

NOTICE / REPLY
R.P.A.D. / U.C.P. / BY HAND

Ref. No. :
Date :

Ref/S & T No. 13/(Add. V)/Alcon Royce/2018

DATE - 07/05/2018

SUPPLEMENTARY TITLE & ADD. SEARCH REPORT NO. V

1) INTRODUCTION :-

M/s. Alcon Realtors, registered Partnership Firm through it's Authorized Partner, Mr. Rajesh Jagdishprasad Agarwal, address at - Office No. 1-A, Fourth Floor, Metropole, Bund Garden Road, Opp Inox Cinema, Pune - 01, have requested me to take additional search and to give additional / supplementary title opinion of the properties described in the Schedule written herein below mentioned. Accordingly I have taken the search of the said properties vide Search Receipt No. 0429910 by Application No. 415/2018 Dated 07/05/2018 before the Sub-Registrar Haveli No. 3, Pune for the years 2016 to 2018 (both years inclusive) This Addl. Title & Search Report is in addition to an earlier Search & Title Report given on 20/08/2010 & Addl. Search Report No. I dated 05/11/2011, Addl. Search Report No. II dated 27/08/2012, Addl. Search Report No. III dated 14/01/2015 & Supplementary Title & Add. Search Report No. IV, dated 04/10/2016.

The Queriest has also handed over following documents for our perusal.

- a) Copy of Transfer Deed dated 27/06/2017 which is duly executed by and between Runwal Housing & Township Pvt. Ltd. (Vendor/Transferor) with consent of M/s. Pushap Ganga Realtors through Partner Mr. Amul Rajendra Goyal (Consenting Party) in favour of Alcon Realtors through partner Mr. Rajesh J. Agarwal (Purchaser/Transferee) and registered before Sub. Reg. Office Haveli No. 11 at Sr. No. 5203/2017 for purchase of TDR an area of



262 Sq. Mtrs. Of S. No. 39, Hissa No. 1 to 13 of Kondhwa Khurd (D-3 Zone).

- b) Copy of Transfer Deed dated 22/09/2017 which is duly executed by and between Elbrus Realty through Partner Mr. Amit Rajendra Dhere (Vendor/Transferor) in favour of Alcon Realtors through partner Mr. Rajesh J. Agarwal (Purchaser/Transferee) and registered before Sub. Reg. Office Haveli No. 23 at Sr. No. 10420/2017 for purchase of TDR an area of 293.11 Sq. Mtrs. Of S. No. 110A/1/8A/1A/1B & S. No. 110A/1/8A/1A/2 of Hadapsar (C Zone).
- c) Copy of 7/12 Extract of S. No. 19/1/1A/1A/1/2/1 + 19/1/1A/1A/1/2/2 + 19/1/1A/1A/1/2/3 + 19/1/1A/1A/1/2/4 + 19/1/1A/1A/1/2/5 + 19/1/2 + 19/3/2 + 20/2 for the year 2013-14 to 2014-15.
- d) Copy of Revised Commencement Certificate dated 03/11/2017 bearing No. CC/1944/2017.
- e) Copy of Revised Building Plans (1/1 to 1/14) dated 03/11/2017 bearing Commencement Certificate No. CC/1944/2017. for Building/Wing No. "A1", "A2" & "B".
- f) Copy of Revised Lay-Out Plan dated 06/11/2017 bearing No. Lay-Out No. 1956/2017/DPO/Zone No. 2 for Building No. "A1", "A2" & "B".

2) PRESENT TRANSACTIONS :-

After perusal of Transfer deed 27/06/2017 it transpires that TDR area admeasuring 262 Sq. Mtrs. Out of sanctioned DRC No. 004192 of D-3 zone procured out of the reserved area for PG-11 and 40 Mtrs. D. P. Road out of S. No. 39 Hissa No. 1 to 13 of Village Kondhwa (Kh.) which surrender to PMC by ABIL Infra Projects Ltd. Through Director Mr. Amit Avinash Bhosale by the Alcon Realtors through partner Mr. Rajesh J. Agarawal and the said transfer is duly



ANIL T. TAMBE

registered at Jt. Sub. Reg. Haveli No. 11 Pune at Sr. No. 5203/2017 and thereby made endorsement on the original DRC No. 004192 in the name of Alcon Realtors.

Further, after perusal of Transfer deed 22/09/2017 it transpires that TDR area admeasuring 293.11 Sq. Mtrs. Out of sanctioned DRC No. 004472 of C zone procured out of the Slum Rehabilitation Scheme at Hadapsar S. No. 110/A/1/8A/1A/1B and S. No. 110/A/1A/8A/1A/2 of Village Hadapsar by Mr. M/s. Elbrus Realty to the Alcon Realtors through partner Mr. Rajesh J. Agarwal and the said transfer deed is duly registered at Jt. Sub. Reg. Haveli No. 23 Pune at Sr. No. 10420/2017 and thereby made endorsement on the original DRC No. 004472 in the name of Alcon Realtors.

