

CHALLAN
WTR Form Number-5

GRN	12-0061760722012175	SARCODE	5 00110000100 212100 00000000	Date	23/11/2015-14:00:24	Form ID	
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Search Fee	Tax (If of Any)					
	Over Band	PAN No. (If Applicable)					
Online Name	HVLJ_HAVELI & JOINT SUB REGISTRAR		Full Name	ADV P M K.S.KARNI			
Location	PUNE		Flat/Block No.	OFFICE NO 305 AND 309 WING A			
Year	2016-2017 One Time		Premises/Building				
	Account Head Details	Amount In Rs.	Road/Street	JW GANESH VISHNU			
	0030072201 SEARCH FEE	75.00	Area/Locality	VISHNUWADI PUNE			
			Town/City/District				
			PIN	4	1	1	5
			Remarks (If Any)	S NO 227-1 AREA 21 HOD R Search fee			
				4 from 2014 to 2016			
			Amount In	Seventy Five Rupees Only			
			Words				
Total		75.00					
Payment Details	ICBI BANK		FOR USE IN RECEIVING BANK				
	Cheque/DD Details	Bank CN	IBF No	5540333016112312216	106032061		
Cheque/DD No		Date	23/11/2015-14:00:00				
Name of Bank		Bank Branch	ICBI BANK				
Name of Branch		Branch No. / Date	Not Verified with Bank				

Mobile No. : 9422080971

P. N. KULKARNI

**B.Com., LL.B
Advocate**

Office No. 308, 309, Third Floor, 'A' Wing,
'Jai Ganesh Vishwa', S. No. 48,
Vishranwad, Pune - 411 015.

☎ : (0) 65172278 Mobile : 9422080971
E-mail : pandurang.n.kulkarni@gmail.com

Date : 25/11/2016

SEARCH AND TITLE REPORT

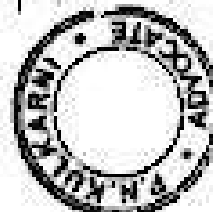
Search and Title Report in respect of portion of land admeasuring area 00 H. 40 R. i.e. 4000 sq.mtrs. owned and recorded in the name of Mr. Nagnath Govind Khandve and area admeasuring 00 H. 60 R. i.e. 6000-00 sq.mtrs. owned and recorded in the name of M/s. Pranam Associates through its partners 1) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze and 4) Mr. Ajay Namdeo Moze, i.e. both together total area admeasuring 01 H. 00 R. i.e. 10000 sq.mtrs. or thereabout from and out of total area admeasuring 05 H. 36 R. + pot kharaba 00 H. 42 R., assessed at Rs. 18-32 Ps., bearing Survey No. 297, Hissa No. 1, lying and situate at village Lohgaon, Taluka Haveli, District Pune.

TO WHOMSOEVER IT MAY CONCERN

M/s. Pranam Associates through its partners 1) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze and 4) Mr. Ajay Namdeo Moze, instructed me to take search in respect of the property more particularly described in the schedule hereunder written and to issue title report thereon. I have been perused with copy of search and title report issued by Learned Adv. Nitin J. Kuchekar on 02/07/2014 and thus I have been caused to take search of the said property for last 03 years i.e. from 2014 till today's date (both years inclusive) for the issuance of this report and have paid the requisite charges to Sub-Registrar Haveli No. 8 Pune vide GRN No. MH006179782201617E dated 23/11/2016. Accordingly my supplementary search and title opinion is as under :-

SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of portion of non agriculture land admeasuring area 00 H. 40 R. i.e. 4000 sq.mtrs. owned and recorded in the name of Mr. Nagnath Govind Khandve and area admeasuring 00 H. 60 R. i.e. 6000-00 sq.mtrs. owned and recorded in the name of M/s. Pranam Associates through its partners 1) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze and 4) Mr. Ajay Namdeo Moze, i.e. both together total area admeasuring 01 H. 00 R. i.e. 10000 sq.mtrs. or thereabout from and out of total area admeasuring 05 H. 36 R. + pot kharaba 00 H. 42 R., assessed at Rs. 18-32 Ps., bearing Survey No. 297, Hissa No. 1, lying and situate at village Lohgaon, Taluka Haveli, District



Pune, within the local limits of Gram Panchayat Lonegachon, Taluka Panchayat Samita Haveli, Zilla Parishad Pune and also within the jurisdiction of Sub-Registrar Haveli No. 8, Pune and the said portion of lands are bounded as follows :-

Boundaries of area admeasuring 00 H. 40 R.

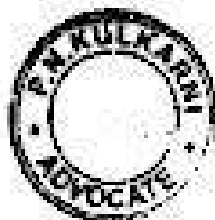
On or towards EAST	::	By property of Mr. Namdeo Genu Khandve Out of S No. 296.
On or towards SOUTH	::	By property of Mr. Rohidas Pawar and others
On or towards WEST	::	By 30 ft. road out of same survey no
On or towards NORTH	::	By property of Mr. Nagnath Govind Khandve out of S No. 297.

Boundaries of area admeasuring 00 H. 60 R.

