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Date:- 16/06/2017

SEARCH AND TITLE REPORT

Subject: Search & Title report regarding 70R land from S. No. 228/1/1 to 228/1/4 land which include sanction layout Plot No. 14 adms. 4774.33 Sq. mtrs. & area adms. 2225.67 Sq. mtrs. affected by road widening lying at village Bhosari along with entire construction to be carried out upon it i. e. the Residential + Commercial Building Project known as "PHUGE PRIMA".

Dear Sir,

'PHUGE ASSOCIATES' through its partners have forwarded to me copies of papers and documents relating to the property particularly described herein above and requested me to give my search & title report, hence I am writing this.

I have perused the following documents pertaining to the above said property.

1. Xerox copy of 7/12 extract of S. No. 228 from village Bhosari for the year 1935 to 1951.
2. Xerox copy of 7/12 extract of S. No. 228 from village Bhosari for the year 1952 to 1965.
3. Xerox copy of 7/12 extract of S. No. 228/1 from village Bhosari for the year 1966 to 1977.
4. Xerox copy of 7/12 extract of S.No.228/1 from village Bhosari for the year 1978 to 1995.
5. Xerox copy of 7/12 extract from S. No. 228/1/1 from village Bhosari for the year 1996 to 2016.
6. Xerox copy of 7/12 extract from S. No. 228/1/2 from village Bhosari for the year 1996 to 2016.
7. Xerox copy of 7/12 extract from S. No. 228/1/3 from village Bhosari for the year 1996 to 2016.
8. Xerox copy of 7/12 extract from S. No. 228/1/4 from village Bhosari for the year 1996 to 2016.
9. Copy of M.E. No. 1768, 5027, 4256, 7039, 7237, 9742, 10557, 10685, 19844, 16789, 17871, 27738, 22122, 27959, 28081, 27803, 29372, 29519, 29520, 30277.
10. Copy of ULC order in ULC case No. 611+603+605+579+ 578-PH dated 19 March 1990.



11. Copy of Corrigendum dated 18/4/1996 to the order passed dated 13/3/1990 in case No. 611+603+605+ 579+ 578-PH.
12. Xerox copy sanction layout plan by PCMC vide its order no. BP/BHOSARI/LAYOUT/26/1998 along with the order dated 21/12/1998.
13. Copy of NA order bearing no. PRH/NA/SR/43/III/ 1999.
14. Xerox copy revised sanction layout plan by PCMC vide its order no. BP/BHOSARI/LAYOUT/09/2002 along with the order dated 26/03/2002.
15. Xerox copy of Development Agreement bearing No.2069/2017 regd. with Sub Registrar Haveli No. 14.
16. Xerox copy of Power of Attorney bearing No.2070/2017 regd. with Sub Registrar Haveli No. 14.
17. Xerox copy of revised sanction layout plan by PCMC vide its order no. BP/BHOSARI/LAYOUT/09/2002.
18. Xerox copy of revised sanction layout plan by PCMC vide its order no. BP/BHOSARI/LAYOUT/22/2015.
19. Xerox copy of sanctioned plan of commercial & residential building plan by PCMC vide its order no. BP/LAYOUT/ BHOSARI/61/2015.
20. Xerox copy of Power Of Attorney bearing no. 5857/2009.
21. Xerox copy of of Power Of Attorney bearing no. 5859/2009 registered in the office of sub registrar Haveli no. 14
22. Xerox copy of Power Of Attorney bearing no. 5870/2009.
23. Xerox copy of Release deed bearing no. 8191/2012 regd. with Sub Registrar Haveli no.14.
24. Xerox copy of Release deed bearing no. 1567/2014 regd. with sub registrar Haveli no. 17.
25. Xerox copy of Deed of Cancellation of Power of Attorney bearing no. 1499/2014.
26. Xerox copy of Power of Attorney bearing no. 1500/2014.
27. Xerox copy of Power of Attorney bearing no. 1227/2014.
28. Xerox copy of Deed of Simple Mortgage bearing no. 2983/2013 HVL 18.
29. Xerox copy of Deed of Simple Mortgage bearing no. 4734/2012 HVL 14.
30. Xerox copy of Deed of Reconveyance bearing no. 8388/2015 HVL 14.
31. Xerox copy of Deed of Simple Mortgage bearing no. 6204/2014 HVL No. 14.
32. Xerox copy of Deed of Simple Mortgage bearing no. 6205/2014 HVL No. 14.
33. Xerox copy of Deed of Simple Mortgage bearing no. 4026/2015 HVL No. 14.



34. Deed of Simple Mortgage regd. with Sub Registrar HVL no. 14 bearing No. 4831/2016.

On perusal of the papers my observation is as under:

