



CHALLAN
MTR Form Number-8

GRN	MH003791727201718E	BARCODE			Date	24/07/2017-14:08:24		Form ID	
Department Inspector General Of Registration				Payer Details					
Search Fee				TAX ID (If Any)		29111968			
Type of Payment Other Items				PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Adv Sanjay Manohar Sagavekar			
Location PUNE									
Year 2017-2018 One Time				Flat/Block No.					
Account Head Details			Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE			300.00	Road/Street					
				Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				Amount In		Three Hundred Rupees Only			
Total			300.00	Words					
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	02300042017072497902		003024499	
Cheque/DD No.				Bank Date	RBI Date	24/07/2017-14:09:48		Not Verified with RBI	
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 नोंदणीत न करवावयाच्या वस्तूसाठी लागू नाही.

MH003791727201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Jul 2017	Receipt	Receipt no.: 1111220403
Name of the Applicant : Adv Sanjay Manohar Sagavekar		
Details of property of which document has to be searched :		Dist :Pune Village :Borhadiwadi S.No/CTS No/G.No. : 123
Period of search :		From :2006 To :2017
Received Fee :		300
The above mentioned Search fee has been credited to government vide GRN no :MH003791727201718E		
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'.		





SANJAY MANOHAR SAGAVEKAR

B.A. LL.B.

ADVOCATE & NOTARY

(GOVT. OF INDIA)

539/3084, Akshay Society,

Sant Tukaram Nagar,

Pimpri - Pune - 411 018.

☎ (020) 27422012 / 9881376060

Sanjay6504@yahoo.co.in



Ref. No.

Date: 24/07/2017

SEARCH AND TITLE INVESTIGATION REPORT

Search / Title report in respect of the property bearing Gat No 123 (Old Gat No 1243) admeasuring area about 10000 sq. mtrs. lying being and situated at the revenue village Borhadewai, Taluka Haveli, District Pune and which more particularly described in the schedule written hereinafter (hereinafter Referred to as 'The Subject Captioned Property') .

1. INTRODUCTION:

M/s. Sahyadri Realities, a Registered Partnership Firm represented by its Partners, 1) Shri. Rajesh Vasantrao Pawar, 2) Shri. Sanjay Raghunath Shinde, 3) Shri. Bajirao Shyamrao Patil, and 4) Sou. Sangeeta Sujit Patil, has instructed me scrutinize and examine the marketable title of the property described in the schedule hereinafter.

2. SCHEDULE (DESCRIPTION OF THE PROPERTY):

All that piece and parcel of the Said land bearing Old Gat No.1243, of which New Gat No.123, admeasuring total area about 03H.36Ares, out of which an area about 01H.00Are, i.e.10000 Sq. Mtrs. lying, being and situated at Revenue Village Borhadewadi-Moshi, Pune, within the Registration Division and District Pune, Sub-Registration Division and Taluka-Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation and which is bounded respectively as under:

On or towards the East	:	By 18Mtrs.wide Road and Part of Gat No.123.
On or towards the South	:	By Part of Gat No.123.
On or towards the West	:	By 24Mtrs.wide road.
On or towards the North	:	By Part of Gat No.123.

3. DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:

1. Release Deed, bearing No.2496/2009.
2. Development Agreement, Dated 27/04/2012, bearing No.3807/2010.
3. Power of Attorney, Dated 27/04/2010, bearing No.3808/2010.
4. Sale Deed, Dated 15/06/2010, bearing No.5132/2010.
5. Sale Deed, Dated 15/06/2010, bearing No.5133/2010.
6. Sale Deed, Dated 16/08/2010, vide sr.No.7241/2010.
7. Exchange Deed, Dated 11/06/2010, bearing No.5275/2010.
8. Sale Deed, Dated 12/10/2010, bearing No.8480/2010.
9. Paper Notice Published, dated 11/12/2011.
10. Sale Deed, Dated 30/12/2011, bearing No.12584/2011.
11. Commencement Certificate, dated 04/05/2012.
12. N.A. Order, dated-31/12/2012, Vide No. PMH/NA/SR/648/2012.
13. Mortgage Deed dated 21/03/2012
14. Possession receipt dated 23/01/2015

4. OWNERS OF THE SUBJECT CAPTIONED PROPERTIES:

M/s. Sahyadri Realities, a Registered Partnership Firm represented by its Partners, 1) Shri. Rajesh Vasantrao Pawar, 2) Shri. Sanjay Raghunath Shinde, 3) Shri. Bajirao Shyamrao Patil, and 4) Sou. Sangeeta Sujit Patil is the present owner of the subject captioned Property.