On or towards EAST	::	By property of M/s. Pranam Associates admeasuring 60 H. 10 R. out of S No. 297/1 and beyond by property of Mr. Mr. Namdeo Genu Khandve
On or towards SOUTH	::	By property of M/s. Pranam Associates admeasuring 00 H. 50 R. out of S No. 297/1 which is sold by Somnath Khandve
On or towards WEST	::	By east-west 30 ft. road out of same survey no. and by property of Mr. Nagnath Govind Khandve out of S.No. 297.
On or towards NORTH	::	By property of Mr. Mayur Somnath Khandve of 00 H. 75 R. out of S No. 297/1 & property of Mr. Goyal

The applicant has submitted me the following documents :-

1. Copy of 7/12 extract of property from the year 1955-56.
2. Copy of current 7/12 extract of property
3. Copies of mutation entries.
4. Copy of release deed dated 17/08/1992 bearing reg no. 2583/1992.



P. N. KULKARNI

B.Com., LL.B

Advocate

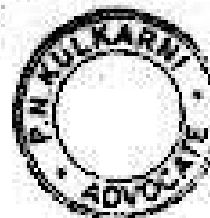
Office No. 305, 306, Third Floor, 'A' Wing,
"Jai Ganesh Vishwa", S. No. 46,
Vishwakant, Pune - 411 016.

☎ : (0) 65102278 Mobile : 9422080971
E-mail : pandurang.p.kulkarni@gmail.com

Date : 25/11/2016

5. Copy of partition deed dated 25/07/1994 bearing reg.no. 2591/1994.
6. Copy of correction deed dated 07/08/2010 bearing reg.no. 8084/2010.
7. Copy of release deed dated 07/08/2010 bearing reg.no. 8086/2010.
8. Copy of development agreement and power of attorney dated 17/04/2012 bearing reg.nos. 3740/2012 and 3741/2012 respectively.
9. Copy of sale deed and power of attorney dated 16/04/2012 bearing reg.nos. 4121/2012 and 4122/2012 respectively.
10. Copy of road agreement dated 16/04/2012 bearing reg.no. 4120/2012.
11. Copy of letter dated 26/08/2013 issued by Tahasildar Haveli.
12. Copy of joint venture agreement and power of attorney dated 13/06/2014 bearing reg.nos. 4069/2014 and 4070/2014 respectively.
13. Copy of partnership deed dated 26/03/2012.
14. Copies of sanction plans dated 12/07/2013 and revised dated 04/10/2014 respectively.
15. Copies of NA orders dated 03/01/2014 and revised dated 02/02/2015 respectively.
16. Copy of commencement certificate dated 24/08/2016 issued by PMRDA.
17. Copy of NOC issued by Defence Ministry, Govt. of India on 07/10/2013.
18. Copy of simple mortgage deed dated 28/08/2014 bearing reg.no. 8252/2014.
19. Copies of search and title reports issued by Adv. Nitin J. Kuchekar and Adv. Mrs. Archana N. Kuchekar on 31/08/2013 and 02/07/2014 respectively.
20. Copies of Index-II extracts of agreements executed by developer in favour of various flat purchasers.

After going through the documents, papers, current 7/12 extract and the search and title report issued by Learned Adv. Nitin Jayram Kuchekar on 31/08/2013 and on 02/07/2014 respectively submitted to me by the applicant, it shows that the said property lying and situate at village Lohagaon, Tal. Haveli, Dist. Pune bearing Survey No. 257, Fissa No. 1, admeasuring 05 H. 38 R. + pot kharaba 00 H. 42 R., assessed at Rs. 16-32 Ps. out of which area admeasuring 00 H. 40 R. is owned by Mr.



Nagnath Govind Khandve and an area admeasuring 00 H. 00 R. is owned by M/s. Pranam Associates through its partners) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Moharra; Namdeo Moze and 4) Mr. Ajay Namdeo Moze.

1) AS REGARDS AREA ADMEASURING 00 H. 40 R. OWNED BY MR. NAGNATH GOVIND KHANDVE ::

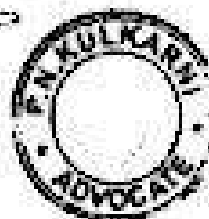
It appears from 7/12 extract for the year 1955-56 that initially the entire land admeasuring (13 Acres 10 Gunthas + pot kharaba 01 Acre 2 Gunthe i.e. total 14 Acres and 12 Gunthas i.e. 05 H. 36 R. plus pot kharaba 00 H. 42 R., assessed at Rs. 18-32 Ps., bearing Survey No. 297/1 of village Lonegaon, Tal. Haveli, Dist. Pune (hereinafter referred to as "the entire land") was recorded in the names of Mr. Gajaba Laxman Khandve and Mukta Gajaba Khandve as their ancestral property.

It appears from M.E.No. 4561 of dated 30/10/1967 that the provisions of Weight and Measurement Act of State Government and Indian Coin Act was made applicable and accordingly the measurement of Acres and Gunthas were converted to Hectare & Aars.

It appears from the letter dated 26/08/2013 under no. Abhishek/GR/16488/13 that of Tahasildar Haveli that the mutation entry no. 4727 is not available at present as it is in the custody of CBI office Pune for Govt. record.

It appears from M.E.No. 11111 that Mr. Gajaba Laxman Khandve, Muktabai Gajaba Khandve and Mr. Govind Gajaba Khandve died intestate on 23/04/1986, 06/07/1980 and 29/05/1978 respectively leaving behind them, as their only heirs viz. 1) Mr. Dnyanoba Gajaba Khandve, 2) Housabai Sudam Lekhande, 3) Phulabai Govind Khandve, 4) Somnath Govind Khandve, 5) Nagnath Govind Khandve, 6) Arjana Vishnu Moze, 7) Ranjana Maruti Wagaskar, 8) Kamal Murlidhar Warghade, 9) Kanta Maruti Thakur.

