

MH003297506201617E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Aug 2016	Receipt	Receipt no. 102487
	Name of the Applicant :	adv Madhukar B Kokane
	Details of property of which document has to be searched	Dist :Pune Village :Hadapsar S.No/CTS No/G.No. : 9
	Period of search :	From :2014 To :2016
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no MH003297506201617E		
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/frmSearchChallanWithoutReg.php '		



CHALLAN
MTR Form Number-6

GRN		MH0032972016080500691		AMOUNT		05/08/2016		Date		06/08/2016-18:35:45		Form ID	
Department		MH0032972016080500691		AMOUNT		05/08/2016		Date		06/08/2016-18:35:45		Form ID	
Type of Payment		Deface Number Of Registration		300.00		Payer Details		TAX ID (If Any)		833353994		PAN No. (If Applicable)	
Sr. No.		0001937819201617		300.00		Full Name		adv Madhukar B Kckane		Flat/Block No.			
(Amt in words: Three Hundred Rupees Only)		Other Items				Premises/Building		Road/Street		Area/Locality		Town/City/District	
Office Name		PND1_JT DISTT REGISTRAR PUNE URBAN		Year		2016-2017 One Time		PIN					
Location		PUNE		Account Head Details		Amount In Rs.		Remarks (If Any)					
0030072201 - SEARCH FEE		300.00											
Total		300.00		Amount In		Three Hundred Rupees Only		Words					
Payment Details		CORPORATION BANK		FOR USE IN RECEIVING BANK		Bank CIN		REF No		03502302016080500691		R505082016473074	
Cheque/DD Details		Cheque/DD No		Date		05/08/2016-18:33:00		Bank-Branch		CORPORATION BANK		Scroll No. , Date	
Name of Bank		Name of Branch		Not Verified with Scroll									

Mobile No.: Not Available

Adhukar Kokane
Advocate.

Office : 302, 3rd Floor, L. P. Classic,
Near Axis Bank, Pune - Solapur Road,
Hadapsar, Pune - 411 028.
Ph.: 020-26820098
Mob.: 9011048133 / 9822830352
E-mail : advmkokane@gmail.com

NOTICE / REPLY:
(RPAD)

Date: / /20

ADDITIONAL SEARCH AND TITLE REPORT

To,

SHUBH ENTERPRISES,
(Promoter and Builders),
A registered partnership firm,
Having its place of business and office at:
306, LP Classic, Hadapsar, Pune-411 028,
Through its partner,
Mr. Chandubhai Manjibhai Patel,



Subject : Additional Search and Title report of the land admeasuring 00H. 66 Are, (i.e 6,600 sq. mtr.) out of the land bearing S. No. 9 to 14, Hissa No. 1/29, admeasuring about 00 H. 79 Are, situated at village Mundhawa, Taluka Pune City, District Pune, same is within local limits of the Grampanchayat Keshavnagar of village Mundhawa, which is owned by Mr. Devidas Suresh Bhat and others and search is from 2014 to 2016 (same is continuation of the Search & Title Report issued by me for the years 1985 to 2015 on 02/03/2015)

R/ Sir,

As per your request I have taken the search of the landed property as described in the schedule written hereunder and investigated and verified the title deeds and documents in respect of the said landed property and details are as follows:-

- 1) At Sub-Registrar Haveli No. I:- I have taken the search of the said landed property from 1985 to 1990 and the most of the registers are in torn conditions and I have not come across any transaction or entry in respect of the same except the which are discussed in the present search and title report;
- 2) At Sub-Registrar Haveli No. II:- I have taken the search of the said landed property from 1985 to 1990 and the most of the registers are in torn conditions and I have not come across any transaction or entry in respect of the same except the which are discussed in the present search and title report;
- 3) At Registrar Haveli No. III and XI:- I have taken the search of the said landed property from 1991 to 2001 and the most of the registers are in torn conditions and I have not come across any transaction or entry in respect of the same except the which are discussed in the present search and title report;
- 4) The Centralize search has taken in respect of the said landed property from the year 2002 to 2016 but no other material have received from them except the entries as mentioned in the present search report;
- 5) The Promoter and Builders and the land owners, for the purpose of search of the said landed property, have given following deeds and documents and the details of the same is/are as under:-

