

SEARCH REPORT AND TITLE OPINION

To,

Mr. Nitin Chhaganlal Jain.

Proprietor of M/s. Shree Shankeshwar Properties,

Address- Survey No. 101/102, main Road,

Nehru Nagar, Pimpri Pune 411018.

PROPERTY

All that piece and parcel of the land or ground **area admeasuring 10188 Sq. ft.**, bearing Society Private Layout Plot No. 17,18 & 19 out of Land bearing **Gat No. 111** (Old Survey No. 1231) situated situate lying and being at Revenue Village **BORHADEWADI**, Taluka Haveli District Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub- Registrar Haveli Pune.

Adv. Shrikant Keshav Kadam.

Advocate & Notary

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Pradhikaran, Pune 411 044.

Email- sklegalsolution@gmail.com Ph No. 020-27653399
Cell No. 9822063789.



CHALLAN
MTR Form Number-6



GRN	MHD12441064201819E	BARCODE			Date	27/02/2019-10:37:43		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee Other Items					
Office Name				HVL5_HAVELI 5 JOINT SUB REGISTRAR		Full Name		ADV SHRIKANT KESHAV KADAM	
Location				PUNE		Flat/Block No.		GAT NO 111 PLOT NO 17 18 AND 19	
Year				2018-2019 One Time		Premises/Building		TOTAL AREA 10188 SQ FT	
Account Head Details				Amount In Rs.		Road/Street		BORHADEWADI HAVELI PUNE	
0030072201 SEARCH FEE				750.00		Area/Locality		TOWN/CITY/DISTRICT	
						PIN		4 1 2 1 1 4	
						Remarks (If Any)		SEARCH FEES FOR THE YEAR 1990 TO 2019/ 30 YEARS	
						Amount In		Seven Hundred Fifty Rupees Only	
Total				750.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		00040572019022723927 IK00YJUDP5	
Cheque/DD No.				Bank Date		RBI Date		27/02/2019-10:38:48 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9822063789

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

सदर चालन "टाइम ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी व कडकपेक्षा दस्तावेजी लागू नाही.

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Date- 27/02/2019.

SEARCH REPORT AND TITTLE OPINION

To,

Mr. Nitin Chhaganlal Jain,

Proprietor of Shree Shankeshwar Properties,

Address; Main Road Nehru Nagar Pimpri, Pune 411018.

At the instance of **Mr. Nitin Chhaganlal Jain Proprietor of Shree Shankeshwar Properties**, address; Survey No. 101/102, main Road Nehru Nagar Pimpri, Pune 411018, I have caused search and investigated the title of the owners in respect of the property mentioned in the schedule herein under in the office of Sub- Registrar Haveli No. 5, 14, 17, 18 & 24 for the year 1990 to 2019 (i.e. 30 years).

On the perusal of the documents supplied to me by the party and the Index II record made available at the time of the search in the office of the Sub- Registrar Haveli No. 5, 14, 17, 18 & 24 for the year 1990 to 2019 (i.e. 30 years) in respect of the property mentioned hereunder, I have made following observation in respect of the said property, my observation and detailed findings are given herein under: -

1. DESCRIPTION OF THE PROPERTY-

SCHEDULE A

All that piece and parcel of the Land bearing **Gat/Block No. 111**(Old Gat/Block No. 1231) area admeasuring about **03 Hectors 82 Ares**, Assessment Rs. 20, Ps. 78 situated at **Borhadewadi**, Taluka Haveli District Pune within the jurisdiction of Sub-Registrar Haveli Pune and within the limits of Pimpri Chinchwad Municipal Corporation.



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SEHEDULE B

All that piece and parcel of the Plot/ground admeasuring about **6277 Sq. ft.** equivalent to 00 Hectors 05.83 Ares bearing Society Lay-Out **Plot No. 17 & 18** carved out of Land mentioned in schedule A herein above same is bounded as under-

On or towards the East	:	Plot No.18 out of same Gat No. 111 & beyond that 18 Mtrs wide DP Road.
On or towards the South	:	7.5 Mtrs wide Society internal Road.
On or towards the West	:	Plot No. 16 out of same Gat No. 111.
On or towards the North	:	Remaining Part of Gat No. 111.

SEHEDULE C

All that piece and parcel of the Plot/ground admeasuring about **3911 Sq. ft.** equivalent to 00 Hectors 03.63 Ares bearing Society Lay-Out **Plot No. 19** carved out of Land mentioned in schedule A herein above same is bounded as under-

On or towards the East	:	18 Mtrs wide D.P. Road.
On or towards the South	:	7.5 Mtrs wide Society internal Road.
On or towards the West	:	Plot No. 18 owned by Mumtaz Korbu out of same Gat No. 111.
On or towards the North	:	Remaining part of Gat No. 111.

The total area of Property mentioned in schedule B & C admeasuring about **10188 Sq. ft.**

2. DOCUMENTS PERUSED AND EXAMINED-

- i. 7/12 extract of the Gat No. 111 since 2001 to 2019 (Xerox Copy)
- ii. Mutation Entry No. 2254 (Xerox Copy)
- iii. Sale Deed in the Office of Sub-Registrar Haveli No. 14 at Serial No. 1428/2004 dt. 11/02/2004. (Xerox Copy)
- iv. Development Agreement registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 1140/2019 dt. 05/02/2019. (Original Copy)
- v. Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 1141/2019 dt. 05/02/2019. (Original Copy)



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- vi. Development Agreement registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 1335/2019 dt. 11/02/2019. (Original Copy)
- vii. Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 1336/2019 dt. 11/02/2019. (Original Copy)
- viii. Deed of Cancellation registered in the Office of Sub-Registrar Haveli No. 25 at Serial No. 6196/2018 dt. 29/04/2018 (Xerox Copy)
- ix. Online search for the year 2001 to 2019.