It appears from M.E.No. 14516 that 1) Housabai Sudam Lekhande, 2) Arjana Vishnu Moze, 3) Ranjana Maruti Wagaskar, 4) Kamal Murlidhar Warghade, 5) Kanta Maruti Thakur all together released their respective right, title, interest, share and claim of the said entire land in favour of 1)



P. N. KULKARNI

B.Com., LL. B.

Advocate

Office No. 300, 309, Third Floor 'A' Wing,
'Jai Ganesh Vasthwa', S. No. 45
Vishrantwadi, Pune - 411 015

☎ : (0) 85102278 Mobile : 9422050977
E-mail : pnsourang.p.kulkarni@gmail.com

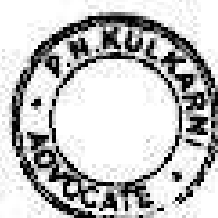
Date : 24/11/2011

Mr. Somnath Govind Khandve, 2) Mr. Nagnath Govind Khandve and 3) Mr. Dnyanoba Gajaba Khandve by release deed dated 17/06/1992 which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 2583/1992.

It appears from M.E.No. 15305 that Dnyanoba Gajaba Khandve and others had executed partition deed on 25/07/1994 which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 2581/1994 whereby the total area admeasuring 05 H. 36 R. + pot charged 00 H. 42 R. of S. No. 297/1 of village Lohegaon i.e. the said entire land was partitioned and shared in the following manner :-

Sr.No.	Survey No.	Area (H.R.)	Name of the Owner's as per partition
1.	297/1 (part)	00-95	Ajtdada Balasaheb Khandve being minor through guardian mother Savita Balasaheb Khandve
2.	297/1 (part)	00-95	Ganesh Balasaheb Khandve being minor through guardian mother Savita Balasaheb Khandve
3.	297/1 (part)	00-99	Somnath Govind Khandve
4.	297/1 (part)	00-99	Nagnath Govind Khandve
5.	297/1 (part)	00-95	Phulabai Govind Khandve
6.	297/1 (part)	00-55	Mayur Somnath Khandve being minor through guardian mother Sunita Somnath Khandve
	Total :-	05-78	

It appears from M.E.No. 35486 that as per partition deed dated 25/07/1994, admeasuring area 00 H. 99 R. came in the share of Mr. Somnath Govind Khandve. But Mr. Somnath Govind Khandve already sold admeasuring area about 550 sq.mtrs. to Mr. Ajtdada Balasaheb Khandve and Mr. Ganesh Balasaheb Khandve on 13/04/2010 by way of sale-deed which is duly registered in the office of Sub-Registrar Haveli No. 7 Pune at

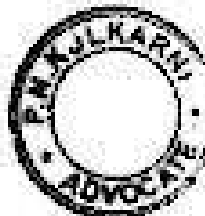


Serial No. 3038/2010. Thus Mr. Somnath Govind Khandve became the owner of remaining area admeasuring 00 H. 93.5 R. i.e. 9350 sq.mtrs. Accordingly the parties executed correction deed for partition deed on 25/07/2010 and the said correction deed is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 8094/2010 dated 07/08/2010.

It also appears from M.E. No. 30486 that as per partition deed dated 25/07/1994, admeasuring area 00 H. 99 R. came in the share of Mr. Nagnath Govind Khandve. But Mr. Nagnath Govind Khandve already sold admeasuring area about 550 sq.mtrs. to Mr. Ajitkumar Balasaneb Khandve and Mr. Ganesh Balasaneb Khandve on 13/04/2010 by way of sale-deed which is duly registered in the office of Sub-Registrar Haveli No. 7 Pune at Serial No. 3038/2010. Thus Mr. Nagnath Govind Khandve became the owner of remaining area admeasuring 00 H. 93.5 R. i.e. 9350 sq.mtrs. Accordingly the parties executed correction deed for partition deed on 25/07/2010 and the said correction deed is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 8094/2010 dated 07/08/2010.

It appears from M.E. No. 31976 that Phulabai Govind Khandve with consent of Mr. Somnath Govind Khandve released his respective right, title, interest, share and claim of whatsoever in nature in respect of her total share area admeasuring 00 H. 95 R. from and out of total area of S.No. 297/1 of village Lohegaon in favour of Mr. Nagnath Govind Khandve by release deed dated 07/06/2010 which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 8086/2010.

Thus Mr. Nagnath Govind Khandve became the owner of area admeasuring 00 H. 93.5 R. as per partition deed dated 25/07/1994 bearing reg.no. 2591/1994 and subsequent correction deed dated 13/04/2010 bearing reg.no. 3038/2010 and also became the owner of the area admeasuring 00 H. 95 R. as per release deed dated 07/06/2010 bearing reg.no. 8086/2010. But after transferring some area to various purchasers, at present the name of Mr. Nagnath Govind Khandve is recorded as the owner for an area admeasuring 00 H. 93.5 R. i.e. 9350 sq.mtrs. or thereabout.



P. N. KULKARNI

B.Com., LL.B

Advocate

Office No. 335, 339, Third Floor, W Wing,
"Jai Ganesh Vihar", S. No. 45,
Vatwadi, Pune - 411 015.