Adhukar Kokane

- a) Xerox copies of the 7/12 extract of the said landed property;
- b) Xerox copies of the mutation entries as discussed in the present search and title report;
- c) Xerox copy of the Release Deed, as executed by Smt. Surekha Suresh Bhat and Mrs. Kavita Jatin Netale @ Miss. Kavita Suresh Bhat in respect of their undivided share and interest from the land bearing S. No. 9 to 14, Hissa no. 1/29, admeasuring about 00 H. 79 Are, situated at Grampanchayat Keshavnagar of Village Mundhwa, Tal. Pune City, Dist. Pune on 13/08/2013 in favour of Mr. Devidas Suresh Bhat and Mr. Mukesh Suresh Bhat and said document has registered before the Sub Registrar Haveli no. VI at serial no. 9093/2013;
- d) Xerox copy of the Development Agreement and Power of Attorney, as executed by its owners Mr. Devidas Suresh Bhat and Mr. Mukesh Suresh Bhat and their family members in favour of the Shubh Enterprises (Promoter and Builders) in respect of the above said landed property on 31/12/2013 and said documents has registered before the Sub Registrar Haveli no. XXVI at Sr. no. 465/2014 and 466/2014 respectively;
- e) Xerox copy of the Public Notice issued by Adv. Madhukar Kokane in respect of the said property in daily Prabhat and Sakal Times on 09/07/2013 and 11/07/2013 respectively and called the objections if any from the public at large;
- f) Xerox copy of the Search Report issued by me in respect of the said property for the year 1985 to 2014;
- g) Xerox copy of the NA order, as issued by Collector Pune, revenue branch in respect of the land bearing S. No. 9 to 14, Hissa Nos. 1/29 of village Mundhwa, Tal. Pune City, Dist. Pune on 31/12/2014 in favour of Shubh Enterprises;
- h) Xerox copy of the Search and Title Report, dated - 02/03/2015 issued by me in respect of the said property for the year 1985 to 2015 and issued the certificate thereto;

The additional search and title in detail as under:

It appears from the record that the land admeasuring 6,600 sq. mtr. (i.e. 00 H. 66 Are) land out of the land bearing S. No. 9 to 14, Hissa No. 1/29, admeasuring about 00 H. 79 Are, situated at Grampanchayat Keshavnagar of village Mundhwa, Taluka Pune City, District Pune is owned by Mr. Devidas Suresh Bhat and Mr. Mukesh Suresh Bhat and their names have been recorded to the said landed property as a owners and occupiers thereof;

It further appears from the record that the land bearing S. No. 9 to 14, were in possession of the Irrigation Department of the State of Maharashtra for drainage purpose and the possession of the land admeasuring about 90 Acre were taken from the Irrigation Department by the Revenue Department of the State of Maharashtra by the order of the Collector Pune alongwith order passed by Tahasildar, Pune City and possession of the same has been taken by the Revenue Department of the State of Maharashtra and accordingly necessary mutation entry bearing no. 2858 has been effected in the village record and same is certified by the circle officer;

It further appears from the record that as per the order of the State of Maharashtra the implementation of the Weight and Measurement Implementation Act 1958 has been carried out to the said village and as per Special District

[Handwritten Signature]

Adhukar Kokane
Advocate.

Office : 302, 3rd Floor, L. P. Classice,
Near Axis Bank, Pune - Solapur Road,
Hadapsar, Pune - 411 028.
Ph.: 020-26820098
Mob.: 9011048133 / 9822830352
E-mail : advmkokane@gmail.com

NOTICE / REPLY:
(RPAD)