1. **Originally the land bearing S. No. 228 adms. 6 Acar 14 Guntha + Potkharaba 39 Gunthas i.e. total 7 Acar 13 Gunthas was owned by late Kondiba Krushna Phuge as his ancestral property, it was standing in his name till the year 1937.**
2. **Thereafter on demise of late Kondiba Krushna Phuge, the said property devolved upon his only son i.e late Shri. Sahadu Kondiba Phuge, whose name was recorded to the 7/12 extract of S. No. 228 by M. E. no. 1768.**
3. **On perusal of M.E. No. 4056 of village Bhosari it shows that, the owner availed the 'Tagai' loan of Rs. 400/- for that a charge was created by the order of then Tahsildar on subject land.**
4. **On perusal of M.E. No. 5027 it shows that, the late Shri. Sahadu Kondiba Phuge expired on 09/02/1965 & on his demise the said property devolved upon his 4 sons, Mahadu Sahadu Phuge, Rambhau Sahadu Phuge, Laxman Sahadu Phuge, Vishnu Sahadu Phuge & wife Geetabai Sahadu Phuge & 2 daughters Deubai Kalokhe & Mathura Devkar their names were recorded on the 7/12 extract of S. No. 228 by said M.E.**
5. **On perusal of M.E. no. 7039 of village Bhosari it shows that, the owners Mahadu Sahadu Phuge and other have sold 1 Acre land to Shri. Jayantilal Kachardas Shah and Shri. Shankar Umaji Shitole for consideration of Rs. 14,000/- and the effect of the same is recorded on 7/12 extract by separating 7/12 extract into as S. No. 228/1 (for an area 6 Acre 13 Gunthe remained with the owners) & 228/2 (for an area 1 Acre land purchased by Shri. Jayantilal Kachardas Shah and Shri. Shankar Umaji Shitole).**
6. **On Perusal of M.E. no. 7237 of village Bhosari it shows that, the due to the implementation of Weight and Measure Act of the areas of the land in the Bhosari Village was converted from Acre & Gunthas to Hectors & Are in the year 1969.**
7. **On perusal of M.E. 9742 of Village Bhosari it shows that, Shri. Vishnu Sahadu Phuge & others have sold land adms. 125 sq. mtrs.**

from survey no. 228/1 to Shri. Rajjak Sahebji Agaa by registered sale deed and the effect of the said has been recorded on the 7/12 extract by separating 7/12 extract into as S. No. 228/1 (for an area 2H 15.77R remained with the owners) & 228/1/2 (for an area 1 .25 R land purchased by Shri. Rajjak Sahebji Agaa).

8. **On perusal of M.E. 10557 of Village Bhosari it shows that,** Shri. Laxman Sahadu Phuge have sold land adms. 3267 sq. fts. from survey no. 228/1 to Mr. Baldev Kumar Agarwal by registered sale deed and the effect of the said has been recorded on the 7/12 extract by separating 7/12 extract into as S. No. 228/1 (for an area 2H 12.77R remained with the owners) & 228/1/3 (for an area 3267Sq. fts. land purchased by Mr. Baldev Kumar Agarwal).
9. **On perusal of M.E. 10685 of Village Bhosari it shows that,** the State Government has set off the loans availed by the land owners in the form of Tagai Loan by its order rguks@23@1989 dated 23/1/1989 and the charge of the same has been deleted from 7/12 extract of the survey no. 228/1.
10. **On perusal of the Order passed by the Competent Authority Pune Urban Agglomeration under ULC Act in ULC case No. 611+603+605+579+ 578-PH dated 19 March 1990 it shows that,** the land hold by the Phuge Family to the extent of 8924.95 Sq. meters was declared as surplus land. However On perusal of the order passed in Corrigendum dated 18/4/1996 to the order passed dated 13/3/1990 in case No. 611+603+605+579+ 578-PH it shows that, the Phuge Family was declared as non surplus holder under ULC act after deducting the area of land affected by road of 18 meter and 45 meter.
11. **On perusal of M.E. No. 13844 it shows that,** the members of Phuge Family effected partition of the said land from S. No. 228/1 along with other properties situated at village Bhosari. The said partition is effected by M.E. No. 13844 as per the order passed by the Tahasildar under section 85 of M.L.R. Code bearing No. तहान/वाटप/एसआर/६७/९६ Dated 3/9/1996.
 - a) By virtue of the said partition the land from S. No. 228/1/1 area adms. 0 He. 64 R land was allotted to the family of Shri. Mahadu Sahadu Phuge and it was mutated in the name of Mahadu Sahadu Phuge. On his demise the property succeeded by his sons and daughter by M.E. no. 27738 and at present it is



standing in the name of Shri. Narayan Mahadu Phuge, Shri. Suresh Mahadu Phuge, Shri. Satish Mahadu Phuge, Shri. Omkar Sunil Phuge, Komal Sunil Phuge, Smt. Kalpana Sunil Phuge, Sou. Kamal Namdeo Devkar.

- b) By virtue of the said partition the land from S. no. 228/1/2 was allotted to the family of Shri. Rambhou Sahadu Phuge and it was mutated in the name of Rambhou Sahadu Phuge. On demise of Rambhou Sahadu Phuge the said property succeeded by his sons and wife and at present it is standing in the name of Shri. Anil Rambhou Phuge, Smt. Dhondabai Rambhou Phuge, Shri. Dnyanoba Rambhou Phuge, Shri. Sopan Rambhou Phuge, Smt. Sheela Namdeo Phuge, Shri. Atul Namdeo Phuge, Shri. Amol Namdeo Phuge.
- c) By virtue of the said partition the land from S. no. 228/1/3 was allotted to the family of Laxman Sahadu Phuge and it was mutated in the name of Shri. Laxman Sahadu Phuge.
- d) By virtue of the said partition the land from S. no. 228/1/4 was allotted to the family of Shri. Vishnu Sahadu Phuge and it was mutated in the name of Shri. Vishnu Sahadu Phuge.

12. **On perusal of M.E. no. 16789 it shows that,** Gitabai Sahadu Phuge expired on 25/1/1997 on her demise the names of her legal heirs Mahadu Sahadu Phuge, the LRS of Rambhou Sahadu Phuge & Laxman Sahadu Phuge, Vishnu Sahadu Phuge & Daughters Deobai Rambhou Kalokhe & Mathurabai Mahadu Deokar were recorded upon the 7/12 extract of various lands including survey no. 228/1/1 to 228/1/4 from village Bhosari. On perusal of the M.E. no. 17871 it shows that as the partition of the landed properties owned by Phuge Family was effected by virtue of an order of the Tahasildar to which the daughters of Sahadu Phuge also consented and the said partition being admitted to all the members therefore the names which were effected by the M.E. no. 16780 were deleted by effect of the said partition as per the order of the Tahasildar bearing no. guks@67@1999 dated 26/6/2000.