5. BRIEF HISTORY OF DEVALUATION OF TITLE:

History of the property bearing Old Gat No. 1243 i.e. New Gat No 123 totally admeasuring area about 01 H 00 R of the revenue village Borhadewadi, Taluka-Haveli and District - Pune

That based on pursuance of all the 7/12th Extracts, Mutation entries and the documents available to me by my above said clients, I state that the above mentioned my clients are the present lawful Owners and Possessors of the said land property. As the abovementioned status of my clients and said mutation entries are the consequence of



different succession effects and transactions within and with the previous owners, wherein as per the available Revenue records and mutation entries, I, state as under:

M.E. No. (3004)- Date : 29/11/1955- Shows the fact that the names of 1) Eknath Raghooji Borate, 2) Damu Kesu Borate, 3) Sayaji Ramji Borate, 4) Sadhu Dagadu Borate, were recorded in the column of other rights of old Sr. No.138, of which present Gat No.123, as protected tenants as per the provisions of Tenancy Laws and the same was certified by the concerned revenue officer vide present mutation entry.

M.E. No. (3292)- Date : 31/07/1952- Shows the fact that by virtue of order of the Collector, Pune, vide order No. WTN/505, dated 21/06/1952, the abovesaid Inam land of Paragana Watan No.5 was abolished, on 01/05/1951, and the name of Government was recorded as owner, and the same was certified by concerned revenue officer vide the present mutation entry.

M.E. No. (598)- Date : 01/02/1956- Shows the fact that the names of 1) Bhikoo Ganapati Borate, 2) Babu Dagadu Borate, 3) Muktaji Honaji Borate, were recorded in the column of other rights of old Sr. No.138, of which present Gat No.123, with share in common, as ordinary tenants of Shrimant Malojirao Narsingrao Shitole as per the provisions of Tenancy Laws and the same was certified by the concerned revenue officer vide present mutation entry by keeping the names of other protected tenant as same.

M.E. No. (3838)- Date : 04/03/1957- Shows the fact that Shrimant Malojirao Narsingrao Shitole has deposited the amount of Kabjahakka with the Government against the abovesaid Inam land of Paragana Watan No.5 by administering acknowledgement thereof, vide order of Tehsildar, Haveli, Pune, dated 01/02/1957, vide No.WTN/SR/31/56, as a effect of which the name of Government was deleted from the column of ownership of 7/12th extract of the said land property i.e. Sr. No.138, of which present Gat No.123.

M.E. No. (4172)- Date : 18/12/1962- Shows the fact as, upon the death of Shri. Damodar Kesu Borate, dated 26/10/2962 and as per the application made by Shyamrao Damodar Borate the names of 1) Shyamrao Damodar Borate (Son) as a karta of family, 2) Ulhas Damodar Borate (Son), 3) Jaywant Damodar Borate (Son), 4) Ramdas Damodar Borate (Son), 5) Shripati Damodar Borate (Son), 6) Anna Damodar Borate (Son), 7) Gangadhar Damodar Borate (Son), 8) Dhanaji Damodar Borate (Son), 9) Manohar Damodar Borate (Son), 10) Muktabai Baburao Lokhande (Daughter), 11) Yamunabai Shankar Birdawade (Daughter), 12) Kalawati Mahadu Raikar (Daughter), 13) Suman Shankar Gore (Daughter), 14) Smt. Jaibai Damodar Borate (Widow) for herself and guardian on behalf of her minor children's No.4, 5, 6, 7, 8, 9, were brought on the records as his absolute legal heirs as tenants and indirect possessors in respect of the above said land property, i.e. old Sr. No. 138 of which present Gat No.123.

M.E. No. (4172)- Date : 18/12/1962- Shows the fact as, upon the death of Shri. Eknath Raghooji Borate, and as per the application made by Raoba Eknath Borate the names of 1) Bhau Eknath Borate (Son), 2) Rao Eknath Borate (Son), 3) Raghoo Eknath Borate (Son), 4) Saraswati Bala Varadbal (Daughter), 5) Hausabai Vitthal Tilekar (Daughter), 6) Babubai Digambar Tamhane (Daughter) were brought on the records as his absolute legal heirs and as per the application and as per the consent of said daughters thereto the names of the said daughters were not recorded in the 7/12th extract of the above said land property, i.e. old Sr. No.138, of which present Gat No.123.

M.E. No. (4277)- Date : 17/09/1964- Shows the fact that, as per order of 5th ALT and Tehsildar, Haveli, Pune, dated 06/05/1963, vide order No. ALT/Dehu/171/1963, after fulfillment of procedure under Sec.32-G of BT & AL Act, 1948, the price fixed by ALT thereto was Rs.1762/-, against 1/4th share in respect of the above said land property, i.e. old Sr. No. 138 of which present Gat No.123, and same was agreed to be paid by 1) Bhau Eknath Borate, 2) Rao Eknath Borate, 3) Raghoo Eknath Borate in three





installments, on such basis their names were recorded in the column of owners of 7/12th extract of the above said land property, i.e. old Sr. No.138, of which present Gat No.123, and till the total payment of three installments, it was ordered that the name of Shrimant Malojirao Narsingrao Shitole to be kept in the column of other rights of the above said land property, i.e. old Sr. No.138, of which present Gat No.123.

