



CHALLAN
MTR Form Number-6

GRN	MH002582862201516E	BARCODE			Date	29/07/2015-16:17:47		Form ID			
Department				Inspector General Of Registration							
Type of Payment				Search Fee							
				Other Items							
Office Name				HVL23_HAVELI 23 JOINT SUB REGISTRAR							
Location				PUNE							
Year				2015-2016 One Time							
Account Head Details				Amount In Rs.		Flat/Block No.				SURVEY NO 29/10/1/2/4	
0030072201 SEARCH FEE				750.00		Premises/Building					
						Road/Street				KONDHWA KHURD	
						Area/Locality				PUNE	
						Town/City/District					
						PIN				4 1 1 0 4 8	
						Remarks (If Any)					
						SEARCH FEE FOR THIRTY YEARS FROM 19					
						86 TO 2015					
						Amount In					
						Seven Hundred Fifty Rupees Only					
Total				750.00		Words					
Payment Details				STATE BANK OF INDIA							
Cheque-DD Details				FOR USE IN RECEIVING BANK							
				Bank CIN		REF No.		00040572015072943081		IK86781268	
Cheque/DD No						Date		29/07/2015-16:18:30			
Name of Bank						Bank-Branch		STATE BANK OF INDIA			
Name of Branch						Scroll No. , Date		Not Verified with Scroll			

Mobile No. : Not Available



A. M. SHAIKH B. A. LL.B.,
ADVOCATE

O/at: 2412, East Street, B-10, Yogesh House
Pune - 411 001
(M) 98230 36620

Ref :

Date :04/08/2015

TITLE REPORT



That at the instance of **Mr. Surendra Ramchandra Sanans,**
R/at: Flat No. 56 St. Petrick Town, Hadapsar, Pune-411028, I am
submitting herewith this Search & Title Report of the following
properties.

This Title Report is given in respect of land situated at **village**
Kondhwa Khurd , Pune at a) **Survey No.29 Hissa No. 10/1,** b)
Survey No.29 Hissa No. 10/2, and c) **Survey No.29 Hissa No.**
10/4 village Kondhwa Khurd, Pune and more particularly described
in the **Schedule** hereunder written.

PARA-A DESCRIPTION OF PROPERTY:-

SCHEDULE OF PROPERTY

a) All that piece and parcel of land bearing **Survey No. 29 Hissa No.**
10/1 totally admeasuring area about **00H 10.06.13 Ares i.e.**
1006.13 Sq. Mtrs., and its revenue assessment **Aakar Rupees 01**
Paise 68 which is situated at village **Kondhwa Khurd,** within the
limits of **Pune Municipal Corporation** in the City of Pune, Taluka-
Haveli, Dist- Pune and within the Registration limits of **Sub-**
Registrar, Haveil No. 1 to 27, Pune City , PUNE-411048 .

b) All that piece and parcel of land bearing **Survey No. 29 Hissa No.**
10/2 totally admeasuring area about **00H09.71.79 Ares i.e.**
971.79 Sq. Mtrs., and its revenue assessment **Aakar Rupees 01**
Paise 63 which is situated at village **Kondhwa Khurd,** within the
limits of **Pune Municipal Corporation** in the City of Pune, Taluka-



Haveli, Dist- Pune and within the Registration limits of **Sub-Registrar, Haveli No. 1 to 27, Pune City , PUNE-411048**

c) All that piece and parcel of land bearing **Survey No. 29 Hissa No. 10/4** totally admeasuring area about **00H08.38.68 Ares i.e. 838.68 Sq. Mtrs.**, and its revenue assessment **Aakar Rupees 01 Paise 40** which is situated at village **Kondhwa Khurd**, within the limits of **Pune Municipal Corporation** in the City of Pune, Taluka- Haveli, Dist- Pune and within the Registration limits of **Sub-Registrar, Haveli No. 1 to 27, Pune City , PUNE-411048** and which property is bounded as under :-

On or towards EAST	:	By 80 Feet D.P. Road
On or towards SOUTH	:	By Survey No. 34
On or towards WEST	:	By Survey No. 33
On or towards NORTH	:	By 50 Feet D.P. Road