13. **On perusal of M.E. No. 22122 it shows that,** the Namdeo Rambhau Phuge expired on 24/12/2005 & on his demise the said property devolved upon his 2 sons, Atul Namdeo Phuge, Amol Namdeo Phuge & wife Sheela Namdeo Phuge & 2 daughters Sonali Namdeo Phuge & Deepali Namdeo Phuge their names were recorded on the 7/12 extract of S. No. 228/1/2 by said M.E.

14. **The said owners (Phuge) decided to develop the said property** and therefore they applied for the sanction of layout on the entire landed property from S. No. 228/1/1 to 228/1/4 & the PCMC vide its order No. BP/BHOSARI/LAYOUT/26/1998 of the year 1998 sanctioned the layout plan submitted to it. As per the sanction plan the landed property from S. No. 228/1/1 to 228/1/4 was amalgamated and the plot no. 1 to 16 with open spaces came into existence.
15. **Upon the sanction of layout plan** all the owners applied to the Collector, Pune for Non Agriculture permission of the said land, the Collector Pune Vide its Order bearing no. PR/II/NA/SR/43/ III/99 granted the same to the owners for total land adms. 20517.93 Sq. Mtrs. from S. No. 228/1/1 to 228/1/4 of revenue village Bhosari.
16. **After the Sanction of the layout**, all the owners of land bearing S. No. 228/1/1 to 228/1/4 village Bhosari mutually by a oral family arrangement divided /allotted the plots among themselves & in which
- a) Plot No. 1 to 5 & Open Space No.1 from the Sanctioned layout was allotted to the Share of Mahadu Sahadu Phuge,
 - b) Plot No. 6 to 10 & Open Space No. 2 from the Sanctioned layout allotted to the Share of Rambhau Sahadu Phuge,
 - c) Plot No. 7, 8, 9 & 11 & Open Space No. 3 from the Sanctioned layout allotted to the Share of Laxman Sahadu Phuge and lastly
 - d) Plot No. 12, 13, 15 & 16 & Open Space No. 4 from the Sanctioned layout allotted to the Share of Vishnu Sahadu Phuge.
 - e) That at that time it is also mutually agreed by all the owners of land bearing S. No. 228/1/1 to 228/1/4 to keep the Plot No. 14 from the Sanctioned revised layout which was connected & adjacent to Pune Nashik Highway in common ownership of entire family which is the only subject matter of this report.
17. **After sanction of first layout plan**, in year 2002 the owners of land bearing S. No. 228/1/1 to 228/1/4 again applied & submitted to PCMC for revise sanction of layout & on the application PCMC sanctioned revised layout plan vide its order no. BP/BHOSARI /LAYOUT/09/2002 along with the order dated 26/03/2002.



18. **Thereafter, each owner of the S. No. 228/1/1 to 228/1/4 have launched their own individual scheme over their individual plot of the land from the sanctioned layout as per their understandings & completed the same on their individual plots of land from sanctioned layout.**
- a) **In the meantime plot no. Plot No. 1 to 5 & Open Space No.1 from the Sanctioned layout Shri. Mahadu Sahadu Phuge applied the PCMC for sanctioning of commercial & residential building, the PCMC vide its order bearing no. BP/Bhosari/12/1999 sanctioned the building plan submitted by owner there after they again applied to PCMC for revision Of sanctioned building plan & the PCMC by the order no. BP/Bhosari/33/2003 sanctioned the building plan submitted by owner for A building, B building, C building & D building & launched their scheme by name Shiv Parvati Apartment by their firm S. M. Phuge Promoters & Builders. However the said plots has no concern with the present report.**
- b) **Shri. Laxman Sahadu Phuge applied the PCMC for sanctioning of commercial & residential building on plot number, the PCMC vide its order bearing no. B.P./Bhosari/3/2001 for plot no. 7 & 8 of the sanctioned layout and the commencement certificate bearing no. B.P./Bhosari/2/ 2001 about plot no. 9 of the sanctioned layout. By the said sanctions Shri. Laxman Sahadu Phuge was permitted to carryout construction upon the said respective plots as per the sanction plans which was submitted by him and he launched the scheme by name Geetai Apartment by his firm L. S. Phuge Promoters & Builders. The said respective land owners Laxman Sahadu Phuge thereafter obtain the building construction permission from the PCMC vide order no. BP/Bhosari/15/2006 dated 31/3/2006 to carryout the construction upon the plot no. 11 from the sanction layout. The said plots i.e. the plot no. 7, 8, 9 & 11 is not having any concern with the present report as the present report is confined to the plot no. 14 and the area under road widening only.**
- c) **That owner Shri. Vishnu Sahadu Phuge applied the PCMC for sanctioning of commercial & residential building, the PCMC vide its order bearing no. B.P./Bhosari/9/1999 dated 17/3/1999 sanctioned the**



building plan submitted by the said owner upon plot no. 15 from the sanctioned layout and the said owner launched their scheme by name Dnyaneshwari Park by their firm V. V. Phuge Promoters & Builders. Shri. Vishnu Sahadu Phuge through his POA Vijay Vishnu Phuge thereafter applied for the sanction of building plans upon plot no. 16 of the layout. The said plans were sanctioned by the PCMC vide its order no. BP/Bhosari/10/2002 dated 26/3/2002. The said land owner also obtain building construction permission from the PCMC vide order no. BP/Bhosari/60/2015 dated 8/12/2015 upon the plot no. 12 from the sanction layout. The said land owner also obtain the permission to carryout construction upon plot no. 13 of the sanction layout vide order no. BP/Bhosari/38/ 2015 dated 5/6/2015. All these plots i.e. the plot no. 12, 13, 15 & 16 are not having any concern with this report.