M.E. No. (4560)- Date : 18/12/1969- Shows the fact that, as per order of ALT and Tehsildar, Haveli, Pune, and as per: the fulfillment of procedure under Sec.32-G of BT & AL Act, 1948, the price fixed by ALT thereto against the above said land property, i.e. old Sr. No. 138 of which present Gat No.123, and same was paid by 1) Mauli Sadhu Borate, 2) Bhikoo Ganapati Borate, 3) Balu Dagadu Borate, 4) Yashwant Sayaji Borate, 5) Muktaji Honaji Borate, as per their own shares, on such basis, they had obtained respective Purchase Certificate/s and the same was produced and as per the order of Tehsildar, Haveli, Pune, vide No. ALT/MOSH/171/1963, dated 05/04/1969, and 15/11/1969, their names were recorded in the column of owners of 7/12th extract of the above said land property, i.e. old Sr. No.138, of which present Gat No.123, alongwith the remark in the column of other rights as to condition of Navin Sharth and condition of Sec.43 of BT & AL, 1948 to that effect.

M.E. No. (558)- Date : 04/07/1996- Shows the fact that, upon the death of Raoba Eknath Borate, dated 10/09/1991 and as per the application made, the names of 1) Rohidas Raoba Borate (Son), 2) Dnyaneshwar Raoba Borate (Son), 3) Shantaram Raoba Borate (Son), 4) Kailas Raoba Borate (Son), 5) Savitribai Sitaram Shevkar (Daughter), 6) Lilabai Kashinath Talekar (Daughter), 7) Smt. Anusaya Raoba Borate (Widow), were brought on the records as his absolute legal heirs in the 7/12th extract of the above said land property, i.e. old Sr. No.138, of which present Gat No.123.

M.E. No. (3488)- Date : 07/08/2009- Shows the fact that, Sou. Savitribai Sitaram Shevkar has released her right/share without receiving any consideration thereof in favor of her brothers i.e. 1) Rohidas Raoba Borate, 2) Dnyaneshwar Raoba Borate, 3) Shantaram Raoba Borate, 4) Kailas Raoba Borate, in respect of the above said land property, i.e. old Sr. No.138, of which present Gat No.123, vide registered Release Deed, registered in the office of Sub-Registrar, Haveli No.14, vide serial No.2496/2009 and the same certified by concerned revenue officer vide this present mutation entry.

M.E. No. (3954)- Date : 22/07/2010- Shows the fact that, Purchase of land i.e.02H.00Ares within and out of Gat No.123, admeasuring total area about 03H.36 Ares situated at village Borhadewadi-Moshi, Pune by Shri.Vinayak Pandharinath Bhongale (Purchaser), from 1) Rohidas Raoba Borate, 2) Satish, Prashant Rohidas Borate, 3) Dnyaneshwar Raoba Borate, 4) Sagar, Shashikant Dnyaneshwar Borate, 5) Shantaram Raoba Borate, 6) Kamlesh, Rahul, Dhanashree all through their guardian Kailas Raoba Borate, 7) Yogesh, Yogita through their guardian Shakuntala Kailas Yadav, 8) Chhaya Anil Kelkar, Neelama Ganesh Shinde, Sarika Nandkumar Talekar, Leelabai Kashinath Talekar through its Power of Attorney Holder, Shri. Vinayak Pandurang Bhongale (Sellers) by registered Sale Deed, registered at the office of Sub-Registrar, Haveli No.14, dated 15/06/2010, vide Sr.No.5132/2010 and as per the order of Sub-Divisional Officer, Haveli, Pune, 07/06/2010, vide No.43/SR/31/2010, accordingly, the name of purchaser was ordered to be recorded on the 7/12th extract of the above said land property, i.e. old Sr. No.138, of which present Gat No.123.

M.E. No. (3959)- Date : 23/07/2010- Shows the fact that, Purchase of land i.e.01H.00Ares within and out of Gat No.123, owned by Shri.Vinayak Pandharinath Bhongale, admeasuring area about 02H.00 Ares situated at village Borhadewadi-Moshi, Pune by 1) Yogesh Dattatray Dhapatkar, 2) Arvind Gangakisan Kasat, 3) Aasif Yasin Pathan, 4) V.M.Matere Realities through its partner Shri. Rohit Vishnu Matere and 5) Shrikant Gulab Matere (Purchasers), from Shri. Vinayak Pandurang Bhongale (Sellers) by registered Sale Deed, registered at the office of Sub-Registrar, Haveli No.14, dated 15/06/2010, vide Sr.No.5133/2010, accordingly, the name of purchasers were ordered to be recorded on the 7/12th extract of the above said land property, i.e. Gat No.123.