PARA-B LIST OF DOCUMENTS :-

1. Village Form 7, 7A and 12 Form. Common
2. Separate Fresh village form 7, 7A and 12 dated 02/06/2015
3. Mutation entries Nos. 940,4869, 4870, 5566, 5567, 5720, 5721, 7416, 7643, 7644, 7645, 7646, 7647, 7648, 7649,7650,7651, 7652, 7653, 7654, 7655, 7656, 7657, 7658, 7658, 7659, 7660, 7661, 7662, 7663, 8309, 11271, 11272, 11273, 11274, 11275, 11276, 13393, 13394, 13425, 13426, 13500, **13501, 14879, 16793, and 16794**
4. Xerox Copy of the Gift Deed dated 15/04/2009 its Registration Serial No. 2162/2009 Haveli No. 11, Pune and Index II
5. Xerox Copy of the Gift Deed dated 15/04/2009 its Registration Serial No. 2161/2009 Haveli No. 11, Pune and Index II
6. Copy of Search Title Report by Adv. A.M.Shaikh, Pune dated 28/04/2014
7. Copy of Commencement Certificate issued from PMC Pune vide bearing No. CC/1189/15 dated 15/07/2015

On perusal of the above document my opinion in respect of the title to the property and its marketability is set out as under:-



It appears from the revenue records that the property at **Survey No. 29** totally admeasuring area **04 Hector 86 Ares (Gunthas) + Pot Kharaba 00 Hector 11 Ares (Gunthas) i.e., Total = 04 Hector 97 Ares (Gunthas) i.e. 12 Acres and 17 Gunthas and assessed for Land Revenue Aakar at Rs. 08.32 P.** originally stood in the name of Mr. Vithal Avdaji Lonkar and Smt. Godabai Vithal Lonkar as their name appears in the owners column.

NOW VIDE MUTATION ENTRY No. 940,

Tarabai Ko Babu alise Eknath Lonkar Originally Owner of Survey No.29 Kondhwa Khurd area 12 Aakar 11 Guntha vide mutation entry No. 940 :.

Weights end Measures Act, 1958 and Indian Coinage Act 1956 had come into force whereby Acre- Gunta were converted into Hectare/ Are and therefore does not effect the title to the property. By the said mutation entry an area of 12 Acre + Pot Khraba 11 Gunthas of land Survey No.29 was converted into i.e. an area of 04 Hector 86 Ares (Gunthas) + Pot Khraba 11 Gunthas.

VIDE MUTATION ENTRY NO. 4869 Dated 3.9.1988

Mr. Vithal Avdaji Lonkar and Smt. Godabai Vithal Lonkar have purchased said property by sale Deed on 28/05/1984 from Tarabai Babu alise Eknath Lonkar at Rs. 10,000/-of said agriculture property at Survey No.29 Kondhwa Khurd vide mutation entry No. 4869 :.

VIDE MUTATION ENTRY No. 7416 : Dated 3.11.1992

Mr. Dhunji H. Dhanjibhoy, Mr. Homi D. Dhanjibhoy, Mrs. Totty D. Dhanjibhoy Mr. Surendra R. Sanas and Mr. Mansoor Poonawala are purchased said Property by sale Deed on 28/09/1992 from Mr. Vithal Avdaji Lonkar and Smt. Godabai Vithal Lonkar. And said Sale Deed has been registered in the office of Sub Registrar Haveli No. III at serial No. 299/92 dated 28/09/1992 and vide mutation entry No. 7416 dated 03/11/1992.



VIDE MUTATION ENTRY No. 5567, 5721 and 6434 :

As per the orders of the Collector bearing No. BBY/211/89 dated 11/05/1989 and Tahasildar bearing No. TWSB/789/89 dated 31.05.1989 the land at Survey No. 25 to 30 and certain other lands as shown in mutation column No. 3 were reserved for acquisition by Pune Package Deal Military Authority and necessary mutations were carried out in the other rights column of the revenue records.

VIDE MUTATION ENTRY NO. 2683: DATED 25TH JULY 1984.