☎ : (0) 22 62276 Mobile : 9422060671
E-mail : pandurang.p.kulkarni@gmail.com

Date : 30/11/2014

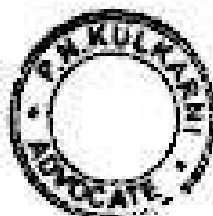
It appears from the documents that 1) Mr. Nagnath Govind Khandve, 2) Mrs. Sanka Nagnath Khandve, 3) Saurath Nagnath Khandve and 4) Yash Nagnath Khandve (No. 3 & 4 being minors through guardian father Mr. Nagnath Govind Khandve) granted development rights in respect of an area admeasuring 60 H. 40 R. located on east side of 20 ft wide east-west road from and out of his owned share admeasuring 60 H. 83 S R. out of total area of S No. 297/1 of village Lohegaon in favour of M/s. Hans Associates through its partners 1) Mr. Vijay Namdeo Moze and 2) Mr. Haridas Baban Moze by development agreement dated 17/04/2012 which is duly registered in the office of Sub-Registrar Haveli No. 14 Pune at Serial No. 3740/2012 coupled with irrevocable power of attorney which is also registered in the same office at Serial No. 3741/2012.

It appears from record that M/s. Hans Associates through its partners 1) Mr. Vijay Namdeo Moze and 2) Mr. Haridas Baban Moze for sell and attorney holder on behalf of owners viz. 1) Mr. Nagnath Govind Khandve, 2) Mrs. Sanka Nagnath Khandve, 3) Saurath Nagnath Khandve and 4) Yash Nagnath Khandve executed Joint Venture Agreement on 12/05/2014 in favour of M/s. Pranam Associates through its partners 1) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze and 4) Mr. Ajay Namdeo Moze. The said Joint Venture Agreement is duly registered in the office of Sub-Registrar Haveli No. 18 Pune at Serial No. 4069/2014 coupled with power of attorney which is also registered in the same office at Serial No. 4070/2014.

As such, M/s. Pranam Associates through its partners 1) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze and 4) Mr. Ajay Namdeo Moze acquired development and construction rights of said portion of land admeasuring 60 H. 40 R. from and out of S No. 297/1 of village Lohegaon.

2) **AS REGARDS AREA ADMEASURING 60 H. 60 R. OWNED BY M/S. PRANAM ASSOCIATES ::**

It appears from 7/12 extract for the year 1955-56 that initially the afore land admeasuring (13 Acre 10 Gunthas + pol kharaba 01 Acre 2 Gunthe i.e. total 14 Acres and 12 Gunthas) i.e. 05 H. 36 R. plus pol kharaba 00 H. 42 R., assessed at Rs. 18-32 Ps., bearing Survey No. 297/1 of village Lohegaon, Tal. Haveli, Dist. Pune (hereinafter referred to as "the



entire land") was recorded in the names of Mr. Gajaba Laxman Khandve and Mukta Gajaba Khandve as their ancestral property

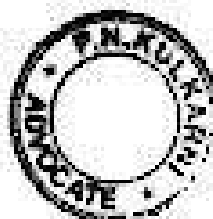
It appears from M.E No. 4551 of dated 30/10/1967 that the provisions of Weight and Measurement Act of State Government and Indian Coin Act was made applicable and accordingly the measurement of Acres and Gunthas were converted to Hectare & Aars.

It appears from the letter dated 26/06/2013 under no. Abnlekhd/SR/16486/13 that of Tehasildar Haveli that the mutation entry no. 4727 is not available at present as it is in the custody of CBI office Pune for Govt. record.

It appears from M.E No. 11111 that Mr. Gajaba Laxman Khandve, Muktabai Gajaba Khandve and Mr. Govind Gajaba Khandve died intestate on 23/04/1986, 05/07/1980 and 25/05/1978 respectively leaving behind them, as their only heirs viz. 1) Mr. Dnyanoba Gajaba Khandve, 2) Housabai Sudam Lokhande, 3) Phulabai Govind Khandve, 4) Somnath Govind Khandve, 5) Nagnath Govind Khandve, 6) Anjana Vishnu Moze, 7) Ranjana Maruti Wagaskar, 8) Kamal Murlidhar Warghade, 9) Kanta Maruti Thakur.

It appears from M.E No. 14518 that 1) Housabai Sudam Lokhande, 2) Anjana Vishnu Moze, 3) Ranjana Maruti Wagaskar, 4) Kamal Murlidhar Warghade, 5) Kanta Maruti Thakur all together released their respective right, title, interest, share and claim of the said entire land in favour of 1) Mr. Somnath Govind Khandve, 2) Mr. Nagnath Govind Khandve and 3) Mr. Dnyanoba Gajaba Khandve by release deed dated 17/09/1992 which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 2583/1992.