Date: / /20

Inspector of Land Record necessary changes as regard the system thereof has been given to the 7/12 extract and the record of the village properties and necessary mutation entry bearing No. 3083 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that the Tahsildar Pune City by their order bearing no. TSB/VAS/992/89, dated - 23/06/1989 has directed to record the name of Pune Municipal Corporation in the Kabjedar Coloum of the said landed property by deleting their name from other right coloum of the 7/12 extract of the said landed property and the name of the Pune Municipal Corporation was recorded in the other right coloum of the 7/12 extract of the land bearing S. No. 6 of the village Mundhwa, Taluka Pune City, Dist. Pune and accordingly the land bearing S. No. 9 to 14/2/1, admeasuring about 00 H. 89 Are shown in the name of revenue department as a Kabjedar of the said landed property and the land bearing S. No. 9 to 14/2/2, admeasuring about 35 H. 53 Are as shown in the name of the Pune Municipal Corporation, Pune as a owner and occupier thereof and accordingly Tahsildar Pune City by their order alongwith the order issued by Assistant Commissioner, Pune Municipal Corporation Pune bearing no. LEO/1430, dated - 23/06/1989 and the order passed by the Collector Pune, bearing no. PRN/1328/1, dated - 03/10/1983 and PRH/1328/83, dated - 09/11/1983 and the Possession Receipt, dated - 04/10/1983 and dated- 12/10/1983 and the necessary effect of the same has been given to the revenue record and accordingly necessary mutation entry bearing no. 4200 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that the land bearing S. No. 9 to 14 from village Mundhwa, Taluka Pune City, Dist Pune, allotted to the 70 families of the nomadic tribe community by the order passed by the Collector Pune bearing no. PMH/1042/IV, dated - 11/07/1989 and by the said order, each family allotted the land/area admeasuring 00H. 80 Are, but the Collector Pune by their next order bearing no. PMH/398/IV, dated 06/02/1993, has corrected the previous order as mentioned above and the by next order the said families allotted the area admeasuring 00 H. 79 Are and not the area admeasuring about 00 H. 80 Are and necessary correction has been made in the 7/12 extract of the said landed properties and as per said order the land bearing S. No. 9 to 14/1/29, admeasuring about 00 H. 79 Are has been allotted to Mr. Suresh Saujja Pradhan as a owner and occupier of the said land and as per order pass by the Tahsildar Pune City by their no. bearing land/153/93, dated - 26/02/1993 alongwith the Collector Pune, bearing no. PMH/398/IV, dated- 06/02/1993 and accordingly necessary mutation entry bearing no. 4662 has been effected in the village record and same is certified by the circle officer;

It further appears from the record that Mr. Mukesh Suresh Bhat filed the application before the revenue authority stated therein that the land bearing S. No. 9 to 14/1/29 has shown in the name of the Mr. Suresh Saujja Pradhan as a Kabjedar and owner thereof and the owner has changed his fathers surname Pradhan and recorded his fathers new surname Bhat and same has been published and recorded in the Official Gazette of State of Maharashtra on 30/10/2008, bearing no. 026352 and necessary correction has been made in the 7/12 extract of the said landed property and by deleting his old surname in the 7/12 extract and other government and semi government record of the said landed property and accordingly necessary mutation entry bearing no. 10067 has been effected in the village record and same is certified by the circle officer;

It further appears from record that Mr. Mukesh Suresh Bhat filed the application before the Gao kamgar Talathi stated therein that the owner of the said landed property Mr. Suresh Saujja Bhat died on 19/09/2004 and leaving behind Mr. Devidas Suresh Bhat, Mr. Mukesh Suresh Bhat as a son and Mrs. Kavita Jatin Netale and Mrs. Aruna Avinash Gagade as a daughters and Smt. Surekha Suresh Bhat as a widow as a legal and absolute heirs of the deceased and their name have been recorded to the said landed property and accordingly necessary mutation entry bearing no. 11356 has been effected in the village record and same is certified by the circle officer;

It further appears from record that Smt. Surekha Suresh Bhat, Mrs. Kavita Jatin Netale @ Kavita Suresh Bhat, Mrs. Aruna Avinash Gagade @ Aruna Suresh Bhat have released all their undivided share and right, title, interest from the said landed property in favour of their brother namely Mr. Devidas Suresh Bhat and Mr. Mukesh Suresh Bhat by duly registered Released Deed, dated - 13/08/2013 and said document has registered before the Sub Registrar Haveli no. VI at serial no. 2093/2013 and the name of the releasers have been deleted from 7/12 extract of the said landed property by virtue of the said deed and accordingly necessary mutation entry bearing no. 12248 has been effected in the village record and same is certified by the circle officer;

It further appears from record that the Public Notice in respect of said land bearing S. No. 9 to 14, Hissa No. 1/29, admeasuring about 00 H. 79 Are from village Mundhwa, Tal. Pune City, Dist. Pune was published on 09/07/2013 in Daily Prabhat, Pune and Sakal Times on 11/07/2013 by Adv. Madhukar Kokane and called the objection/s from public at large and during the notice period no person/s has/have taken any objection/s as regard the same and he issued necessary certificate as regard the same.