- d) **The land owner from the family of Rambhou Sahadu Phuge** did not obtained any building construction permission upon the plot no. 6 to 10 allotted to their share in the said family arrangement

19. **The land owners in order to facilitate the construction** of the commercial building by utilizing the area of land owned by them which was affected by the road widening upon the plot no. 14, revised the layout initially in year 2014 vide order no. BP/Bhosari/Layout/37/2014 from the PCMC the said revise sanction again revised on by the PCMC vide order no. BP/Bhosari/layout/22/2015 in the year 2015.

20. **While developing the abovesaid landed property** the owners Shri. Narayan Mahadu Phuge & others, Shri. Laxman Sahadu Phuge, Shri. Anil Rambhou Phuge Shri. Vishnu Sahadu Phuge to extent of 20 R each and Shri. Vishnu Sahadu Phuge to the extent of 10 R totally adms. 0 H 70 R kept jointly adjacent to the Pune Nashik Road for the development purpose. Out of the said 70 R land, land approximately adms. 0 H 22. 2567 R is affected by road winding and balance land is buildable (as per the present sanctioned layout it is having plot bearing plot no. 14 carved out adms. 4774. 33 land approximately adms. 0 H 22. 2567 R affected by road winding). All the above members of Phuge family jointly decided to develop the said property by obtaining appropriate sanctions from the PCMC. The said Phuge family formed a partnership by name Phuge



Associates & one member from each family became partner in the said firm to develop the said property.

21. **That the land owner's applied to PCMC for sanction of commercial + residential building plans on sanctioned layout plot no. 14 adms. 4774.33 sq. mtrs. out of 70R land owned by them from S. No. 228/1/1 to 228/1/4 of village Bhosari & the PCMC sanctioned basement (two) + ground + 6 story building vide its order bearing no. BP/layout/Bhosari/ 61/2015 dated 10/12/2015. The owners launched the said project on plot no. 14 by name as "PHUGE PRIMA". The said sanction is obtained without loading the TDR and utilizing FSI of area under road upon the said land. The additional construction can be carried out by loading TDR and utilizing FSI of area under road by obtaining appropriate sanction from the sanctioning authority by the promoter developer.**
22. **That to confirm the Development rights to M/s. Phuge Associates all owner of landed property adms. 70 R land from S. No. 228/1/1 to 228/1/4 i.e. (1) Vishnu Sahadu Phuge & their family members (2) Laxman Sahdu Phuge, & their family members (3) Anil Rambhau Phuge & all their family members, (4) Narayan Mahadu Phuge & all their family members have executed Development Agreement and transferred all their rights to develop and carry out construction and their units therein, in the land to the extent of area admeasuring 70 R land from S. No. 228/1/1 to 228/1/4 out of their respective share in the said land in favour of M/s. Phuge Associates, a partnership firm, for consideration in kind of construction and Rs. 80,00,000/- and the said Development Agreement is duly registered in the office of the Sub - Registrar Haveli No. 14, vide document serial No. 2069/2017 dated 01/04/2017 & also have executed Power Of Attorney duly registered in the office of the Sub - Registrar Haveli No. 14, vide document serial No 2070/2017 dated 01/04/2017. The members of Phuge Family granted the development rights and even carry out construction by utilizing the TDR and FSI of area under road upon the said land and by obtaining appropriate sanctions from the sanctioning authority.**
23. **PHUGE ASSOCIATES who were in need of money for construction of building i.e. Project so they applied to Pavana Sahakari Bank Ltd. for a project loan. Pavana Sahakari Bank Ltd. Bhosari Branch has sanctioned loan of Rs. 6,00,00,000/- to the M/s Phuge Associates at that time the all the owners of landed property**



bearing S.No. 228/1/1 to 228/1/4 & Phuge Associates has executed the deed of simple mortgage and mortgaged landed property 70R Owned by Shri. Narayan Mahadu Phuge & others, Shri. Laxman Sahadu Phuge, Shri. Anil Rambhou Phuge & others to extent of 20 R each and Shri. Vishnu Sahadu Phuge to the extent of 10 R from S. no. 228/1/1 to 228/1/4 land which include sanction layout Plot No. 14 adms. 4774.33 sq. mtrs. & area adms. 2225. 67 sq. mtrs. affected by road widening lying at village Bhosari along with entire construction to be carried out upon it i. e. the residential + Commercial building project known as "PHUGE PRIMA" to be constructed as per plan Sanctioned by PCMC & along with the additional construction to be carried out by availing the FSI of area under Road & on loading of TDR by obtaining revise sanction, the said deed of mortgage is duly registered in the office of the Sub - Registrar Haveli No. 14, vide document serial No. 4831/2016 the effect of the same is recorded up on 7/12 extract S. no. 228/1/1 to 228/1/4 by M.E. No. 30277.

