

Flat No.2, Bldg. No.1, Chaitranagari Co-Op. Housing Society Ltd. S.No.47/4, Kothrud, Pune-29

Date: 12/05/2018

SEARCH & TITLE REPORT

DESCRIPTION OF PROPERTY:

All that piece and parcel of the property bearing Survey No. 23, Hissa No. 2, situated at village Dhanori, Taluka Haveli District Pune, approximately admeasuring about 2 Hector 66 Arcs i.e. 26600 Sq. mtrs. , and the same is bounded as follows:

On or towards the East	: Survey No.25
On or towards the South	: Survey No. 24/8
On or towards the West	: Survey No.22 & 23/1
On or towards the North	: Survey No.23/1

SURTINITY OF DOCUMENTS:

That I have taken search of the above property for year 1982 to 1911 (i.e. 30 years) till today by inspecting the register available in the office of Sub-Registrar Haveli No. I, II, III, IV, V, VI, VIII, X, XI, XIII, XVI, VII, Pune vide Receipt No. 4615/2011 & 1310/2012 (Printed Receipt No.1793470 & 1684377) and by inspecting mutation entries made available to me. I have gone through the paper send documents in respect of the said property handed over by the party to me and my findings are follows:

It is seen from the paper and document that the said property was initially owned by M/s. Epoch Estate through its partners Mr. AjayKumar AwadhKishor Agarwal & Mr. AshishKumar Sitaram Bansal has good clean marketable title to the said property empower under the



Sale Deed dated 14/12/2011 & 21/12/2011 which was registered in Sub-Registrar Haveli No. X, Pune., bearing No. 14476/2011 & 14852/2011 respectively. The said party is entitled to entered into Sale Deed to received consideration there under and to give valid discharge in the same I have give here below the brief history of the property.

It is seen that Shri. Bhiku Santu Tingre was expire on 19/12/1963, after his death his legal heirs (1) Shri. Maruti Bhiku Tingre (son) (2) Smt. Bhimabai Bhiku Tingre (wife) (3) Smt. Anusaya Bhiku Tingre (wife) & daughter of Shri. Bhiku Santu Tingre & sisters of Shri. Maruti Bhiku Tingre, (1) Sou. Shahubai Mahadu Mhaske, (2) Sou. Bajubai Thaku Walke, (3) Sou. Kalubai Vithoba Datundkar, (4) Sou. Indubai Moru Medankar, (5) Sou. Sumabai (Suman) Dattu More, (6) Sou. Sushila Baburao Parande, (7) Sou. Shakuntala Janik Landge are appointed to Shri. Maruti Bhiku Tingre HUF of family. The name of Shri. Maruti Bhiku Tingre was recorded in 7/12 extract vide Mutation Entry No. 1063.

That said property was initially part and parcel of S. No. 23 Hissa No. 2 which then admeasuring area about 6 Acre 23 Arc.

It is seen that Mutation Entry No. 1183 the Maharashtra Government Vajan Maap Amalbajawani Act, 1958 & Bhartiya Nane Act, 1955 effect was given in the said property that time area of the said property was change. After Mutation Entry No. 1183 passed the area of the said property is 2 Hector 66 Arc.



It is seen that Shri. Maruti Bhiku Tingre mortgage the said property to Canara Bank and taken loan vide Mutation Entry No. 1372. The said land again mortgage by Shri. Maruti Bhiku Tingre to Canara Bank, vide Mutation Entry No. 2575.

It is Seen that Shri. Maruti Bhiku Tingre repay the loan of Canara Bank vide Mutation Entry No. 7833.

It seen that Sou. Suman (Sumabai) Dattu More, Sou. Indubai Morbhau Medankar, Sou. Kalubai Vithoba Daundkar, Sou. Shewantabai Mahataba Mhaske, Sou. Sushilabai Bajirao Parande, Sou. Bajubai alias Gayabai Thaku Walke, and Sou. Shakuntala Janardhan Landge has released their shares by executing various deeds of release, the particulars of which are as under:

(a) Deed of Release dated 26/09/1991 (Regd. 15821/91) by Sou. Suman (Sumabai) Dattu More in favour of Shri. Maruti Bhiku Tingre in respect of all joint family properties including Survey No. 23/2, (Mutation Entry No. 15249).

(b) Deed of Release dated 26/09/1991 (Regd. 15822/91) by Sou. Indubai Morbhau Medankare in favour of Shri. Maruti Bhiku Tingre in respect of all joint family properties including Survey No. 23/2, as per Release Deed mention area of 1 Are given to Sou. Indubai Morbhau Medankare. The name of Sou. Indubai Morbhau Medankare was recorded in 7/12 extract by Mutation Entry No. 15251.