It further appears from record that Mr. Devidas Suresh Bhat, Mrs. Karuna Devidas Bhat, Master Aditya Devidas Bhat, Master Yash Devidas Bhat, Mr. Mukesh Suresh Bhat, Mrs. Ashwini Mukesh Bhat, Master Saksham Mukesh Bhat and Master Rohan Mukesh Bhat have executed Development Agreement in favour of the Shubh Enterprises (Promoter and Builders), registered partnership firm, through its partner Mr. Chandubhai Manjibhai Patel on 31/12/2013 in respect of the said land bearing S. No. 9 to 14, Hissa No. 1/29, admeasuring about 00 H. 66 Are, (out of the total area of the same) and said document has registered before the Sub Registrar Haveli no. XXVI at serial no. 465/2014 and created third party interest in and upon the said landed property;

It further appears from record that Mr. Devidas Suresh Bhat, Mrs. Karuna Devidas Bhat, Master Aditya Devidas Bhat, Master Yash Devidas Bhat, Mr. Mukesh Suresh Bhat, Mrs. Ashwini Mukesh Bhat, Master Saksham Mukesh Bhat and Master Rohan Mukesh Bhat have executed General Power of Attorney in favour of Shubh Enterprises (Promoter and Builders) registered partnership firm, through its partner Mr. Chandubhai Manjibhai Patel on 28/01/2014 in respect of the said land bearing S. No. 9 to 14, Hissa No. 1/29, admeasuring about 00 H. 66 Are, (out of the total area of the same) and said document has registered before the Sub Registrar Haveli no. XXVI at serial no. 466/2014 and created third party interest in and upon the said landed property;

It further appears from record that the Collector Pune has granted necessary NA permission of the said landed properties for construction, vide their order bearing no. PMH/NA/SR/257/2014, Pune dated-31/12/2014 and allowed to construct the construction in & upon the said landed properties as per approved and sanctioned building plan;

It further appears from record that the Office of Chief Fire Officer, Pune Municipal Corporation, Pune has issued necessary Provisional NOC by their outward no. FB/869, dated-04/06/2014 and consented the same;

[Handwritten signature]

Adhukar Kokane
Advocate.

Office : 302, 3rd Floor, L. P. Classice,
Near Axis Bank, Pune - Solapur Road,
Hadapsar, Pune - 411 028.
Ph.: 020-26820098
Mob.: 9011048133 / 9822830352
E-mail : advmkokane@gmail.com

NOTICE / REPLY:
(RPAD)

Date: / /20

It further appears from record that the owner of the said property through their Power of Attorney Holder, filed the application on 21/04/2014 to the Collector Pune for NA order and approval of the proposed building to be constructed in & upon the said landed property and the said authority after obtaining the opinion from the Town Planning Pune and considering other relevant provisions of law has allowed the said application and issued necessary order bearing no. PRH/NA/SR/257/2014, dated-05/05/2014 and allowed the construction in the said property;

It further appears from record that at present said landed property is on the new tenure/restricted ownership and the Promoter and Builders want to construct the multistoried building on ownership basis then, they shall obtain necessary permission from the Collector Pune and obey their terms and conditions of the said order;

It further appears from record that said landed property is in the residential zone in the development plan of the town planning authority Pune and said landed property has not declared as surplus and same is not subject matter under the Urban Land Ceiling Act 1976;

It further appears from record that the said landed property is in the new tenure and accordingly necessary entry has been mentioned in the 7/12 extract of the said property and the owners of the property has paid the 75% Nazarana to the State of Maharashtra before sanctioning & approving the proposed building plan of the said property and said amount has been deposited in Government Treasury;