M.E. No. (3993) - Date : 09/09/2010- Shows the fact that, Purchase of land i.e.00H.31Ares within and out of land i.e. Gat No.123, admeasuring area about 03H.36 Ares situated at village Borhadewadi-Moshi, Pune, remaining land within the said Gat No.123, with the original owners by M/s. G.K. Developers, through its partners, 1) Hari Nichaldas Jeswani, 2) Vinod Premchand Chandwani (Purchasers), from 1) Rohidas Raoba Borate, 2) Satish, Prashant Rohidas Borate, 3) Shakuntala Kailas Yadav, 4) Chhaya Anil Kelkar, 5) Dnyaneshwar Raoba Borate (Sellers) by registered Sale Deed, registered at the office of Sub-Registrar, Haveli No.18, dated 16/08/2010, vide Sr.No.7241/2010, accordingly, the name of purchasers were ordered to be recorded on the 7/12th extract of the above said land property, i.e. Gat No.123.

M.E. No. (4028)- Date : 27/09/2010- Shows the fact that, exchange of land i.e.00H.52.50Ares equally and respectively within and out of land i.e. Gat No.123and Gat No.122, between M/s. Manik Builders, through its partner Shehalkumar Vijaykumar Lunawat (Owner of 00H.52.50Are, out of 01H.05 Are owned by him/her within Gat No.122) and 1) Rohidas Raoba Borate, 2) Dnyaneshwar Raoba Borate, 3) Kailas Raoba Borate, 4) Shantaram Raoba Borate, (Owner of 00H.52.50Are, out of remaining land owned by them within Gat No.123) by registered Exchange Deed, registered at the office of Sub-Registrar, Haveli No.18, dated 11/06/2010, vide Sr.No.5275/2010, accordingly, the name of respective exchangers were ordered to be recorded on the 7/12th extract of the above said land property, i.e. Gat No.122 & 123.

M.E. No. (4089)- Date : 01/11/2010- Shows the fact that, Purchase of land i.e.01H.00 Ares within and out of land i.e. Gat No.123, situated at village Borhadewadi-Moshi, Pune, by M/s. Pharande Promoters and Builders, through its partner Shri. Anil Jayram Pharande (Purchaser) from Shri.Vinayak Pandharinath Bhongale (Seller) by registered Sale Deed, registered at the office of Sub-Registrar, Haveli No.18, dated 12/10/2010, vide Sr.No.8480/2010, accordingly, the name of purchasers were ordered to be recorded on the 7/12th extract of the above said land property, i.e. Gat No.123.

M.E. No. (4320)- Date : 01/03/2011- Shows the fact that, the name of Moshi Village Development Institution, was ordered to be deleted from the column of other rights of the 7/12th extract of the above said land property, i.e. Gat No.123, upon the full and final payment of loan amount obtained from the same institution by M/s. Pharande Promoters and Builders, through its partner Shri. Anil Jayram Pharande and with reference to NOC issued by the same institution against the clearance of said loan.

M.E. No. (4803)- Date : 16/01/2012- Shows the fact that, Purchase of land i.e.01H.00 Ares within and out of land i.e. Gat No.123, situated at village Borhadewadi-Moshi, Pune, by M/s. Sahyadri Realities, through its partners, 1) Rajesh Vasantrao Pawar, 2) Sanjay Raghunath Shinde, 3) Bajirao Shyamrao Patil, 4) Sou. Sangeeta Sujit Patil and 5) Sudhir Mahadeo Kulkarni (Purchasers) from M/s. Pharande Promoters and Builders, through its partner Shri. Anil Jayram Pharande (Seller) by registered Sale Deed, registered at the office of Sub-Registrar, Haveli No.18, dated 30/12/2011, vide Sr.No.12584/2011, accordingly, the name of purchasers firm was/were ordered to be recorded on the 7/12th extract of the above said land property, i.e. Gat No.123.

As per registers maintained in the offices of Sub-Registrar, Haveli No. 1, 5, 17, 10, 11, 14, 18 where the written references were frond either in torn conditions or in the status of loose sheets of papers out of which some were found in readable forms which are as follows:

- a) Release Deed, bearing No. 2496/2009 :- Sou. Savitribai Sitaram Shevkar has released her right / share without receiving any consideration thereof in favor of her brothers i.e. 1) Rohidas Raoba Borate, 2) Dnyaneshwar Raoba Borate, 3) Kailas Raoba Borate, 4) Shantaram Raoba Borate, in respect of the above said land property, i.e. old Sr. No.138 of which present Gat No.123, vide registered Release Deed, registered in the office of Sub-Registrar, Haveli No.14, vide serial No.2496/2009.