(c) Deed of Release Dated 26/09/1991 (Regd.15823/91) by Sou. Kalubai Vithoba Daundkar in favour of Shri. Maruti Bhiku Tingre in respect of all joint family properties including Survey No. 23/2, as per Release Deed 1 Are given to Sou. Kalubai Vithoba Daundkar. The name of Sou. Kalubai Vithoba Daundkar was recorded in 7/12 extract by Mutation Entry No. 15250.

(d) Deed of Release Dated 05/03/93 (Regd. 725/93) by Sou. Shewantabai Mahataba Mhaske in favour of Shri. Maruti Bhiku Tingre in respect of all joint family properties including Survey No. 23/2, as per release deed area of 2 Are given to Sou. Shewantabai Mahataba Mhaske. The name of Sou. Shewantabai Mahataba Mhaske was recorded in 7/12 extract by Mutation Entry No. 15279.

(e) Deed of Release Dated 29/07/97 (Regd. 4666/97) by Sou. Sushilabai Bajirao Prande in favour of Shri. Maruti Bhiku Tingre in respect of all joint family properties including Survey No. 23/2.

(f) Deed of Release Dated 04/02/99 (Regd. 554/99) by Sou. Bajubai alias Gayabai Thaku Walke in favour of Shri. Maruti Bhiku Tingre in respect of all joint family properties including Survey No. 23/2, (Mutation Entry No. 15248)

(g) Deed of Release Dated 23/08/2005 (Regd. 6375/2005) by Sou. Shakuntala Janardhan Landge in favour of Shri. Maruti Bhiku Tingre in respect of all joint family properties including Survey No. 23/2, (Mutation Entry No. 15999).



It is seen that Sou. Suman (Sumabai) Dattu More and Sou. Kalubai Vithoba Daundkar execute Development Agreement & Power of Attorney on 20/10/2005, in favour on Shree Kalyaanee Krrsna Constructions. Sou. Suman (Sumabai) Dattu More and Sou. Kalubai Vithoba Daundkar, had transferred their development rights to the extent of 2 Ares land of S. No. 23/2 in favour Shree Kalyaanee Krrsna Construction, which was registered in the office of the Sub-Registrar and Serial No. 7911/2005.

It is seen that by Development Agreement dated 22/03/2006, along with a power of attorney, Sou. Indubai Morbhau Medankar, had transferred her development right to the extent of 1 Are of land of S. No. 23/2, in favour Shree Kalyaanee Krrsna Constructions, which is registered in the office of the Sub-Registrar and Serial No. 2242/2006.

It is seen that by Development Agreement dated 17/06/2006, along with a power of attorney, Sou. Shewantabai Mhaske, had transferred her development right to the extent of 2 Are of land of S.No.23/2, in favour Shree Kalyaanee Krrsna Constructions, which is registered in the office of the Sub-Registrar and Serial No. 4868/2006.

It is seen that the Land Owners are Shri. Maruti Bhiku Tingre & 9 others executed Development Agreement dated 07/06/2007, along with a power of attorney, in fevour of Shree Kalyaanee Krrsna Builders transferred their rights of 261 Ares of land of S. No. 23/2, the said document which is registered in the office of the Sub-Registrar Haveli No. VIII, Pune vide Serial No. 4808/2007 & Serial No. 4809/2007.



It is seen that by development agreement dated 07/06/2007, along with a power of attorney, Shree Kalyaanee Krrsna Constructions had transferred her development right to the extent of 5 Arc of land of S.No.23/2, in favour Shree Kalyaanee Krrsna Builders, which is registered in the office of the Sub-Registrar and Serial No. 4810/2007.

It is seen that by sale deed dated 20/02/2009, Shree Kalyaanee Constructions have transferred all their right, title and interest from the property admeasuring about 5 Ares out of the 266 Ares of property S. No. 23/2, in favour of Shree Kalyaanee Krrsna Builders, which was registered in the office of the Sub-Registrar at Serial No. 1653/2009.

It is seen that the Sale Deed between Shree Kayannee Krrsna Builder & Shri. Maruti Bhiku Tingre & 11 others, dated 16/02/2009 of the property admeasuring area about 2 Hector 61 Ares out of 266 Ares of the S. No. 23/2 property, which was registered in the office of the Sub-Registrar Haveli No. XVII Pune at Serial No. 1490/2009.