Mr. Dhunji H. Dhanjibhoy, Mr. Homi D. Dhanjibhoy, Mrs. Totty D. Dhanjibhoy Mr. Surendra R. Sanas and Mr. Mansoor Poonawala that Survey No.29 and is in their possession and cultivation, as such the total land in these Survey number be private Lay out as per plan and be allotted Plot Numbers as the 1 to 29.

It also appears from the revenue records that:-

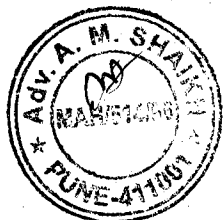
Mr. Dhunji H. Dhanjibhoy, Mr. Homi D. Dhanjibhoy, Mrs. Totty D. Dhanjibhoy Mr. Surendra R. Sanas and Mr. Mansoor Poonawala sold land totally admeasuring area 04 H 97 R Are have right to sale to various persons through registered Sale deed.

VIDE MUTATION ENTRY No. 13501 : Dated 25.01.2003

Mrs. Meena Suresh Dhobale has purchased said above mentioned Schedule Property by Sale Deed on 13.05.1993 from Mr. Mr. Dhunji H. Dhanjibhoy, Mr. Homi D. Dhanjibhoy, Mrs. Totty D. Dhanjibhoy Mr. Surendra R. Sanas and Mr. Mansoor Poonawala. And said Sale Deed has been registered in the office of Sub Registrar Haveli No. III at serial No. 2147/93 dated 13/05/1993 and vide mutation entry No. 13501 dated 25.01.2003.

The name of the present purchasers were mutated in the owners column with remark 'under reservation' (as shown by mutation entry no. 13501) being retained in the other rights column.

It also appears from the revenue records that Mrs. Meena Suresh Dhobale of the said property an area 838.68 Sq. Mtrs.



MUTATION ENTRY No. 13501:-

Mr. Mr. Dhunji H. Dhanjibhoy, Mr. Homi D. Dhanjibhoy, Mrs. Totty D. Dhanjibhoy Mr. Surendra R. Sanas and Mr. Mansoor Poonawala., sold their respective share out of totally admeasuring **of Survey No. 29 Kondhwa Khurd , Pune**

a) **Master Sidhant Surendra Sanas** minor legal guardian father **Mr. Surendra Ramchandra Sanas** in respect of land at **Survey No. 29 Hissa No. 10/1** totally admeasuring area about **00H 10.06.13 Ares i.e. 1006.13 Sq. Mtrs.**, and its revenue assessment **Aakar Rupees 01 Paise 68**

b) **Mr. Surendra Ramchandra Sanas** in respect of land at **Survey No. 29 Hissa No. 10/2** totally admeasuring area about **00H 09.71.79 Ares i.e. 971.79 Sq. Mtrs.**, and its revenue assessment **Aakar Rupees 01 Paise 63** which is situated at village **Kondhwa Khurd** and

c) **Mr. Surendra Ramchandra Sanas** in respect of land at **Survey No. 29 Hissa No. 10/4** totally admeasuring area about **00H 08.38.68 Ares i.e. 838.68 Sq. Mtrs.**, and its revenue assessment **Aakar Rupees 01 Paise 40** which is situated at village **Kondhwa Khurd**,

Above all properties Out of Total land Survey No. 29 totally admeasuring area 04 Hector 86 Ares (Gunthas) + Pot Kharaba 00 Hector 11 Ares (Gunthas) i.e., Total = 04 Hector 97 Ares (Gunthas) i.e. 12 Acres and 17 Gunthas and assessed for Land Revenue Aakar at Rs. 08.32 P as their name appears to be deleted as shown in the village form 7, 7A and 12 of the year 1993. After deleting their names name of aforesaid **Survey No. 29/10/1, 29/10/2 and 29/10/4 Kondhwa Khurd, Pune** and the said **Master Siddhant Surendra Sanas** minor legal guardian father **Mr. Surendra Ramchandra Sanas, Mr. Surendra Ramchandra Sanas and Mr. Surendra R. Sanas** was entered vide **Mutation Entry Ho. 13501**. And now the Separate village form 7, 7A and 12 issued on 06/03/2010 by the Talathi ,office at: Katraj, Tal Haveli, Dist. Pune .