- b) Development agreement, Dated 27/04/2010, bearing No.3807/2010 :- 1) Rohidas Raoba Borate, 2) Dnyaneshwar Raoba Borate, 3) Kailas Raoba Borate, 4) Shantaram Raoba Borate, 5) Leelabai Kashinath Talekar, 6) Smt. Anusayabai Raoba Borate and others had entered into registered development agreement with Shri.Vinayak Pandharinath Bhongale for the transfer of land, admeasuring an area about 02H.00 Are for its development, and the same was registered in the office of Sub-Registrar, Haveli No.14, dated 27/04/2010, vide Sr.No.3807/2010.
- c) Power of Attorney, Dated 27/04/2010, bearing No.3808/2010 :- 1) Rohidas Raoba Borate, 2) Dnyaneshwar Raoba Borate, 3) Kailas Raoba Borate, 4) Shantaram Raoba Borate, 5) Leelabai Kashinath Talekar, 6) Smt. Anusayabai Raoba Borate and others had entered into registered development agreement with Shri.Vinayak Pandharinath Bhongale for the transfer of land and other necessary rights and powers thereto, and the same was registered in the office of Sub-Registrar, Haveli No.14, dated 27/04/2010, vide Sr.No.3808/2010.
- d) Sale Deed, Dated 15/06/2010, bearing No.5132/2010 :- Purchase of land i.e.02H.00 Ares within and out of land i.e. Gat No.123, admeasuring total area about 03H.36 Ares situated at village Borhadewadi-Moshi, Pune, by Shri.Vinayak Pandharinath Bhongale (Purchaser), from 1) Rohidas Raoba Borate, 2) Satish, Prashant Rohidas Borate, 3) Dnyaneshwar Raoba Borate, 4) Sagar, Shashikant Dnyaneshwar Borate, 5) Shantaram Raoba Borate, 6) Kamlesh, Rahul, Dhanashree all through their guardian Kailas Raoba Borate, 7) Yogesh, Yogita through their guardian Shakuntala Kailas Yadav, 8) Chhaya Anil Kelkar, Neelama Ganesh Shinde, Sarika Nandkumar Talekar, Leelabai Kashinath Talekar through its Power of Attorney Holder, Shri. Vinayak Pandurang Bhongale (Sellers) by registered Sale Deed, registered at the office of Sub-Registrar, Haveli No.14, dated 15/06/2010, vide Sr.No.5132/2010 and as per the order of Sub-Divisional Officer, Haveli, Pune, 07/06/2010, vide No.43/SR/31/2010.
- e) Sale Deed, Dated 15/06/2010, bearing No.5132/2010 :- Purchase of land i.e.01H.00 Ares within and out of land i.e. Gat No.123, owned by Shri.Vinayak Pandharinath Bhongale, admeasuring area about 02H.00 Ares situated at village Borhadewadi-Moshi, Pune, by 1) Yogesh Dattatray Dhapatkar, 2) Arvind Gangakisan Kasat, 3) Aasif Yasin Pathan, 4) V.M.Matere Realities through its partner Shri. Rohit Vishnu Matere and 5) Shrikant Gulab Matere (Purchasers), from Shri. Vinayak Pandurang Bhongale (Sellers) by registered Sale Deed, registered at the office of Sub-Registrar, Haveli No.14, dated 15/06/2010, vide Sr.No.5133/2010.
- f) Sale Deed, Dated 16/08/2010, vide Sr.No.7241/2010:- Purchase of land i.e.00H.31Ares within and out of land i.e. Gat No.123, admeasuring area about 03H.36 Ares situated at village Borhadewadi-Moshi, Pune, remaining land within the said Gat No.123, with the original owners by M/s. G.K. Developers, through its partners, 1) Hari Nichaldas Jeswani, 2) Vinod Premchand Chandwani (Purchasers), from 1) Rohidas Raoba Borate, 2) Satish, Prashant Rohidas Borate, 3) Shakuntala Kailas Yadav, 4) Chhaya Anil Kelkar, 5) Dnyaneshwar Raoba Borate (Sellers) by registered Sale Deed, registered at the office of Sub-Registrar, Haveli No.18, dated 16/08/2010, vide Sr.No.7241/2010.
- g) Exchange Deed, Dated 11/06/2010, bearing No.5275/2010:- Exchange of land i.e.00H.52.50Ares equally and respectively within and out of land i.e. Gat No.123and Gat No.122, between M/s. Manik Builders, through its partner Shehalkumar Vijaykumar Lunawat (Owner of 00H.52.50Are, out of 01H.05 Are owned by him within Gat No.122) and 1) Rohidas Raoba Borate, (Owner of 00H.52.50Are), out of remaining land owned by them within Gat No.123 by registered Exchange Deed, registered at the office of Sub-Registrar, Haveli No.18, dated 11/06/2010, vide Sr.No.5275/2010.
- h) Sale Deed, Dated 12/10/2010, bearing No.8480/2010:- Purchase of land i.e.01H.00 Ares within and out of land i.e. Gat No.123, situated at village Borhadewadi-Moshi, Pune, by M/s. Pharande Promoters and Builders, through its partner Shri. Anil Jayram Pharande





