

CHALLAN
MTR Form Number-6

GRN MH003481754201718E		BARCODE 		Date 13/07/2017-16:39:45		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		Adv Sadhana Mhasawade	
Location PUNE							
Year 2017-2018 One Time				Flat/Block No.		Flat No 1 Ambika Villa	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street Warje Malwadi		
					Area/Locality Pune		
					Town/City/District		
					PIN 4 1 1 0 5 2		
					Remarks (If Any)		
					S No 67 Part Village Hadapsar Tal Haveli Dist Pune time period 30 years		
					from 1987 to 2017		
					Amount In Seven Hundred Fifty Rupees Only		
Total			750.00		Words		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 02300042017071374514 469869681	
Cheque/DD No.				Date		13/07/2017-16:41:07	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : Not Available

SEARCH AND TITLE REPORT

1) PROPERTY DESCRIPTION :-

All that piece and parcel of land, bearing 1) **S. No. 67/3A/1/1/5**, an area admeasuring **1 H 23.4 R** out of total area admeasuring 01 H. 77.40 R (including Pot Kharaba) and assessed at 4 Rs. 17 Paise, 2) **S. No. 67/3A/1/1/7** an area admeasuring **1 H 12.14 R** out of total area admeasuring 01H. 83.40 R (including Pot Kharaba) and assessed at 4 Rs. 41 Paise, situated at Village, Hadapsar, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, Pune and together bounded as follows :-

East	:	Remaining land of S. no. 67
West	:	Handewadi - Hadapsar Road
South	:	Remaining land of S. no. 67.
North	:	Remaining land of S. no. 69

Together with all FAR / FSI originating there from or by availing the same from market by way of TDR as is and if permissible under concerned D C Regulations.

Together with MSEB meter lines and connections, drainage water lines,

Together with shrubs, plants, trees and all other things attached to,

Together with easements, appurtenances, ingress, egress, pathways, common rights and facilities, ancillary, consequential and other incidental rights thereto, (hereinafter

collectively referred to as said "property".)

2) INSTRUCTION :-

Under instruction of Dreams Arc Developers, working office at – 301,3rd floor, City Mall, Pune University Road, Ganesh Khind, Pune-411007. I have caused the Search to have been taken relating to the said property, so also investigated the title thereto.

3) SEARCH :-

a) Accordingly, I have caused the Search in the offices of the Joint Sub-Registrar Haveli No. I and II other related Sub – Registrar offices of Pune, relating to the said property vide online challan no. MH003481754201718E dated 13/07/2017 at Haveli-I, pune, for said property for the period from 1987 till 2017.

b) Except the transactions herein recorded, no transaction relating to the said property encumbering the said property was found.

c) The said search however, subject to the registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

4) DOCUMENTS :-

For the purposes of Investigation into the title to the said property, I perused the copies of following documents entrusted to me.

a) 7/12 extract of the said land with available Mutation Entries.

INFORMATION :-

I also collected information found necessary in respect of the said property from Mr. Vitthal Laxman Satav & Mr. Rajendra Tukaram Satav (said Owners).

6) INCIDENTS :-

a) Land bearing S. No. 67/3 , situated at village Hadapsar , Taluka Haveli, District Pune and within the limits of PMC Taluka Haveli , was owned by Genu Vitthal Satav . Mr.Genu Vitthal Satav expired on 7/5/1955 leaving behind him 1) Mr Haribhau Genu Satav 2) Shankar Genu Satav 3) Laxman Genu Satav 4) Ramchandra Genu Satav 5) Mr Tukaram Genu Satav, as a legal heirs of the deceased.Further names as said legal heirs stands mutated vide mutation entry no. 4801 on 7/12 extract of S. No. 67/3.

b) Thereafter said legal heirs decided to partition the properties amongst themselves. Accordingly as per Maharashtra Land Revenue Code properties are partitioned. S. no. 67/3 divided into various parts. S. No. 67/3A/1/1/5 admeasuring 1H 77.40R came to the share of Mr. Laxman Genu Satav. S. no. 67/3A/1/1/7 admeasuring about 1 H. 83.40 R came to the share to Mr Tukaram Genu Satav. Accordingly as Per Partion Different 7/12 Extracts were formed and names of Mr. Laxman Genu Satav. And Mr Tukaram Genu Satav stands mutated vide Mutation Entry no. 11311 to the respective 7/12 extracts.

c) Thereafter Mr Laxman Genu Satav expired on 17/2/1992 leaving behind him 1) Pandurang Laxman Satav 2) Vitthal Laxman Satav 3) Arjun Laxman Satav 4) Satish Laxman Satav 5) Smt. Lilabai Laxman Satav .as a legal heirs .Name of Smt.Lilabai Laxman Satav was entered as a Karta of HUF out of the said legal heirs, on 7/12 extract of the said land. Vide M.Entry no. 16027.