VIDE MUTATION ENTRY No. 13501 Dated 25.01.2003 accordingly his name was mutation in the revenue records in respect of the said property submitted to **Mr. Surendra Ramchandra Sanas** which is self explanatory.



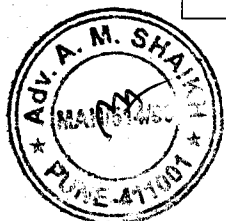
This fact is further supported by the certified copy of Will copy dated 01/04/2000 unregistered Will by Smt. Sonabai Ramchandra Sanas and said Gift Deed **Registration No. 2161/2009 dated 15/04/2009**, registered at the office of Sub-registrar **Haveli No. XI** on 15.04.2009 and said Gift Deed **Registration No. 2162/2009 dated 15/04/2009**, registered at the office of Sub-registrar **Haveli No. XI** on 15.04.2009 respectively and subject to see & verified above original Gift Deed

VIDE MUTATION ENTRY No. 14879, 16793 and 16794 respectively accordingly his name was mutation in the revenue records in respect of the said property submitted to Master Sidhant. Surendra Sanas, Mr.Surendra Ramchandra Sanas and Mr. Surendra R. Sanas respectively are owner of said Schedule properties which is self explanatory.

I have applied in the office of Jt. Sub-Registrar, Haveli No.23, Pune for taking search of the above mentioned property, for the last 1986 to 2015 years, vide my on line Application GNR No. MH 002582862201516E, dated 29/07/2015 and its direct payment Receipt Reference No.00040572015072943081/ IK88781281 deposit in "State Bank of India, Pune," dated 29/07/2015 for taking search for 30 year of the above mentioned property.

a) Thus, the title of **Master Siddhant Surendra Sanas minor legal guardian father Mr. Surendra Ramchandra Sanas** in respect of land at **Survey No. 29 Hissa No. 10/1** totally admeasuring area about **00H 10.06.13 Ares i.e. 1006.13 Sq. Mtrs.**, and its revenue assessment **Aakar Rupees 01 Paise 68** which is situated at village **Kondhwa Khurd**, within the limits of **Pune Municipal Corporation** in the City of Pune, Taluka- Haveli, Dist- Pune is clear and marketable and free from any encumbrance. I report accordingly.

Mutation Entry No.	Nature of document	Area	Favour Name	Date of Purchase
14879 Dated 15/04/2006	Will	1006.13 Sq. Mtrs.	Mr. Sidhant Surendra Sanas .	01/04/2000 by Will after death of Smt. Sonabai Ramchandra Sanas was expired on 20/10/2005 leaving behind in favour Grand Son viz. Sidhant Surendra Sanas .

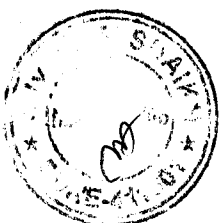


b) Thus, the title of **Mr. Surendra Ramchandra Sanas** in respect of land at **Survey No. 29 Hissa No. 10/2** totally admeasuring area about **00H 09.71.79 Ares i.e. 971.79 Sq. Mtrs.**, and its revenue assessment **Aakar Rupees 01 Paise 63** which is situated at village **Kondhwa Khurd**, within the limits of **Pune Municipal Corporation** in the City of Pune, Taluka- Haveli, Dist- Pune is clear and marketable and free from any encumbrance. I report accordingly.

Mutation Entry No.	Nature of document	Area	Donee Name	Date of Purchase
16794 dated 16/06/2010	Gift Deed Reg No. 2162/2009 Dated 15/04/2009 at Haveli No. 11, Pune	971.79Sq. Mtrs.	Mr. Surendra Ramchandra Sanas .	15/04/2009 Gift Deed from Mr. Vivek Suresh Dhobale (who is son of Mrs. Meena Suresh Dhobale) in favour Mr. Surendra Ramchandra Sanas .

c) Thus, the title of **Mr. Surendra R. Sanas** in respect of land at **Survey No. 29 Hissa No. 10/4** totally admeasuring area about **00H 08.38.68 Ares i.e. 838.68 Sq. Mtrs.**, and its revenue assessment **Aakar Rupees 01 Paise 40** which is situated at village **Kondhwa Khurd**, within the limits of **Pune Municipal Corporation** in the City of Pune, Taluka- Haveli, Dist- Pune is clear and marketable and free from any encumbrance. I report accordingly.