3) REVISED LAYOUT & BUILDING PERMISSION :-

ALCON REALTORS through Partner Mr. Rajesh Jagdishprasad Agarwal have prepared revised layout & building plan after procuring TDR & got sanctioned from Pune Municipal Corporation vide Revised Commencement Certificate bearing No. CC/1944/2017 dated 03/11/2017 consisting of Wing No. "A1", "A2" & "B" Parking + 10 Upper Floors.

4) SEARCH IN THE OFFICE OF THE SUB-REGISTRAR HAVELI :-

That I have taken the additional search of Index 2 extracts in respect of Land (i) S. No. (Old 18) New 19, Hissa No. 1/1A/1A/1/2/1, an area admeasuring 00 H. 19 R., (ii) S. No. (Old 18) New 19, Hissa No. 1/1A/1A/1/2/2, an area admeasuring 00 H. 05 R., (iii) S. No. (Old 18) New 19, Hissa No. 1/1A/1A/1/2/3, an area admeasuring 00 H. 16 R., (iv) S. No. (Old 18) New 19, Hissa No. 1/1A/1A/1/2/4, an area admeasuring 00 H. 10 R., (v) S. No. (Old 18) New 19, Hissa No. 1/1A/1A/1/2/5, an area admeasuring 00 H. 05 R., (vi) S. No. (Old 19) New 20, Hissa No. 2, an area admeasuring 00 H. 27 R from Western Side out of entire area 00 H. 54 R, in the office of the Sub-Registrar



Haveli for period 2016 to 2018 till date vide above said Search Receipt.

5) ADDL. SEARCH IN THE OFFICE OF THE SUB-REGISTRAR HAVELI:-

That I have inspected the record of Index - II extract kept and maintained by the concerned Sub-Registrars office for the period 2016 to 2018 till date. I have found Index II extract for relevant years. The record of the Index II maintained in all the Sub-Registrar Haveli No. 1 to 28 offices and Online Search taken with the Govt. site igrmaharashtra.gov.in. The Govt. of Maharashtra made available a facility to have online search by the aforesaid Govt. Site for the year 2016 to 2018 till date. I have found no adverse entry and transaction in respect of the said lands in the Sub-Registrar's Office and also I do not found any other recorded encumbrance against the said properties except the following –

(a) Transfer Deed dated 27/06/2017 which is duly executed by and between Runwal Housing & Township Pvt. Ltd. (Vendor/Transferor) with consent of M/s. Pushap Ganga Realtors through Partner Mr. Amul Rajendra Goyal (Consenting Party) in favour of Alcon Realtors through partner Mr. Rajesh J. Agarwal (Purchaser/Transferee) and registered before Sub. Reg. Office Haveli No. 11 at Sr. No. 5203/2017 for an area of 262 Sq. Mtrs. of S. No. 39, Hissa No. 1 to 13.

(b) Transfer Deed dated 22/09/2017 which is duly executed by and between Elbrus Realty through Partner Mr. Amit Rajendra Dhere (Vendor/Transferor) in favour of Alcon Realtors through partner Mr. Rajesh J. Agarwal (Purchaser/Transferee) and registered before Sub. Reg. Office Haveli No. 23 at Sr. No. 10420/2017 for an area of 293.11 Sq. Mtrs. Of S. No. 110A/1/8A/1A/1B & S. No. 110A/1/8A/1A/2.



ANIL T. TAMBE

6) CONCLUSION AND CERTIFICATE OF TITLE :-

Relying upon the available documents of earlier search & Title Reports dated 20/08/2010, Addl. Search Report No. I dated 05/11/2011, Addl. Search Report No. II dated 27/08/2012, Addl. Search Report No. III dated 14/01/2015 & Addl. Search Report No. IV dated 04/10/2016 and also other relevant document M/s. Alcon Realtors, through Authorized Partner, Mr. Rajesh Jagdishprasad Agarwal is in possession of the said property as an absolute owner and has good marketable title of Ownership rights in respect of the said properties by virtue of Sale Deed dated 15/04/2015 and further procured TDR by Transfer Deed dated 27/06/2017 of an area 262 Sq. Mtrs and Transfer Deed dated 22/09/2017 of an area 293.11 Sq. Mtrs . The said properties and the TDR by way of DRC is/are free from all encumbrances charges or claim or whatsoever nature and the above said owner have full and absolute right, title, possession and interest in the said property. According to our opinion the said owner have good marketable title and Alcon Realtors by way of earlier Development Agreement and Power of Attorney and ultimately by acquiring ownership by Sale Deed dated 15/04/2015 got the ownership rights to develop the said plot and by obtaining TDR to construct additional floor of the multistoried building consisting of residential Flats, Commercial Shops and Offices, Parking, Terrace Flats of Wing No. "A1", "A2" & "B" as per the revised Lay-Out plan and sanctioned Building Plan by the Local Authority.