It appears from M.E.No. 15306 that Dnyanoba Gajaba Khandve and others had executed partition deed on 25/07/1994 which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 2591/1994 whereby the total area admeasuring 05 H. 35 R. + pot kharaba 00 H. 42 R. of S.No. 297/1 of village Lohegaon i.e. the said entire land was partitioned and shared in the following manner :-



P. N. KULKARNI

B Com., LL. B

Advocate

Office No. 304, 309, Third Floor, A Wing,
"Jai Ganesh Vihar", S. No. 66,
Wakhanwad, Pune - 411 015

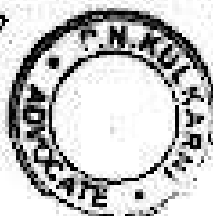
☎ : (0) 95102270 Mobile : 9422080871
E-mail : pnkulkarni@gmail.com

Date : 26/07/2010

Sr.No.	Survey No.	Area (H.R.)	Name of the Owner/s as per partition
1.	297/1 (part)	00-95	Ajladada Balasaheb Khandve and others
2.	297/1 (part)	00-95	Ganesh Balasaheb Khandve and other
3.	297/1 (part)	00-99	Somnath Govind Khandve
4.	297/1 (part)	00-99	Nagnath Govind Khandve
5.	297/1 (part)	00-95	Phulabai Govind Khandve
6.	297/1 (part)	00-95	Mayur Somnath Khandve
	Total :-	05-78	

It appears from M.E.No. 30486 that as per partition deed dated 25/07/1994, admeasuring area 00 H. 99 R. came in the share of Mr. Somnath Govind Khandve. But Mr. Somnath Govind Khandve already sold admeasuring area about 550 sq.mtrs. to Mr. Ajladada Balasaheb Khandve and Mr. Ganesh Balasaheb Khandve on 13/04/2010 by way of sale-deed which is duly registered in the office of Sub-Registrar Haveli No. 7 Pune at Serial No. 3038/2010. Thus Mr. Somnath Govind Khandve became the owner of remaining area admeasuring 00 H. 93.5 R. i.e. 5350 sq.mtrs. Accordingly the parties executed correction deed for partition deed on 25/07/2010 and the said correction deed is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 8084/2010 dated 07/08/2010.

It also appears from M.E.No. 30488 that as per partition deed dated 25/07/1994, admeasuring area 00 H. 99 R. came in the share of Mr. Nagnath Govind Khandve. But Mr. Nagnath Govind Khandve already sold admeasuring area about 550 sq.mtrs. to Mr. Ajladada Balasaheb Khandve and Mr. Ganesh Balasaheb Khandve on 13/04/2010 by way of sale-deed which is duly registered in the office of Sub-Registrar Haveli No. 7 Pune at Serial No. 3038/2010. Thus Mr. Nagnath Govind Khandve became the owner of remaining area admeasuring 00 H. 93.5 R. i.e. 5350 sq.mtrs. Accordingly the parties executed correction deed for partition deed on 25/07/2010 and the said correction deed is duly registered in the office of



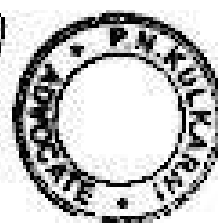
Sub-Registrar Haveli No. 8 Pune at Serial No. 8084/2010 dated 07/08/2010

It appears from M.E No. 39350 that 1) Mr. Somnath Govind Khandve (for self and karta of HUF and being natural guardian on behalf of minors), 2) Mrs. Sunita Somnath Khandve, 3) Mr. Mayur Somnath Khandve and 4) Swapnil Somnath Khandve sold an area admeasuring 00 H. 50 R. i.e. 5000-00 sq.mtrs. from their total share admeasuring 00 H. 93.5 R. and 1) Mr. Nagnath Govind Khandve (for self and karta of HUF and being natural guardian on behalf of minors), 2) Mrs. Sanka Nagnath Khandve, 3) Saurebn Nagnath Khandve and 4) Yash Nagnath Khandve sold an area admeasuring 00 H. 10 R. i.e. 1000-00 sq.mtrs. from their total share admeasuring 00 H. 93.5 R. i.e. all together sold an area admeasuring 00 H. 60 R. i.e. 6000-00 sq.mtrs. from and out of their respective owned share out of total area of S.No. 297/1 of village Lohagaon unto and in favour of M/s. Pranam Associates through its partners 1) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze and 4) Mr. Ajay Namdeo Moze by way of sale-deed dated 16/04/2012 which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 4121/2012 read with power of attorney which is also registered in the same office at Serial No. 4122/2012 dated 16/04/2012.

It appears that 1) Mr. Somnath Govind Khandve, 2) Mrs. Sunita Somnath Khandve, 3) Mr. Mayur Somnath Khandve, 4) Mr. Nagnath Govind Khandve executed Road Agreement on 07/08/2010 which is registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 4120/2012 dated 16/04/2012.

As such, of M/s. Pranam Associates through its partners 1) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze and 4) Mr. Ajay Namdeo Moze became the owner of an area admeasuring 00 H. 60 R. out of total area of S.No. 297/1 of village Lohagaon.

3) **PARTNERSHIP DEED** : M/s. Pranam Associates is a partnership firm which is registered under the provisions of Indian Partnership Act 1932 with the office of Asst. Registrar, Partnership Firm, on dated 26/03/2012 under no. 031635. The said partnership firm comprises of four



Date : 15/11/2016

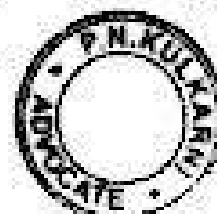
partners viz. 1) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze and 4) Mr. Ajay Namdeo Moze

4) **PLAN SANCTION ::** That the present developer i.e. Mrs. Pranam Associates through its partners 1) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze and 4) Mr. Ajay Namdeo Moze amalgamated the areas admeasuring 00 H. 40 R. and 00 H. 60 R. i.e. both together 01 H. 00 R. i.e. 10000 sq.mtrs. or thereabout and prepared layout cum building layout which is duly approved by Asst. Director, Town Planning, Pune Branch, Pune vide its letter no. Layout/NABP/Mouje Lohegaon/Tal.Haveli/S No. 297/1/SSPU/421D dated 12/07/2013 and thereafter revised under letter bearing outward no. Layout/NABP/Mouje Lohegaon/Tal.Haveli/S No.297/1 (part)/SSPU/6073 dated 04/10/2014. At present, FMRDA has issued development permission and commencement certificate on 24/08/2016 under outward no. DP/BHA/1617/Case No. 467/HAV/Branch-1/Mouje Lohegaon/S No. 297, Hissa No. 1.