It further appears from record that, the Promoter & Builders namely M/s. Shubh Enterprises, through its partners Mr. Chandubhai Manjibhai Patel, Mr. Pratik Chandubhai Patel, Mr. Ankit Dineshbhai Patel, Mr. Kirtikumar Jethabhai Patel, Mr. Biren Kantibhai Patel have obtained loan of Rs. 5,00,00,000/- from the M/s. India Infoline Finance Ltd., through its authorised person Mr. Nishant Devidas Ingale and executed Mortgage Deed on 04/06/2016 in respect of the construction of flats as mentioned as in the said Mortgage Deed from the project namely Sky Point, which is being constructed in & upon the land bearing S. No. 9 to 14, Hissa No. 1/29 of village Mundhwa (Keshavnagar), Taluka Pune City, District Pune and said document has been registered before the Sub-Registrar Haveli No. III at serial no. 6993/2016 and created third party interest in & upon the said flats and the land owners of the said property has given consent to the said document through their power of attorney holders;

It further appears from record that, I have issued search report of the said property on 26/03/2014 for the years 1985 to 2014 and also issued the Search and Title Report in respect of the said landed property for the years 1985 to 2015 on 02/03/2015 and the present Additional Search and Title Report is part & parcel and the continuation of the said search report and the search and title report and the above said Promoter & Builders have sold the various units from the said project to the prospective purchaser/s and executed duly registered Article of Agreements in favour of them, but the present additional search & title report is only for the landed property and except the above entries, no other entries is/are found in respect the said landed property;

It further appeared from record that most of the index II registers of the above said offices are not made available due to torn in condition and same are not in position to inspect the same and as per available record, there is no any other



entries pertaining to sell, mortgage, charge, lien etc. in and upon the said landed property;

I also inquired with the Promoter and Builders of the said landed property as regard any charge in respect of said landed property with any institution or any person/s and they assures me that there is no any charge or encumbrances whatsoever in nature or they have not executed any deed/s and document/s as regards same to any person/s or financial institution and not created any charge over said landed property except above entries in respect of the said landed property;

As per above discussion and perusal of documents I have of the opinion that:-

- a. The above said owners are legal owners and occupiers of the said landed property and they have clear marketable title of the same and same is free from all encumbrances whatsoever in nature;
- b. The above Promoter and Builders is entitle to develop the said landed property as per approved and sanctioned plan from the Collector Pune or Competent Authority comprising of independent blocks/flats and other tenement etc. commonly known as ownership scheme and enter in to agreement/s with the intending purchaser/s of the tenements subject to the fulfilling the order of the Collector Pune or the Competent Authority;

SCHEDULE OF THE LANDED PROPERTY AS MENTIONED BELOW

All that piece and parcel of residential land admeasuring about 00 H. 66 Are out of the land bearing S. No. 9 to 14 , Hissa no. 1/29, admeasuring about 00 H. 79 Are situated lying and being at Gram Panchayat Keshavnagar of village Mundhwa, Taluka Pune City, Dist. Pune and same is e bounded as follows:-

ON OR TOWARDS THE:-

EAST	: By 18 mtr Common Road,
WEST	: By remaining land of the owner and thereafter 18 mtr wide road,
SOUTH	: By Plot no. 30 to 36 from same survey number,
NORTH	: By Plot no.28 from same survey number,

Above said landed property alongwith all right, title and interest attached thereto together with rights to claims utilized and consume the full F.S.I./F.A.R. potential available, granted thereon and all other supplementary, ancillary and incidental rights and rights to assists for ingress and egress from and unto said land/property.

The additional search and title report is strictly -based upon available record and the information supplied by the owner of the said land. Hence this additional search and title report,

The receipt of the Sub Registrar Haveli No VI bearing no. 832/2014, dated. 26/03/2014 and online search challan having its GRN No. MH003297506201617E, dated - 05/08/2016 attached herewith.

Pune,

Dated: 10/08/2016,

Yours Faithfully,

Madhukar Kokane,
Advocate



TRUE COPY

- 5 -
Additional Search & Title report - Shubh Enterprises - Bhat - 16

RAJESH K. KOKANE
NOTARY PUBLIC
Haveli No. VI
Pune - 411 004