along with the right of easements and hereditaments etc. is the subject matter of these presents;

(hereinafter referred to as the said "**Land/Property**")

2. **INSTRUCTIONS:**

Under instructions from Mr. Sachin Murli Bathija being a partner of M/s. Shrikrishna Developers a partnership firm having its office at: Prakash Bungalow, S. No. 68/2/14, Swami Samarth Colony, Tapkir Nagar, Kalewadi, Pune 411 017 (hereinafter referred to as the said "Promoter/Owner"), I have caused the search to have been taken relating to the said land, so also investigated the title thereto. I have already given

detailed Search & Title Report dt. 19/06/2018 and Additional Search & Title Report dt. 02/08/2019 in respect of the said property (Hereinafter collectively referred to as the 'Said Title Reports'). In continuation of the said Title Reports, search taken by me for the period of 2019 till date vide online payment receipt No. MH007803660202021E, dated 03/12/2020, I am giving this Additional Search and Title Report in respect of the said property as hereinafter appearing..

3. SEARCH:

- (a) Accordingly, I have taken online search, in the offices of the Sub-Registrar Haveli No. 1 to 27, Pune, for the period between 2019 till 2020, vide online Challan/Receipt No. MH007803660202021E, dated 03/12/2020 in respect of the said property.
- (b) It is seen that except the transactions herein recorded, no transaction relating to the said land or any transaction encumbering the said land was found, subject to search from available record.
- (c) The said search however, is subject to entry/entries not available in the said offices. 

4. **DOCUMENTS :**

I perused the copies of the following documents relating to the said property entrusted to me for the purposes of this Additional Search and Title report.

1. 7/ 12 extract of above Survey Numbers for the year 2019-20;
2. Mutation Entry No. 22115;
3. Copy of Sale Deed dt. 01/03/2019, Reg. No. 3054/2019;
4. Copy of Sanctioned Layout & Building Plan in respect of the said property along with Commencement Certificate No. CC/1864/19, dt. 18/11/2019;
5. Copy of N. A. Order No. NA/SR/49/2020, dt. 25/03/2020;
6. Copy of N. A. Order No. NA/SR/49/2020, dt. 11/11/2020;

5. **TITLE INCIDENTS:**

1. *I have already mentioned detailed title incidents in respect of said property in my earlier Search and Title Report dt. 19/06/2018. In furtherance to that search and title report I have found that M/s. Bhakti Sagar Developers sold area 00 H. 0.80 R i.e. 80 Sq. Mtrs. from and out of **00 Hectar 3.56 R** out of **Plot No. 18 and 19** area admeasuring **00 H. 17.33 R** having Survey No. 53/11/1 totally area admeasuring 00 H. 62 R, situated at village Baner to M/s. Shri Krishna Developers vide Sale Deed dt. 01/03/2019 which is registered in the office of Sub - Registrar Haveli No.*

R.

26 at serial No. 3054/2019. The effect of the said Sale Deed is taken to the 7/12 extract of S. No. 53/11/1 by mutation entry No. 22115.

2. It is seen that the said Promoter/ Owner prepared Building layout and floor plan and submitted to the Pune Municipal Corporation, PMC. The PMC sanctioned the said building layout and floor plans and issued Commencement Certificate No. CC/1864/2019, dt. 18/11/2019.
3. It is seen that the Promoter/ Owner in furtherance to the sanctioned plans and commencement certificate submitted the Application to the Tahasildar, Haveli for assessment of Non - Agriculture use of the said property. Thus the Tahasildar, Haveli by its Order No. NA/SR/49/2020, dated 25/02/2020 passed order for use of the said property for Non - Agriculture purpose and for giving its effect to the 7/12 extract of the said property. However in the said order it is mentioned that 'As per the Land Alienation Register, the said entire Baner village is addressed as Deosthan. Accordingly, while granting the non-agricultural permission, the status of the Deosthan was maintained as it is and the permission was given by mentioning the holding right as Class 2'. However the Tahasildar, Haveli deleted the said remark of 'Class 2' in its earlier order by revised Order No. NA/SR/49/2020, dated 11/11/2020;



4. OPINION:

In pursuance of the search taken by me and upon due investigation of title and scrutiny of documents carried out by me, I certify that, title of the M/s. Shrikrishna Developers in respect of the said land area 00 H. 20.26 R more particularly described in the schedule herein above is clean, clear and marketable and free from encumbrances.


Advocate**DHANRAJ B. CHAVAN**
Advocate

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