3. HISTORY OF DEVOLUTION OF TITLE & OBSERVATION-

It is observed that, the said Land Gat/Block No. 111 originally numbered as Gat/Block No. 1231 as per the Revenue record maintained by the revenue authorities. The name of Maruti Sahadu Borate & Sadashiv Sahadu Borate appeared as owner and occupier on 7/12 extract of the said Land having 1/2 share each with all right, title and interest in the said Land.

It is observed that, the owner Maruti Sahadu Borate & others conveyed all their right, title and interest of Land admeasuring about 01 Hectors 00 Ares out of their share in favour of S.K Garden Co-Operative Society by executing Sale Deed same is registered in the office of Sub-Registrar Haveli No. 14 at serial No. 1428/2004 dt. 11/02/2004 for the consideration more particularly mentioned in the said Sale Deed, by virtue of the said Sale Deed the name of the Said Society and its members recorded to the 7/12 extract of the said Land by mutation entry No. 2254. That it is further observed from the record that the said Society is registered with the Society Registrar vide registration No. P.N.A./P.N.A./3/H.S.G./ (TO)/02-03 dt. 17/02/2003.

In respect of the Property/Plot mentioned in schedule B herein above: -

It is further observed from the record that, plot area admeasuring about 6277 Sq. ft. equivalent to 00 Hectors 05.83 Ares bearing Society Lay-out Plot No. 17 & 18 more particularly mentioned in schedule B herein above of the said Society allotted to Mumtaz Abdul Sattar Korbu. The said owner Mumtaz Abdul Sattar Korbu is the founder member of the said Society accordingly her name also appeared on the 7/12 extract of the said property in owner's column.



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It is further observed from the record that, the owner Muntaz Abdul Sattar Korbu along with her family members has granted development rights of the said Plot in favour of Mr. Nitin Chhaganlal Jain Proprietor of Shree Shankeshwar Properties by execution of the Development Agreement and Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 5 at serial No. 1335 & 1336 dt. 11/02/2019 respectively.

In respect of the Property/Plot mentioned in schedule C herein above: -

It is further observed from the record that, plot area admeasuring about 3911 Sq. ft equivalent to 00 Hectors 03.63 Ares bearing Society Lay-out Plot No. 19 more particularly mentioned in schedule C herein above of the said Society allotted to Pravin Ganpat Gaikwad. The said owner Pravin Ganpat Gaikwad is the founder member of the said Society accordingly his name also appeared on the 7/12 extract of the said property in owner's column.

It is further observed from the record that, the owner Pravin Ganpat Gaikwad has granted development rights of the said Plot in favour of M/s. Shree Associates by execution of the Development Agreement and Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 14 at serial No. 2888 & 2889 dt. 20/04/2015 respectively however the said developers unable to develop the said property accordingly the parties have cancelled the said deal by execution of Cancellation Deed registered in the office of Sub-Registrar Haveli No. 25 at serial No. 6196 dt. 28/04/2018.

It is further observed from the record that, the owner Pravin Ganpat Gaikwad along with his family members has granted development rights of the said Plot in favour of Mr. Nitin Chhaganlal Jain Proprietor of Shree Shankeshwar Properties by execution of the Development Agreement and Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 5 at serial No. 1140 & 1141 dt. 05/02/2019 respectively.

Thus, by virtue of the said Development Agreement and Irrevocable Power of Attorney the developers i.e. Mr. Nitin Chhaganlal Jain Proprietor of M/s. Shree Shankeshwar Properties has got right and authority to apply and got approve the



Adv. Shrikant Keshav Kadam.

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construction plan, specifications, elevations, sections from the Pimpri Chinchwad Municipal Corporation on the said property, also to commence and complete the construction as per the approved plan accordingly develop the said property by constructing thereon multistoried building consisting residential/commercial tenements also to transfer/sell the said tenements to the prospective purchasers for the consideration he deems fit and proper.

4. WHETHER ANY OTHER CHARGES OR ENCUMBRANCES:

That in order to find out any other charges or encumbrances if any on the said property mention herein before necessary search was caused in the office of Sub-Registrar Haveli No. 5, 14, 17, 18 and 24 for the period of last 30 years by paying the request fees, while going through the record made available at the time of search and documents supplied by the party I did not come across any entry adverse to the entries mentioned herein before.

5. LEGAL OPINION:

As per the search caused and documents supplied to me, I opine that, by virtue of the said Development Agreement and Irrevocable Power of Attorney the developers/owner i.e. Mr. Nitin Chhaganlal Jain Proprietor of M/s. Shree Shankeshwar Properties has got right, title and authority to deal with and develop the said property mentioned in schedule B & C herein before totally admeasuring about 10188 Sq. ft. also, to apply and got approve the construction plan, specifications, elevations, sections from the Pimpri Chinchwad Municipal Corporation on the said property, to commence and complete the construction as per the approved plan accordingly develop the said property by constructing thereon multistoried building consisting residential/commercial tenements also to transfer/sell the said tenements to the prospective purchasers for the consideration he deems fit and proper.

Pune,

Date: 27/02/2019.



S. Kadam
Adv. Shrikant Keshav Kadam.