24. **That all the members of each family has executed a Power of Attorney in favour of one member of their family for appointing him as their Attorney to execute the development Work for representing each family which were discussed below in detail.**
- a) **On perusal of copy of Power Of Attorney bearing no. 1227/2014 registered in the office of sub registrar Haveli no. 14 executed by Shri. Suresh Mahadu Phuge and others in favour of Shri. Narayan Mahadu Phuge it shows that the owners appointed shri. Narayan Mahadu Phuge as their lawful Attorney for carrying out the development work on their behalf of for land adms. 1467 sq. mtrs. from total sanctioned plot no. 14 and for area under road from survey no. 228/1/1 to 228/1/4 of village Bhosari.**
 - b) **On perusal of copy of Power Of Attorney bearing no. 5859/2009 registered in the office of sub registrar Haveli no. 14 executed by Shri. Laxman Sahadu Phuge in favour of Shri. Balasaheb Laxman Phuge it shows that the owner Shri. Laxman Sahadu Phuge appointed Shri. Balasaheb Laxman Phuge as his lawful Attorney for carrying out the development work on his behalf of for land adms. 1467 sq. mtrs. from total sanctioned plot no. 16 and for area under road from survey no. 228/1/1 to 228/1/4 of village Bhosari. However the owner Shri. Laxman Sahadu Phuge after words cancelled the said Power Of Attorney by executing the**



cancellation deed which is registered in the office of sub registrar Haveli no. 14 at Sr. no. 1499/2014, as it is for plot no.14, So it is not having concern with the property of this search report.

- c) **On perusal of copy of Power Of Attorney** bearing no. 1500/2014 registered in the office of sub registrar Haveli no. 14 executed by Shri. Laxman Sahadu Phuge in favour of Shri. Hemant Sanjay Phuge & Shri. Balasaheb Laxman Phuge it shows that the owner Shri. Laxman Sahadu Phuge appointed Shri. Hemant Sanjay Phuge & Shri. Balasaheb Laxman Phuge as his lawful Attorney for carrying out the development work on his behalf of for land bearing survey no. 228/1/3 of village Bhosari along with other properties owned by Shri. Laxman Sahadu Phuge.
- d) **On perusal of copy of Power Of Attorney** bearing no. 5857/2009 registered in the office of sub registrar Haveli no. 18 executed by Smt. Dhondabai Rambhou Phuge and others in favour of Shri. Anil Rambhou Phuge it shows that the owners appointed Shri. Anil Rambhou Phuge as their lawful Attorney for carrying out the development work on their behalf of for land adms. 1467 sq. mtrs. from total sanctioned plot no. 16 and for area under road from survey no. 228/1/1 to 228/1/4 of village Bhosari as it is POA for plot no.16, So it is not having concern with the property of this search report.
- e) **On perusal of copy of Power Of Attorney** bearing no. 5870/2009 registered in the office of sub registrar Haveli no. 18 executed by Shri. Vishnu Sahadu Phuge and others in favour of Shri. Vijay Vishnu Phuge it shows that the owners appointed Shri. Vijay Vishnu Phuge as his lawful Attorney for carrying out the development work on his behalf of for land adms. 516 sq. mtrs. from total sanctioned plot no. 14, and other properties from plot no. 13, 15 & 16 and for area under road from survey no. 228/1/4 of village Bhosari.

25. **On perusal of release deed** registered with Haveli no. 14 at Sr. no. 8191/2012 it shows that the daughters of late Namdeo Rambhou Phuge i.e. Rupali Santosh Deokar, Sonali Dattatray Tambe & Deepali Navnath Jaid released their rights from land bearing survey no. 228/1/2 from village Bhosari & other properties in favour of their mother Smt. Sheela Namdeo Phuge & Brothers Amol Namdeo



Phuge & Atul Namdeo Phuge and the effect of the same is also recorded of the said released deed by M.E. no. 27959.

26. **That Shri. Anil Rambhau Phuge & others** also availed loan of Rs. 25,00,000/- from Pavana Sahkari Bank Ltd. Bhosari Branch and has executed the deed of simple mortgage and mortgaged his landed property adms. 3000 Sq. Fts. land from S. no. 228/1/2 of village Bhosari, the said Deed of Mortgage is duly registered in the office of the Sub - Registrar Haveli No. 18, vide document serial No. 2983/2013, effect of the same has been recorded on the 7/12 extract by M.E. 28081 as this property mortgaged is different property from that plot no.18 of sanctioned layout i.e. Subject property of this report. So it is not having concern with the property of this search report.
27. **That Shri. Atul Namdeo Phuge** also availed loan of Rs. 12,50,000/- from Pavana Sahkari bank Ltd. Bhosari Br. and has executed the deed of simple mortgage and mortgaged his landed property adms. 3000 sq. fts. land from S. no. 228/1/2 of village Bhosari, the said deed of mortgage is duly registered in the office of the Sub - Registrar Haveli No. 14, vide document serial No. 6204/2014, effect of the same has been recorded on the 7/12 extract by M.E. 29519 as this property mortgaged is different property from that plot no.14 of sanctioned layout i.e. Subject property of this report. So it is not having concern with the property of this search report.
28. **That Shri. Amol Namdeo Phuge** also availed loan of Rs. 12,50,000/- from Pavana Sahkari Bank Ltd. Bhosari Br. and has executed the deed of simple mortgage and mortgaged his landed property adms. 3000 sq. fts. land from S. no. 228/1/2 of village Bhosari, the said deed of mortgage is duly registered in the office of the Sub - Registrar Haveli No. 14, vide document serial No. 6205/2014 effect of the same has been recorded on the 7/12 extract by M.E. 29520, as this property mortgaged is different property from that plot no.14 of sanctioned layout i.e. Subject property of this report. So it is not having concern with the property of this search report.
29. **That Shri. Anil Rambhau Phuge & others** availed loan of Rs. 15,00,000/- from Pavana Sahkari Bank Ltd. Bhosari Br. and has executed the deed of simple mortgage and mortgaged his landed property adms. 6000 sq. fts. land from S. no. 228/1/2 of village



Bhosari, the said deed of mortgage is duly registered in the office of the Sub - Registrar Haveli No. 14, vide document serial No. 4026/2015, effect of the same has been recorded on the 7/12 extract by M.E. 29372 as this property mortgaged is different property from that plot no.14 of sanctioned layout i.e. Subject property of this report. So it is not having concern with the property of this search report.