Mutation Entry No.	Nature of document	Area	Donee Name	Date of Purchase
16793 dated 16/06/2010	Gift Deed Reg No. 2161/2009 Dated 15/04/2009 at Haveli No. 11, Pune	838.68 Sq. Mtrs.	Mr. Surendra R. Sanas	15/04/2009 Gift Deed from Mrs. Meena Suresh Dhobale (who is real sister of Surendra R. Sanas in) in favour Mr. Surendra R. Sanas .



Thus **Mr. Sidhant Surendra Sanas, Mr. Surendra Ramchandra Sanas and Mr. Surendra R. Sanas** has got the full and absolute rights & ownership by virtue of the above said Will, Gift Deeds in respect of the **undivided Full 100% share rights** in the above mentioned **Schedule Property**.

That the said **Mr. Surendra Ramchandra Sanas and Mr. Surendra R. Sanas** herein got prepared the plans and specifications of the multi - storied buildings to be constructed on the said plot of land through its Architect Mr. P.S. Joshi (Reg No. CA/44/3917) office at: 216, Narayan Peth, Pune-411030 and submitted the same to the Pune Municipal Corporation for its sanction .

That the Mr. A.M. Shaikh, Advocate, its office at : B- 10, Yogesh House , 2412, East Street Camp, Pune-411001 has took search for 30 years in respect of the "said Schedule Property" and submitted his search report to said Promoters/developers issued his Title Report dated 28/04/2014 which was/is self explanatory.

That the Pune Municipal Corporation had sanctioned said property and the plans vide Commencement Certificate No.CC/1189/15 dated 15/07/2015 to be constructed on the said plot of land as more particularly described in the **Schedule** herein above mentioned and said Promoter decided to name of proposed Scheme and Building to be known as "**EASTWOOD**";

That I have inspected INDEX-II Registers which were made available to me from the year 1986 To 2015 Manually some of the index - II registers wore torn in the office of the Joint Sub-registrar, Haveli No. 1& 2 and from the year 1991 To 2015 till date in the office of the Joint Sub-registrar, Haveli No. 1, 2, 3, 10, 11 & 12 By computerized entries I have not found any other entry or transaction, except the above mentioned in respect of above said Property.

I have inspected Index-II registers manually made available to me in the offices of Jt. Sub Registrar Haveli No. 1, 2, 3, 10, 11 &



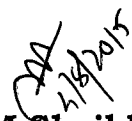
12 Pune and also at Central Computerized Record of Sub Registrar Haveli Nos. 1 to 27 Pune available in office under Web Side of IGR Pune . And where as Central Computerized Record of Sub Registrar Haveli Nos. 1 to 27 Pune available in office at The Collector of Stamp and The Joint District Registrar, Pune, Government Photo Registry (GPR) Building, Pune-411001, I took search till date through computer entry by computerized entries I have not found any other entry or transaction, except the above mentioned in respect of above said Office Property. And after inspection records made available to me by the applicant and after perusal from the above mentioned papers/ Documents etc., supplied to me by the applicant.

That in the light of the above information and above documents supplied to me by the applicant on that basis I state that I am of the opinion that the above mentioned **Schedule** Properties are on Ownership rights by **a) Property owned by Mr. Siddhant Surendra** has become major hence he has got absolute right of said property and **b) and c) Properties owned by Mr. Surendra Ramchandra Sanas and Mr. Surendra R. Sanas** respectively the said Property is free from all encumbrances, charges, mortgage etc., and as per the said Joint Venture Agreement dated 27/09/2014 under name and style as **"SRS Project JV"** both owner have sufficiently entitle develop said entire Schedule Property and the title of the said Property is good, clear and marketable with reasonable doubts.

All the papers and copies of documents etc. submitted to me by **Mr. Surendra Ramchandra Sanas**, have been returned to him with this Search & Title Report.

Pune.

Dated: 04/08/2015


A.M. Shaikh
Advocate