(Purchased from Shri. Vinayak Pandharinath Bhongale (Seller) by registered Sale Deed, registered at the office of Sub-Registrar, Haveli No.18, dated 12/02/2010, vide Sr.No.8480/2010.



- i) Sale Deed, Dated 30/12/2011, bearing No.12584/2011:- Purchase of land i.e.01H.00 Ares within and out of land i.e. Gat No.123, situated at village Borhadewadi-Moshi, Pune, by M/s. Sahyadri Realities, through its partners, 1) Rajesh Vasantrao Pawar, 2) Sanjay Raghunath Shinde, 3) Bajirao Shyamrao Patil, 4) Sou. Sangeeta Sujit Patil and 5) Sudhir Mahadeo Kulkarni (Purchasers) from M/s. Pharande Promoters and Builders, through its partner Shri. Anil Jayram Pharande (Seller) by registered Sale Deed, registered at the office of Sub-Registrar, Haveli No.18, dated 30/12/2011, vide Sr.No.12584/2011.
- j) Mortgage Deed, dated 22/03/2012:- M/s. Sahyadri Realities, through its partners, 1) Rajesh Vasantrao Pawar, 2) Sanjay Raghunath Shinde, 3) Bajirao Shyamrao Patil, 4) Sou. Sangeeta Sujit Patil and 5) Sudhir Mahadeo Kulkarni (Purchasers) have obtained loan of Rs. 4,00,00,000/- from The Karad Janta Sahakari bank Ltd Ghole road Pune by mortgaging the said property with The Karad Janta Sahakari bank Ltd by way of mortgage deed dated 21/03/2012 which is registered in the office of the Sub-Registrar Haveli No 12 Pune at the serial no 2013 on dated 22/03/2012 and the same entry were recorded into the 7/12 extract of the said land by mutation entry no 4990.
- k) Commencement Certificate, dated 04/05/2012:- Soon after purchase of above said captioned land property by may above said clients, has applied and has obtained 7/12th extract of the said land property of their own names, which the same was certified vide mutation entry No.4803, thereafter, my clients with intention to develop the said plot of land, by floating a residential Multistoried scheme, have appointed Mr. Mahindra Thakur as an Architect, for the planning of proposed building plan/s to be constructed on the said land in near future, accordingly have obtained Commencement Certificate, dated 04/05/2012, vide No.B.P./ Borhadewadi/12/2012. Thereafter the said Owners/Builders have obtained the Revised Sanction to the said building plan/s vide Sanction No.B.P./Layout/ Moshi, Borhadewadi/23/2013, dated-20/06/2013 which is revised vide C.C No. BP/Lay-Out/Moshi-Borhadewadi/33/2014, on Dt:- 18/06/2014 which is again revised vide C.C No. BP/Lay-Out/Moshi-Borhadewadi/22/2015, on Dt:- 06/05/2015
- l) N.A. Order, dated-31/12/2012:- With reference to the said commencement certificate, dated 04/05/2012, my client also has applied for N.A.Order to the office of Collector of Pune, accordingly has obtained Non-Agricultural Permission from Collector of Pune, dated-31/12/2012, Vide No. PMH/NA/SR/648/2012.
- m) Subsequent Permissions Obtained And Registered Documents Entered Upon:- That soon after obtaining the necessary permissions and orders for development or construction of proposed multistoried building over the same, one of the partner named as Shri. Sudhir Mahadeo Kulkarni of present firm M/s. Sahyadri Realities, has requested to other partner and put forth the proposal of his retirement from the said partnership firm business by his own wish and desire permanently, and agreed to sell his share in the said land, which was jointly owned by all partners under the name of said partnership firm i.e. out of total area so purchased i.e.01H.00Are, out of which 1/5th share of such retiring partner is about 00H.20Ares, is agreed to sell to the existing remaining partners, accordingly, the procedure for retirement was followed and performed by the said firm, and has collectively executed Deed of Retirement, dated-07/12/2012 and the form for retirement was duly signed by all and same was notarised as on 31/12/2012, and the same was submitted and the receipt for acknowledgement thereof was obtained from the office of Partnership Firms, Pune on the same day, thereafter, in order to release the share of such retiring partner in favor of the existing partners in the said captioned total land, all have mutually decided to execute the necessary legal deeds and documents to that effect, accordingly the following documents were executed.