30. **On perusal of M.E. No. 27803** it shows that Mr. V.V. Phuge availed loan of Rs. 25,00,000/- from Bhairavnath Nagari Sahakari Pathsanstha in the year 2012 for his hotel business and mortgage his property from survey no. 228/1/4 said deed of mortgage is duly registered in the office of the Sub - Registrar Haveli No. 14, vide document serial No. 4734/2012 which were repaid by the Mortgagee in the year 2015 said Deed of Reconveyance is duly registered in the office of the Sub - Registrar Haveli No. 14, vide document serial No. 8488/2015 and the said Bhairavnath Nagari Sahakari Pathsanstha issued no due certificate bearing no. Bhairavnath Nagari Sahakari Pathsanstha/Dakhala/134/ 2015-16 dated 7/12/2015. As this property mortgaged is different property from that plot no. 14 of sanctioned layout i.e. Subject property of this report. So it is not having concern with the property of this search report.

31. **Court Case :-**

- a) **A person by name Chaganlal Jethmal Oswal has filed one Civil Suit** claiming alleged tenancy right with respect to alleged tenanted premises in the form of two rooms each adms. about 10x10 at survey no. 228 Laxman Phuge Chawl in the Court of Hon'ble Small Cause Court Pune bearing Civil Suit no. 387/2013 claiming alleged tenancy over the alleged premises above said against Laxman Sahadu Phuge. The said suit is pending before the said Court.
- b) **A person by name Babulal Amichand Shah filed a Regular Civil Suit** claiming relief under section 6 of specific relief act claiming alleged tenancy rights with respect to the alleged premises in the form of two rooms each adms. about 10x10 sq. fts. & 10x15 sq. fts. at survey no. 228 hissa no. 1/3 from Chawl in the Court of Hon'ble Civil Judge Junior Division Pimpri at Pimpri bearing Regular Civil Suit no. 60/2014 claiming alleged tenancy over the alleged premises above said against Laxman Sahadu Phuge. The said suit is pending before the said Court.

As requested by the promoters M/s PHUGE ASSOCIATES, I have asked Adv. Atul C. Landge to conduct the search of the subject property who carried out the search and issued a report dated 01/06/2017 that apart from the above said transactions he did not come across any entry adverse about the subject land. Furthermore, the owners also informed me that their title to the said property is clean, clear and marketable & they have not encumbered the said property in any manner at all except the charge of Pavna Sahkari Bank for Project Loan, they further informed me that they are in possession of the subject property also informed me that their title to their respective property is clean clear and marketable.

Subject to whatever stated above I am of the opinion that the land owners above said are having clean clear marketable title to the subject land except the charge created in favour of Pavana Sahakari Bank Ltd. The said owners granted rights to develop the said subject land to the firm by name Phuge Associates. The said firm has acquired rights to develop the subject land and carry out the construction upon the same. The further acquired rights to sale the units from the said construction to the prospective purchasers by obtaining NOC from the Pavana Sahakari Bank Ltd.

I have returned back above said papers with the report.

Hence the Report.




(A. C. Landge)
Advocate

MH001761380201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 Jun 2017	Receipt	Receipt no.: 1111201332
	Name of the Applicant :	Atul Chandrakant Landge
	Details of property of which document has to be searched :	Dist :Pune Village :Bhosari S.No/CTS No/G.No. : 228
	Period of search :	From :2002 To :2017
	Received Fee :	400
The above mentioned Search fee has been credited to government vide GRN no :MH001761380201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/fmSearchChallanWithoutReg.php '.		

CHALLAN
MTR Form Number-6

GRN	MH001761380201718E	BARCODE	DE FINO A IT IMMEDIATAMENTE IL CONTRIBUTO INFORMATICO DI UN ANNO		Date	29/05/2017-13:14:10	Form ID
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)	170047316		
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name	Atul Chandrakant Landge		
Location PUNE							
Year 2017-2018 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In	Seven Hundred Fifty Rupees Only		
			750.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572017052921990	IK00EVJOS8
Cheque/DD No.				Date		29/05/2017-01:16:36	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		150 , 30/05/2017	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलान "टाइप ऑफ पेमेंट" गरी नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतायच्या दस्तांसाठी लागू नाही.