5) **NA ORDER ::** The Collector Pune granted NA Order on 03/01/2014 vide no. PMHNA/SR/20/13 and thereafter revised NA Order on 02/02/2015 under no. PMHNA/SR/1178/14

6) **NOC FROM DEFENCE MINISTRY ::** That the present developer i.e. Mrs. Pranam Associates have obtained NOC for construction of building at the said captioned property from Government of India, Ministry of Defense vide its letter no. Air HQ/S 17726/4/ATS (Ty BM - MDCXLII) Dy No. 638/F/D(Air-II) dated 07/10/2013

7) **A) CHARGE OF MORTGAGE :** It appears that 1) Shri. Nagnath Govind Khandve, 2) Mrs. Sarika Nagnath Khandve, 3) Mast. Saurabh Nagnath Khandve, 4) Mast. Yash Nagnath Khandve (No. 3 & 4 through guardian father Mr. Nagnath Govind Khandve) being mortgagors/guarantors of the first part, M/s. Hans Associates through its partners 1) Mr. Vijay Namdeo Moze and 2) Mr. Haridas Baban Moze being mortgagor and guarantor of the second part and M/s. Pranam Associates through its partners 1) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze, 4) Mr. Ajay Namdeo Moze, 5) Mr. Haridas Baban Moze, 6) Mr. Nagnath Balasaheb Moze, 7) Mr. Sahebrao Bhagwan Moze, 8) Mr. Navnath Bhagwan Moze and 9) Mr. Satish Sudam Moze being borrower/mortgagor of the third part executed simple mortgage deed on



27/08/2014 in favour of The Vishweshwar Sahakari Bank Ltd, Vishrantwadi Branch being mortgagee of the fourth part. The said simple mortgage deed is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 6252/2014 dated 28/08/2014 whereby created charge on the property comprising of total 76 flats situated in 'A', 'B' and 'C' Wings respectively admeasuring total built-up area 72536 sq.ft. or thereabout for the security of term loan of Rs. 4,00,00,000/- (Rs. Four Crores Only).

7) b) **CHARGE OF MORTGAGE :** It appears that 1) Shri. Nagnath Govind Khandve, 2) Mrs. Sarika Nagnath Khandve, 3) Mast. Saurabh Nagnath Khandve, 4) Mast. Yash Nagnath Khandve (No. 3 & 4 through guardian father Mr. Nagnath Govind Khandve) being mortgagors/guarantors of the first part, M/s. Hans Associates through its partners 1) Mr. Vijay Namdeo Moze and 2) Mr. Haridas Baban Moze being mortgagor and guarantor of the second part and M/s. Pranam Associates through its partners 1) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze, 4) Mr. Ajay Namdeo Moze, 5) Mr. Haridas Baban Moze, 6) Mr. Nagunath Balasaheb Moze, 7) Mr. Sahebrao Bhagwan Moze, 8) Mr. Navnath Bhagwan Moze 9) Mr. Satish Sudam Moze 10) Mr. Adwit Suresh Muley & 11) Mr. Sagar Balasaheb Moze being borrower/mortgagor of the third part executed simple mortgage deed on 28/10/2016 in favour of The Vishweshwar Sahakari Bank Ltd., Vishrantwadi Branch being mortgagee of the fourth part. The said simple mortgage deed is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 10134/2016 dated 28/10/2016 whereby created charge on the property comprising of total 22 flats situated in 'A', and 'C' Wings respectively admeasuring total built-up area 21140 sq.ft. or thereabout for the security of term loan of Rs. 2,90,00,000/- (Rs. Two Crores Ninety Lakh Only).

8) **SEARCH ::** I have conducted online e-search in respect of the captioned property for a period of 03 years at the office of the Sub-Registrar Haveli No. 1 to 27 respectively by paying requisite charges. During my search, except for the aforesaid, I also came across the agreements executed by present developer i.e. M/s. Pranam Associates in favour of various buyer/s of flats/shops. The details are as follows :-



P. N. KULKARNI

B.Com., LL. B

Advocate

Office No. 308, 309, Third Floor, 'A' Wing,
"Jai Ganesh Vishwa", S. No. 48,
Vishrantwadi, Pune - 411 015.