- n) Sale Deed, Dated 04/05/2013, bearing No.3503/2013:- Purchase of land i.e.00H.20 Ares (1/5th share) within and out of land i.e. Gat No.123, out of land i.e. 01H.00 Ares belonging to M/s. Sahyadri Realities, Pune, situated at village Borhadewadi-Moshi, Pune, by M/s. Sahyadri Realities, through its remaining existing partners, 1) Rajesh Vasantrao Pawar, 2) Sanjay Raghunath Shinde, 3) Bajirao Shyamrao Patil, 4) Sou. Sangeeta Sujit Patil (Purchasers) from M/s. Sahyadri Realities, through its retiring partner Shri. Sudhir Mahadeo Kulkarni (Seller) by registered Sale Deed, registered at the office of Sub-Registrar, Haveli No.14, dated 04/05/2013, vide Sr.No.3503/2013
- o) Power of Attorney for Execution, Dated 04/05/2013, bearing No.3504/2013:- M/s. Sahyadri Realities, through its existing partners, 1) Rajesh Vasantrao Pawar, 2) Sanjay Raghunath Shinde, 3) Bajirao Shyamrao Patil, 4) Sou. Sangeeta Sujit Patil have appointed, nominated an attorney i.e. Shri. Nilesh Subhash Pawar on their behalf to execute all the necessary legal documents duly signed and verified by them related to project carried out under the name of "Sahyadri Shruberry" upon the said total land property, by executing registered Power of Attorney, and the same was registered at the office of Sub-Registrar, Haveli No.14, dated 04/05/2013, vide Sr. No. 3504/2013.

All these facts are revealed from the perusal of search report and title certificate issued by Mr. Pravin D. Shirke Advocate on dated 07/11/2012.

- p) Possession receipt :-
That M/s. Sahyadri Realities, through its existing partners, 1) Rajesh Vasantrao Pawar, 2) Sanjay Raghunath Shinde, 3) Bajirao Shyamrao Patil, 4) Sou. Sangeeta Sujit Patil have executed possession receipt in respect of the portion of land admeasuring 370.50 sq.mtrs. affected by road out of the scheduled land in favour of PCMC on dated 20/01/2015 which is registered in the office of the Sub-Registrar Haveli No 578/15 dated 23/01/2015 and the same entry were recorded into the 7/12 extract of the said land by mutation entry no 5822.
- q) Completion certificates :-
That M/s. Sahyadri Realities, through its existing partners, 1) Rajesh Vasantrao Pawar, 2) Sanjay Raghunath Shinde, 3) Bajirao Shyamrao Patil, 4) Sou. Sangeeta Sujit Patil have constructed buildings in phases / Wings on the said land and accordingly completed Wing A & Wing B in accordance with the norms laid down by PCMC. That the PCMC authorities have issued completion certificates in respect of Wing A vide completion certificate vide no 276/2016 on dated 19/09/2016 & Wing B vide completion certificate no 276/2016 on dated 19/09/2016. The construction of Wing C & Wing D is not yet completed.

6. **CHANGES IN TITLE**

That M/s. Sahyadri Realities, a Registered Partnership Firm registered under Indian Partnership Act, 1932, through its Partners, 1) Shri. Rajesh Vasantrao Pawar, 2) Shri. Sanjay Raghunath Shinde, 3) Shri. Bajirao Shyamrao Patil, and 4) Sou. Sangeeta Sujit Patil, have propose to construct housing project on the subject captioned land in the name and style "SAHYADRI SHRUBERRY". That M/s SAHYADRI REALITIES have sold the flats / units from the wings A, B, C, D being constructed on the subject captioned land to various purchasers by way of registered agreement for sale which are duly registered with the concerned registrar of assurances. That the purchaser have taken housing loans against their respective flats from different banks / financial institutions.