SCHEDULE

DESCRIPTION OF THE PROPERTIES ABOVE REFERRED TO:

All that pieces and parcels of land falling in Residential Zone lying, being and situated at revenue village Kondhava Bk, Tal - Haveli, Dist - Pune & also within the local jurisdiction of Pune Municipal Corporation Pune, bearing Old & New S. Nos., Hiss Nos., Area, Boundaries & Owners are as



per written herein under : (A) S. No. (Old 18) New 19, Hissa No. 1/1A/1A/1/2/1, an area admeasuring 00 H. 19 R. assessed at 00 Rs. 30 Ps., (B) S. No. (Old 18) New 19, Hissa No. 1/1A/1A/1/2/2, an area admeasuring 00 H. 05 R. assessed at 00 Rs. 10 Ps., (C) S. No. (Old 18) New 19, Hissa No. 1/1A/1A/1/2/3, an area admeasuring 00 H. 16 R. assessed at 00 Rs. 30 Ps., (D) S. No. (Old 18) New 19, Hissa No. 1/1A/1A/1/2/4, an area admeasuring 00 H. 10 R. assessed at 00 Rs. 20 Ps., (E) S. No. (Old 18) New 19, Hissa No. 1/1A/1A/1/2/5, an area admeasuring 00 H. 05 R. assessed at 00 Rs. 10 Ps., (F) S. No. (Old 18) New 19, Hissa No. 1/2, an area admeasuring 00 H. 01 R out of 00 H. 45 R assessed at 00 Rs. 90 Ps. and which is bounded as under:

ON OR TOWARDS THE

East : By remaining Land out of said S. No.

South : By remaining Land out of said S. No.

West : By Road

North : By remaining Land out of said S. No.

G) S. No. (Old 18) New 19, Hissa No. 3/2, an area admeasuring 00 H. 01 R assessed at 00 Rs. 01 Ps. and which is bounded as under:

ON OR TOWARDS THE

East : By 20 Feet road.

South : By S. No. 19/1/2 owned by Mr. J. T. Agarwal.

West : By 10 Feet Road.

North : By 40 Feet Road.

H) S. No. (Old 19) New 20, Hissa No. 2, an area admeasuring 00 H. 27 R from Western Side out of entire area 00 H. 54 R, assessed at 00 Rs. 81 Ps.

And all the property Nos. (A) to (H) are adjacent to each other and as per amalgamated layout and building plan S. No. 19/1/1A/1A/1/2/1+1/2/2 +1/2/3+1/2/4+1/2/5+19/1 /2+19/3/2+20/2, area admeasuring 00 H. 84 R i.e. 8400 Sq. Mtrs. (including D. P. Road area 635.22 Sq. Mtrs. & Amenity Space area 1164.71 Sq. Mtrs.) and TDR by Transfer Deed dated



ANIL T. TAMBE

27/06/2017 of an area 262 Sq. Mtrs and Transfer Deed dated 22/09/2017
of an area 293.11 Sq. Mtrs collectively bounded as under:

ON OR TOWARDS THE

East : By Land out of Sr. No. 20/2 & S. No. 19 (P)

South : By remaining Land out of Sr. No. 20/2 and S. No. 20/1 (P) owned
by Mr. Bharara

West : By Land out of Sr. No. 20/1 (P) owned by Mr. Bharara and PMC
North-South D.P. Road

North : By Land out of Sr. No. 19(P) remaining land

Hence, is the Additional Search & Title Report No. V based on the
information and document furnished by the parties concerned and Search
taken in the concerned Sub- Registrars Office.

The documents are returned herewith.

PUNE

DATE : 07/05/2018

Encl : Search Receipt

ADV. ANIL T. TAMBE



नौदणी ३९ म.
Regn. 39 m.

$$\begin{array}{r} 894 \\ 2092 \end{array}$$

दस्तावेजाचा प्रकार- शोध मंत्र २०१६ ते २०१८ (३ व ४)

सादर करणाराचे नाव - अ. ड. शिंदे या तांब

खालीप्रमाणे फी मिळाली:- गांव मीन कोठावु
नोंदणी फी ला, हवालामें फण..
नक्कल फी (फोलिओ) युबीन कागज १९
पृष्ठांकनाची नक्कल फी दिवसान १/१३/१३/१३
टपालखर्च २/१+१/२+२+१/२+३+१/२+४
नकला किंवा जापने (कलम ६४ ते ६७) + १/२+५+१९/१/२+१९/३/
शोध किंवा निरीक्षण २+२०/२ यांमि सिकुण
दंड-कलम २५ अन्वये
कलम ३४ अन्वये
प्रमाणित नकला (कलम ५७) (फोलिओ)
इतर फी (मागील पानावरील) वाव क. ८०००
" जो.मि. यांमि अकार.
" ०९ वर ३९ पेस राह.
" मिळकत.
" (तीनशे वरपय फक्त.) एकूण .. ३००/

नक्कल

रोजी तयार होईल व

नौदणिकृत डाकेने मावली जाईल.
या कार्यालयात दण्नात येईल.

सह दुष्यम निवधक द्विग-शक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकवे पावावा. हवेली-३, पूणे.
हवाली करावा.

सादरकर्ता

0429910

इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणत.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दुय्यम निबंधक

दस्तऐवज परत केला.

ये.का.मु.-१,००० रु. (१०० पानी)-१९-२०१३-पीए ४-(इए) १५९