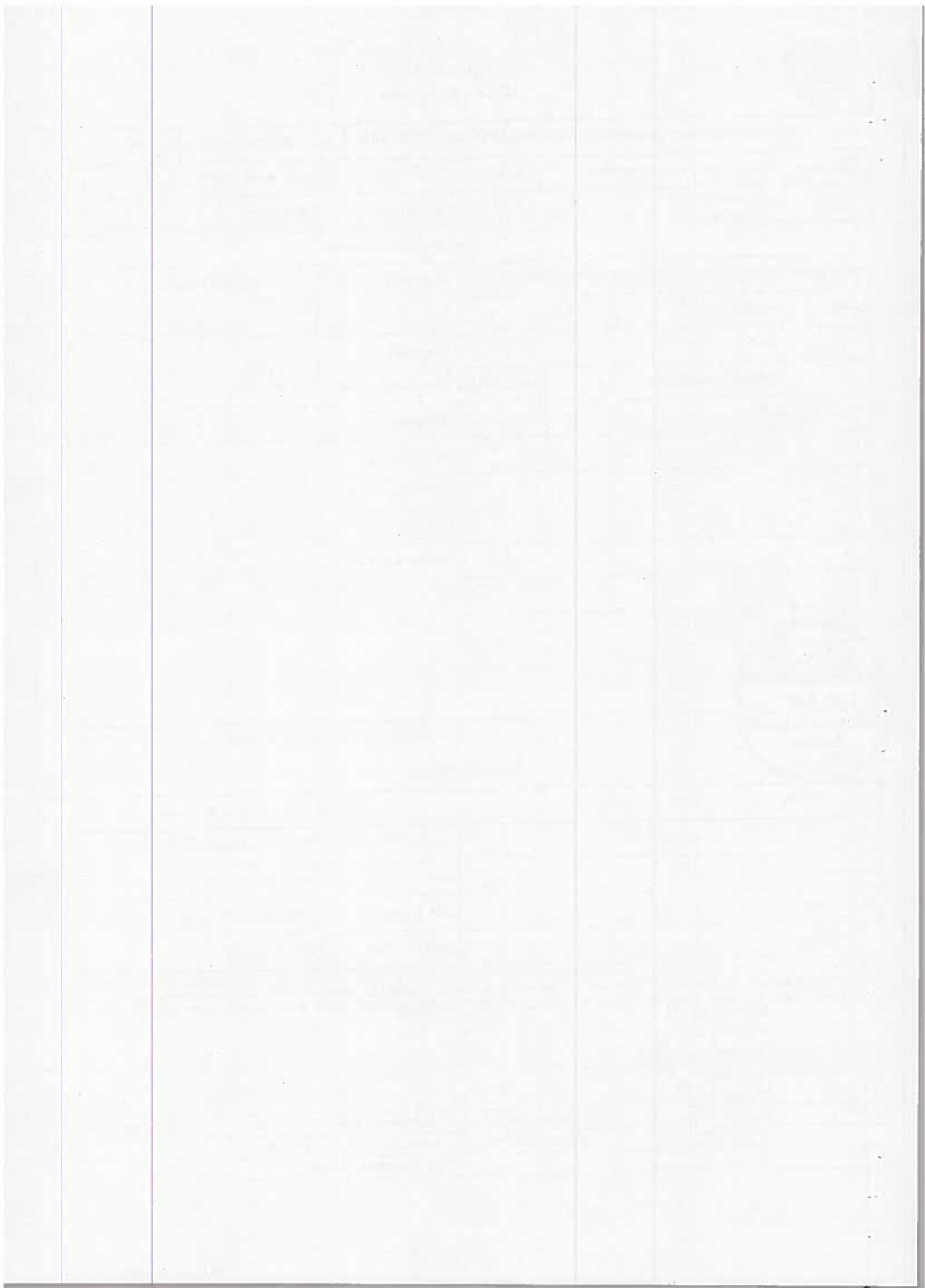
Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
ed Details
MUMBAI 01

Date: 2017.06.01
18:54:01 IST

Re: ~~Rema~~ Secure
Document
Location: India

Sr. No.	Reason Document Location: India	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0001128147201718	01/06/2017-18:37:01	IGR002	400.00
Total Defacement Amount					400.00





Resi : "Kesari", Shivshakti Chowk, Dhawde Ali,
Bhosari, Pune - 411039.
Correspondance only at residential address

Office : S. No. 96/2, Nr. Hotel Cloud Nine,
Pune Nashik Road, Bhosari, Pune - 411039.
Contact : 9049818609

Date 02/06/2017

SEARCH REPORT

At the instructions of Adv. Amar C. Landge I have taken search about the 70R land from S. No. 228/1/1 to 228/1/4 land which include sanction layout Plot No. 14 adms. 4774.33 Sq. mtrs. & area adms. 2225.67 Sq. mtrs. affected by road widening lying at village Bhosari along with entire construction to be carried out upon it i. e. the Residential + Commercial Building Project known as "PHUGE PRIMA.



I have conducted the online search as well as conducted search vide by visiting office of Sub-Registrar Haveli No. 5, 14 & 18 & paid the fees vide Challen No. MH001761380201718E. While conducting the search in Sub Registrar office I have taken search of record available for search. Moreover, the registers which I came across in the office of sub registrar Haveli were not in good condition and pages from them were missing some pages were torned and entries in the registers where not as per the serial also. In the Online search I came across following documents about the plot No. 14.

1. **Power Of Attorney bearing no. 1227/2014 regd.HVL No.14**
The said **Power Of Attorney** executed by Shri. Suresh Mahadu Phuge and others in favour of Shri. Narayan Mahadu Phuge it shows that the owners appointed shri. Narayan Mahadu Phuge as their lawful Attorney for carrying out the development work on their behalf of for land adms. 1467 sq. mtrs. from total sanctioned plot no. 14 and for area under road from survey no. 228/1/1 to 228/1/4 of village Bhosari.
2. **Power Of Attorney bearing no. 5859/2009 regd.HVL No.14.**
The said **Power Of Attorney** executed by executed by Shri. Laxman Sahadu Phuge in favour of Shri. Balasaheb Laxman Phuge it shows that the owner Shri. Laxman Sahadu Phuge appointed Shri. Balasaheb Laxman Phuge as his lawful Attorney for carrying out the development work on his behalf of for land adms. 1467 sq. mtrs. from total sanctioned plot no. 16 and for area under road from survey no. 228/1/1 to 228/1/4 of village Bhosari. However the owner Shri. Laxman Sahadu Phuge after words cancelled the said Power Of Attorney by executing the cancellation deed which is registered in the office of sub registrar Haveli no. 14 at Sr. no.