☎ : (0) 95102275 Mobile : 9422080971
E-mail : pandurang.p.n.kulkarni@gmail.com

Date : 25/10/2016

Sr. No.	Customer Name	Wing	Flat	Area	Flat Type	Agreement	Date of agreement	Reg. No
1	Usha Pant	C	501	1010	2BHK	Done	12-08-14	11807/2014
2	Abhijeet Chaudhari	C	701	1010	2BHK	Done	28-11-14	11207/2014
3	Rajendra Chavan	C	202	705	1BHK	Done	04-12-14	11487/2014
4	Kaveri / Umesh Kadam	C	203	705	1BHK	Done	27-08-14	8253/2014
5	Jatin Adhav	C	703	740	1BHK	Done	11-01-14	10332/2014
6	Shashank Bezahwar	C	402	705	1BHK	Done	15-11-14	10741/2014
7	Raj Kishor Sharma	C	702	740	1BHK	Done	03-03-15	2113/2015
8	Amit Rawat	C	602	705	1BHK	Done	12-04-14	11486/2014
9	Manoj Manoj Salve	C	508	1010	2BHK	Done	01-11-14	10331/2014
10	Nisha Radhakrishna Kurup	C	507	740	1BHK	Done	13-11-14	10640/2014
11	Digambar Sakharakar	C	503	740	1BHK	Done	11-12-14	10511/2014
12	Ritesh/Rajendra Prasad Shukla	C	604	1030	2BHK	Done	15-11-14	10740/2014
13	Amol Jaysingh Dubale	C	302	740	1BHK	Done	02-02-15	1094/2015
14	Amol Chatterjee	C	603	705	1BHK	Done	19-11-14	10873/2014
15	Shubhobrata Das	C	505	1010	2BHK	Done	12-08-14	11808/2014
16	Bharti S Chavan	C	705	1010	2BHK	Done	20-02-15	1776/2015
17	Ruzbbee Jamshed Bulsara	C	704	1010	2BHK	Done	30-12-14	12535/2014

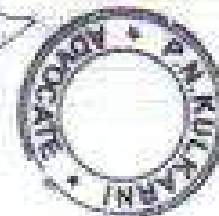


18	K K Purank	C	301	1010	2BHK	Done	30-12-14	12644/2014
19	Valbhav Laxmikant Ghodke	C	801	1030	2BHK	Done	12-08-14	11605/2014
20	Sachin M Gavali	C	403	705	1BHK	Done	14-01-14	471/2015
21	Rahul D Rasal	C	401	1030	2BHK	Done	22-12-14	12189/2014
22	Upasana Bisht	C	502	740	1BHK	Done	21-01-15	795/2015
23	C. Jaykumar	C	304	1010	2BHK	Done	02-05-15	5476/2015
24	Parbate Dattatray Bhwas	C	803	705	1BHK	Done	20-02-15	1725/2015
25	Nirav Malaviya	C	808	1030	2BHK	Done	22-07-15	7260/2015
26	Suraj Mahindrakar	C	308	1010	2BHK	Done	13-03-15	2581/2015
27	Avinash Kumar	C	504	1010	2BHK	Done	27-08-15	6520/2015
28	Ashok Tiwari	C	404	1030	2BHK	Done	08-01-15	348/2015
29	Nitin Patel	B	704	1010	1BHK	Done	12-01-15	11248/2015
30	Sujit Pashine	C	408	1030	2BHK	Done	20-01-15	1015/2015
31	Swapnil Gawhad	C	305	1010	2BHK	Done	19-03-15	2821/2015
32	Sachin Paishetkar	A	306	975	2BHK	Done	07-06-16	4762/2016
33	Sandeep Yadav	C	407	705	1BHK	Done	29-01-15	1053/2015
34	Prasad Ramrao Pathak	C	201	1030	2BHK	Done	20-03-15	2823/2015
35	Rajesh Raorane	C	303	740	1BHK	Done	16-05-15	6081/2015
36	Mrunalini Suryavanshi	C	606	705	1BHK	Done	30-03-16	2770/2016
37	Aniruddha Shinde	C	607	705	1BHK	Done	21-01-15	798/2015



Date : 25/11/2016

38	Omkar Ambekar	C	208	1030	2BHK	Done	31-03-15	3151/2015
39	Abhinav Dhyke	C	206	705	1BHK	Done	19-03-15	2822/2015
40	Ugwai Sharma	C	204	1030	2BHK	Done	03-11-15	10580/2015
41	Brajesh Kumar	B	506	1010	2BHK	Done	28-08-15	6508/2015
42	Avinash	B	708	1010	2BHK	Done	28-08-15	8601/2015
43	Satish Kumar Behera	C	406	705	1BHK	Done	27-03-15	3150/2015
44	Kumarnikhil Kokare	C	506	740	1BHK	Done	17-04-15	3838/2015
45	Rajan Mhasakar	B	108	1240	2BHK	Done	25-08-15	8418/2015
46	Anand Pazare	B	501	1010	2BHK	Done	01-01-16	13/2016
47	Girish Agrawal	C	804	1030	2BHK	Done	24-06-15	6381/2015
48	Sunaj R Mishra	C	802	705	1BHK	Done	02-06-15	5477/2015
49	Ashish Wasewal	C	807	705	1BHK	Done	03-06-15	5593/2015
50	Swapnil Sonavane	B	806	705	1BHK	Done	02-06-15	5478/2015
51	Pritam Motling	B	701	1010	2BHK	Done	05-03-15	5582/2015
52	Prasad Rao	B	408	1030	2BHK	Done	07-07-15	6836/2015
53	Bhushan Mahajan	C	101	1240	2BHK	Done	20-07-15	3839/2015
54	Madhukar Jadhav	C	107	815	1BHK	Done	23-04-15	7155/2015
55	Niam Singh	B	301	1010	2BHK	Done	13-07-15	6985/2015
56	Mandar Shinde	B	505	1010	2BHK	Done	14-09-15	9098/2015
57	Ajay Bisht	C	207	705	1BHK	Done	17-10-15	10080/2015
58	Sushant Jaikar	C	706	740	1BHK	Done	11-08-15	7585/2015