Mrs. Sadhana Mhasawade

Advocate (B.S.L. L.L.B.)

d) Further S. No 67/3A/1/1/7 was possessed and owned by Mr. Tukaram Genu Satav, partition took place between the family members of Mr. Tukaram Satav. Accordingly family members of Mr. Tukaram Satav executed a partition deed dated 12/03/1992 and the same is registered in the office of Sub Register Haveli no 3 Pune at Sr. No 1257/1992 Dated 12/3/1992. As per partition deed names of

1) Mr. Tukaram Genuji Satav 2) Mrs. Shushilabai Tukaram Satav 3) Rajendra Tukaram Satav 4) Sanjay Tukaram Satav 5) Manjiri Ranjendra Satav was entered on 7/12 extracts of land bearing S. no. 67/3A/1/1/7, for the area mentioned below:-

Sr. No.	S. No.	Owners Name	Having Total Area	Area For Joint Venture
1	67/3A/1/1/7	Mr. Tukaram Satav	00 H. 17.90 R	00 H. 17.90 R
2		Mrs. Sushilabai Satav	00 H. 22.60 R	00 H. 22.60 R
3		Mr. Rajendra Satav	00 H. 47.67 R	00 H. 13 R
4		Mr. Sanjay Satav	00 H. 46.63 R	00 H. 12 R
5		Mrs. Manjiri R. Satav	00 H. 46.67 R	00 H. 46.67 R
			Total	01 H. 12.14 R

Said owners entered into Joint Venture with Dreams Arc Developers for an area mentioned herein below :-

Sr. No.	S. No.	Total Area	Development Area
1	67/3A/1/1/5	01 Hector 77.40 Are	01 Hector 23.04 Are
2	67/3A/1/1/7	01 Hector 83.40 Are	01 Hector 12.14 Are

Said Joint Venture & Power of Attorney are registered in the office of Sub-Registrar Haveli No. 02, Pune at Sr. No. 2679/2013 & 2680/2013 respectively, dated 25/03/2013.

e) Following are the details of litigations which are pending in the court of law 1)CJSD, Pune, Special Civil Suit No.631/2011 (Previous no. 972/2008) filled by Bhagubai Bhujbal v/s. Laxman Satav & others and subsequent Writ Petition no. 9806/2010 pending in Mumbai High Court. Further to this one Civil Revision Application bearing no. 220/2013 is pending in High Court, Mumbai against the Interim orders. Another Special Civil Suit bearing no. 81/2011 and 82/2011 filed by Mangal Gopichand Raut, Kailas Laxman Satav & others respectively asking for Partition. Subsequent to said suit Misc. Civil appeal no. 382 and 383 of the year 2015 are pending against interim order, in District Court, Pune. Thereafter one Special Civil Suit No. 1188/2013 filed by Lilabai Laxman Satav and others against Kailas Laxman Satav for cancellation, Right of Pre-Emption.

However it is pertinent to note that, there is no prohibitory order passed against Promoter preventing from Sale / development of the project.

Thereafter the Promoter / Builder herein along with the consent of the Owners mortgaged the said Land along with the standing structure thereupon to The M/S RELIGARE FINVEST LTD., and obtained the Term Loan. Said Mortgage Deed is registered at Sr. no. 2397/2015 in the office of Sub-Registrar Haveli, no. 02, on 31/03/2015. And the Promoter has undertaken the liability to repay the entire loan amount.

Thereafter the Promoter / Builder herein along with the consent of the Owners re-mortgaged the said Land along with the standing structure thereupon to The M/S RELIGARE FINVEST LTD., and obtained the Term Loan. Said Mortgage Deed is registered at Sr. no. 7239/2016 in the office of Sub-Registrar Haveli, no. 02, on 27/09/2016. And the Promoter has undertaken the liability to repay the entire loan amount.

Mrs. Sadhana Mhasawade

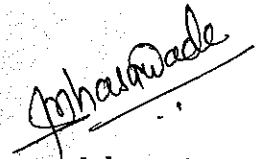
Advocate (B.S.L. L.L.B.)

7) OPINION :-

On the basis of the perusal of the documents referred to above and the information collected by me has been mentioned above, I am of opinion that, in respect of land bearing S. No. 67/3A/1/1/5 and 67/3A/1/1/7. Its appears to be held and possessed by said 1) Smt. Lilabai Laxman Satav 2) Mr. Tukaram Genuji Satav 3) Mrs Shushilabai Tukaram Satav 4) Rajendra Tukaram Satav 5) Sanjay Tukaram Satav 6) Manjiri Ranjendra Satav, who are owner of the said property, thereby constructing ownership blocks thereon, commonly as ownership scheme and the said property are free from encumbrances, except the Religare Finvest Ltd. and subject to decision of cases (mentioned in hereinabove in clause 'e' in detail) and same appears to be marketable and the said Owners are entitled to develop the said property.

Place – Pune.

Date – 14/07/2017


Advocate