1499/2014 as it is for plot no.16, So it is not having concern with the property of this search report.

3. Power Of Attorney bearing no. 1500/2014 regd.HVL No.14.

The said **Power Of Attorney** executed by Shri. Laxman Sahadu Phuge in favour of Shri. Hemant Sanjay Phuge & Shri. Balasaheb Laxman Phuge it shows that the owner Shri. Laxman Sahadu Phuge appointed Shri. Hemant Sanjay Phuge & Shri. Balasaheb Laxman Phuge as his lawful Attorney for carrying out the development work on his behalf of for land bearing survey no. 228/1/3 of village Bhosari along with other properties owned by Shri. Laxman Sahadu Phuge.

4. Power Of Attorney bearing no. 5857/2009 regd.HVL No.18.

The said **Power Of Attorney** executed by Smt. Dhondabai Rambhou Phuge and others in favour of Shri. Anil Rambhou Phuge it shows that the owners appointed Shri. Anil Rambhou Phuge as their lawful Attorney for carrying out the development work on their behalf of for land adms. 1467 sq. mtrs. from total sanctioned plot no. 16 and for area under road from survey no. 228/1/1 to 228/1/4 of village Bhosari as it is POA for plot no.16, So it is not having concern with the property of this search report.

5. Power Of Attorney bearing no. 5870/2009 regd.HVL No.18.

The said **Power Of Attorney** executed by Shri. Vishnu Sahadu Phuge and others in favour of Shri. Vijay Vishnu Phuge it shows that the owners appointed Shri. Vijay Vishnu Phuge as his lawful Attorney for carrying out the development work on his behalf of for land adms. 516 sq. mtrs. from total sanctioned plot no. 14, and other properties from plot no. 13, 15 & 16 and for area under road from survey no. 228/1/4 of village Bhosari.

6. Release Deed Regd. HVL No. 14 at Sr. No. 8191/2012.

On perusal of said Release Deed it shows that the daughters of late Namdeo Rambhou Phuge i.e. Rupali Santosh Deokar, Sonali Dattatray Tambe & Deepali Navnath Jaid released their rights from land bearing survey no. 228/1/2 from village Bhosari & other properties in favour of their mother Smt. Sheela Namdeo Phuge & Brothers Amol Namdeo Phuge & Atul Namdeo Phuge

7. Deed Of Simple Mortgage regd. HVL No.14 Sr. No.4831/2016.



That Phuge Associates availed Project loan from Pavana Sahakari Bank Ltd. for a project of Rs. 6,00,00,000/- at that time the all the owners of landed property bearing S.No. 228/1/1 to 228/1/4 & Phuge Associates has executed the deed of simple mortgage and mortgaged landed property 70R Owned by Shri. Narayan Mahadu Phuge & others, Shri. Laxman Sahadu Phuge, Shri. Anil Rambhou Phuge & others to extent of 20 R each and Shri. Vishnu Sahadu Phuge to the extent of 10 R from S. no. 228/1/1 to 228/1/4 land which include sanction layout Plot No. 14 adms. 4774.33 sq. mtrs. & area adms. 2225. 67 sq. mtrs. affected by road widening lying at village Bhosari along with entire construction to be carried out upon it i. e. the residential + Commercial building project known as "PHUGE PRIMA" to be constructed as per plan Sanctioned by PCMC & along with the additional construction to be carried out by availing the FSI of area under Road & on loading of TDR by obtaining revise sanction.

8. **Development Agreement No. 2069/2017 regd. in the office of the Sub - Registrar Haveli No. 14 & Power Of Attorney No. 2070/2017 duly regd. in the office of the Sub - Registrar Haveli No. 14.**

That to confirm the Development rights to M/s. Phuge Associates all owner of landed property adms. 70 R land from S. No. 228/1/1 to 228/1/4 i.e. (1) Vishnu Sahadu Phuge & their family members (2) Laxman Sahdu Phuge, & their family members (3) Anil Rambhau Phuge & all their family members, (4) Narayan Mahadu Phuge & all their family members have executed Development Agreement and transferred all their rights to develop and carry out construction and their units therein, in the land to the extent of area admeasuring 70 R land from S. No. 228/1/1 to 228/1/4 out of their respective share in the said land in favour of M/s. Phuge Associates, a partnership firm, for consideration in kind of construction and Rs. 80,00,000/- and the said Development Agreement is duly registered in the office of the Sub - Registrar Haveli No. 14, vide document serial No. 2069/2017 dated 01/04/2017.

That the owners also have executed Power Of Attorney duly registered in the office of the Sub - Registrar Haveli No. 14, vide document serial No 2070/2017 dated 01/04/2017. The members of Phuge Family granted the development rights and even carry out construction by utilizing the TDR and FSI of area under road upon the said land and by obtaining appropriate sanctions from the sanctioning authority.

Apart from the above ^{Adv.} said documents I have not come across any adverse entry/document about the subject property. The copy of fee challen is attached herewith.

Hence this Search report.

A handwritten signature in blue ink, appearing to read "Landge", written over a horizontal line.

Adv. Atul C. Landge