59	Prashant Gopinathan	B	101	1240	2BHK	Done	17-10-15	10078/2015
60	Mahesh Desai	C	307	750	1BHK	Done	26-02-16	1690/2016
61	Mohini Charanker	C	103	815	1BHK	Done	01-01-16	14/2016
62	Raetash Khare	C	108	1240	2BHK	Done	17-10-15	10079/2015
63	Rituraj Kumar	B	305	1010	2BHK	Done	15-01-16	481/2016
64	Mukesh Kumar Sharma	B	504	1010	2BHK	Done	26-12-16	12111/2015
65	Anand Padle	C	707	740	1BHK	Done	18-12-15	11715/2015
66	Shrabani Das	C	105	1375	2BHK	Done	05-07-16	5738/2016
67	Manish Waghmare	A	307	940	2BHK	Done	12-05-16	4011/2016
68	Rajkumar Singh/Tribhuvan Singh	A	108	1375	2BHK	Done	07-06-16	4763/2016
69	Sandeep Narayanan	B	308	1020	2BHK	Done	05-07-16	5802/2016
70	Tapan Bawas	A	308	1060	2BHK	Done	05-05-16	3763/2016
71	Gayatri Chevan	C	102	825	1BHK	Done	01-07-16	5618/2016
72	Balmiki Singh	B	406	715	1BHK	Done	18-06-16	6167/2016
73	Renu Rawat	B	206	715	1BHK	Done	22-06-16	5311/2016
74	Deepak Pawar	A	506	1060	2BHK	Done	18-06-16	5166/2016
75	Prasad Yerawar	C	708	1020	2BHK	Done	18-07-16	6234/2016
76	Sandeep Chaurasia	C	805	1040	2BHK	Done	15-07-16	6169/2016
77	Nikhil Page	C	805	1040	2BHK	Done	29-08-16	7751/2016



P. N. KULKARNI

B.Com., LL. B
Advocate

Office No. 308, 309, Third Floor, 'A' Wing,
"Jai Ganesh Vastred", S. No. 48,
Vastred, Pune - 411 015.

☎ : (0) 65102278 Mobile : 9422080971
E-mail : pandurang.p.n.kulkarni@gmail.com

Date : 25/11/2016

78	Shital Sankar	C	908	1020	1BHK	Done	19-10-16	9545/2016
79	Ajitkumar Khamkar	C	808	715	1BHK	Done	04-10-16	9099/2016
80	Asha Gulabi Pahalajani	B	507	750	1BHK	Done	19-10-16	9543/2016
81	Pankaj Mishra	C	901	1020	1BHK	Done	29-08-16	7849/2016
82	Abhishek Kumar	C	904	1020	1BHK	Done	07-11-16	10298/2016
83	Ajitkumar Lamkane	C	905	1020	1BHK	Done	07-11-16	10298/2016
84	Satyrajesh Sharma	C	907	750	1BHK	Done	07-11-16	10300/2016
85	Raju Tukaram Pandare	C	106	825	1BHK	Done	19-10-16	9544/2016
86	Vijendra Deshmukh	B	707	750	1BHK	Done	16-11-16	10538/2016
87	Ganesh Suresh Lad	C	903	750	1BHK	Done	16-11-16	10539/2016

Except for the transactions referred to above, I have noticed no transaction on perusal of the aforesaid documents.

This search report is issued on the strength of information received from the documents and papers made available to me and the search conducted at the relevant Sub-Registrar Offices.

9) **CONCLUSION/OPINION ::** Relying upon the documents, papers, information and search and title report issued by Adv. Nitin J. Kuchekar on 31/08/2013 and 02/07/2014 respectively submitted to me by the applicant and subject to whatever stated above, I am of the opinion that, Mr. Nagnath Govind khandave is owner of area admeasuring 00 H. 40 R. and M/s. Pranam Associates through its partners ; Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze and 4) Mr. Ajay Namdeo Moze is owner of area admeasuring 00 H. 60 R.



Further M/s. Pranam Associates through its partners) Mr. Namdeo Baban Moze, 2) Mr. Vijay Namdeo Moze, 3) Mr. Mohanraj Namdeo Moze and 4) Mr. Ajay Namdeo Moze is entitled to develop and construct the said property by constructing ownership building/s consisting of flats/shops/offices, etc. as per development permission and commencement certificate issued by PMRDA and conditions laid down therein and as per NA Order issued by Collector Pune and conditions laid down therein and sell the flats/shops/offices (except the flats/shops sold hereinbefore) to any prospective buyer/s, to enter into agreement/s and to receive consideration thereto, subject to charge of loan of The Vishweshwar Sahakar Bank Ltd., Vishrantwadi Branch and the terms and conditions laid down under the simple mortgage deed dated 28/08/2014 & 28/10/2016 bearing reg.no. 8252/2014 & 10134/2016 respectively

The documents submitted to me are returned herewith.

Pune, dtd.5/11/2016

P. N. KULKARNI
ADVOCATE

P. N. KULKARNI

B.Com., LL.B., Advocate

Office No.308, 307, Third Floor, "A" Wing,

"Jay Ganesh Vihar" Scheme, Vishrantwadi,

Pune-45 (P.) (C) 400002/75 (R) 26880025

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