7. **IS THE SAID PROPERTY TENANTED**

- N.A. -

8. **WHETHER PROPERTY IS AFFECTED BY ANY SPECIAL ENACTMENT SUCH AS TENANCY LAWS, ULC ACT ETC.**

- N.A. -



9. WHETHER PROPERTY IS SUBJECT TO ANY RIGHT OF PRE-EMPTION
- N.A. -
10. IS DOCUMENT PENDING FOR REGISTRATION
- N. A. -
11. WHETHER PROPERTY BELONGS TO HINDU UNDIVIDED FAMILY
- N.A. -
12. WHETHER THE PROPERTY IS ACQUIRED UNDER THE LAND ACQUISITION ACT 1894 AND APPLICABILITY OF OTHER STATE LEGISLATION.
- N.A. -
13. MINORS DELINQUENT, UNTRACED PERSONS INTEREST
- Not Involved -
14. HOLDING AND ACQUISITION IS IN ACCORDANCE WITH THE PROVISIONS OF LAND REFORMS ACT
- YES -
15. PUBLIC NOTICE
My clients has issued paper notice in the daily local newspaper Prabhat, dated-11/12/2011 through, Adv. S. S. Sagavekar, for the purpose of Title Verification containing the period of 15 days, wherein No Objection was received and the said Advocate has given NOC to that effect.
16. SEARCH AND ENCUMBRANCES:
That I Mr. Pravin D. Shirke Advocate had already taken a search for 30 years in respect of the subject captioned property which is more particularly described in the schedule written hereinbefore upto 07/11/2012 vide receipt no 469/12 therefore to avoid repetition I have taken search for last 5 years from 07/11/2012 up to 24/07/2017 by online receipts bearing GRN no. MH003791727201718E dated 24/07/2017. The Search was carried out in the offices of sub- registrar Haveli No. 5, 17, 14, 18, 24, 25 & 26 Pune. I have also carried out online search on igr.maharashtra.gov website. However most of the index II registers in the offices of the Sub- Registrar Haveli no's 5, 17, 14, 18, 24, 25 & 26 were not consistently available for inspection, some are either torn into pieces / leaves and mutilated and some of the registers were sent for binding or not available for inspection. From the available index II registers and records no adverse entry or encumbrances other than The Karad Janta Sahakari bank Ltd Ghole road Pune was noticed. I have gone through the revenue records, I have received all mutation entries and 7 x 12 extracts in respect of the said property which are made available to me. And all documents and Title Deeds referred to in this search are also available for scrutiny and have perused the same.
17. DISCLAIMER
The registration of the properties is made centralized for all the properties after 31st October 2005 however the search is not centrally available hence I could not conduct search in that regards.
This search and title report is entirely based upon and relied on the documents supplied to me and Index registers made available to me in the Sub-Registrar's office Haveli Nos 5, 17, 14, 18, 24, 25 & 26 Pune.
Also this search and title report is issued on request of the client and the report and it's contents are based on the copies provided by the client to us and we are not responsible for genuineness of the copies of document supplied of information furnished to us.



18. **CONCLUSION AND CERTIFICATE OF TITLE:**

On relying upon the aforesaid documents made available by M/s. Sahyadri Realities represented by its Partners, 1) Shri. Rajesh Vasantrao Pawar, 2) Shri. Sanjay Raghunath Shinde, 3) Shri. Bajirao Shyamrao Patil, and 4) Sou. Sangeeta Sujit Patil to me for scrutiny and examination, registers available with the concern Sub Registrar Offices, I am in the opinion that M/s. Sahyadri Realities represented by its Partners, 1) Shri. Rajesh Vasantrao Pawar, 2) Shri. Sanjay Raghunath Shinde, 3) Shri. Bajirao Shyamrao Patil, and 4) Sou. Sangeeta Sujit Patil is the owner of the subject captioned property and have good, clear and marketable title in respect of their respective properties which is under non-agricultural use for residential purpose and further the scheduled property is free from all encumbrances, charges or claims of whatsoever nature other than The Karad Janta Sahakari bank Ltd Ghole road Pune and have absolute authority to develop, sell / Assign the said property or otherwise deal with said property in any manner.

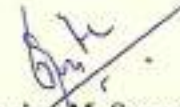
Therefore in my opinion there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing M/s. Sahyadri Realities, a Registered Partnership Firm represented by its Partners, 1) Shri. Rajesh Vasantrao Pawar, 2) Shri. Sanjay Raghunath Shinde, 3) Shri. Bajirao Shyamrao Patil, and 4) Sou. Sangeeta Sujit Patil for development of the said property and to sale/transfer the said land/portion of said land with or without building consist of flats/shops/offices/units to any prospective purchasers/buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature subject to the charge of The Karad Janta Sahakari bank Ltd Ghole road Pune.

Hence, this Search and Title reports.

The documents supplied to me are returned herewith.

Place: Pune

Date: 24/07/2017


(Sanjay M. Sagavekar)
Advocate & Notary
SANJAY M. SAGAVEKAR
B.A.L.B.
ADVOCATE & NOTARY
GOVT. OF INDIA
539/3084, Akshay Society, S. T. Nagar,
PIMPRI, PUNE - 411 018. M :- 9881376060