It is seen that the Confirmation Cum Declaration Deed between Mr. Reeshaab Madan Gupta & Shree Kalyaanee Krrsna Builders dated 08/12/2011 for confirmation of Sale Deed registered No. 1653/09 dated 20/02/2009 & Sale Deed registered No. 1490/09 dated 16/02/2009 both are registered in the office of Sub-Registrar Haveli No. XVII, Pune. Then after Shree Kayannee Krrsna Builder execute Sale Deed dated 14/11/2011 & 21/12/2011 in favour of M/s. Epoch Estate through its partners AjayKumar AwadhKishor Agarwal & AshishKumar Sitaram



Bansal which was registered on Sub-Registrar Haveli No. X, Pune vide No. 14476/2011 & 14852/2011 respectively.

M/s Epoch Estate through its partners Mr. AjayKumar AwadhKishor Agarwal & Mr. AshishKumar Sitaram Bansal made and execute Development Agreement (Joint Venture Agreement) on 30/05/2012 with M/s. Chaitanya Realty, through its partners (1) Mittal Brothers Pvt. Ltd. through its Director Mr. Dilip Dwarkaprasad Mittal & (2) Mr. Satish Maruti Kusmade which is duly registered in office of Sub-Registrar Haveli No.10 Pune at Serial No. 6288/2012. As per the Development Agreement (Joint Venture Agreement) name of the Joint Venture are M/s. Epoch Venture.

M/s Epoch Estate through its partners Mr. AjayKumar AwadhKishor Agarwal & Mr. AshishKumar Sitaram Bansal made and execute Supplementary Agreement on 27/04/2018 with M/s. Chaitanya Realty, through its partners (1) Mittal Brothers Pvt. Ltd. through its Director Mr. Dilip Dwarkaprasad Mittal & (2) Mr. Satish Maruti Kusmade which is duly registered in office of Sub-Registrar Haveli No.14 Pune at Serial No. 5974/2018.

On the perused of Commencement Certificate issued by Pune Municipal Corporation, Pune bearing No. CC/0618/12 dated 25/05/2012. It reveals that in the exercise of the powers vested u/s 45 of the MPC Act, 1966 and u/s 253 and 254 of B.P.M.C. Act 1949 the PMC, Pune has pleased to grant the Commencement Certificate for construction of commercial building in S. No. 23/2 Village - Dhanori, Taluka - Haveli, District Pune., in favour of M/s. Epoch Estate.



On the Perused NA order issued by office of Collectorate Pune (Renenuue Branch) bearing No. PMA/NA/SR/558/2012 Dated 03/11/2012 It revels that in the exercise of the powers vested on him u/s 44 of the M.L.R.C. 1966 the Collector, Pune has pleased to grant the N.A. permission for construction of Residential & Commercial building in an area admeasuring 266 Ares i.e. 26600 Sq. Mtrs. of S.No. 23/2 of village Dhanori Taluka Mulshi, Dist. Pune in favour of M/s. Epoch Estate through its Partner Ajaykumar A. Agarwal & Ashish Bansal.

I have applied to the Sub-Registrar Haveli No. 1 &, 12 Pune fro takeing search of the said property for last 30 years i.e. from the year 1982 to till today, under their Receipt no. 4615/2011 & 1310/12 dated 10/10/2011 & 23/7/2012 & 26914/2014 (vide their printed receipt no. 1793470 & 1684377, 0135381 and Receipt No.1111350168 dt. 11/05/2018 of even date for the period of 36 years)

That the Index registered available are poor condition. The Register for the said period of year are not at all available for the best efforts and for same period of years the concerned pages of registers are completely in torn conditions I could not get proper and detailed information for the Index Registers and therefore I am constrained to draw my inferences from the available records only.

From the paper and documents scrutinized by me I could not find any charge, claim or encumbrance on the said property Epoch Estate are the owner of the said property and their title is clear and marketable. M/s.



Epoch Estate through is any partners is entitled to develop the said property.

Documents Referred.

- 1) 7/12 Extract 1930 to 2012.
- 2) Mutation Entry.
- 3) Public Notice
- 4) Zone Certificate.
- 5) Release Deed 26/09/1991, 05/03/93, 29/07/97, 04/02/99.
- 6) Development Agreement & Power of Attorney on 20/10/2005.
- 7) Development Agreement & Power of Attorney dated 22/03/2006.
- 8) Development agreement & Power of Attorney dated 17/06/2006.
- 9) Sale deed dated 20th February 2009.
- 10) Development agreement and power of attorney dated 7/6/2007
- 11) Sale Deed dated 14/11/2011 & 21/12/2011.
- 12) Confirmation Cum Declaration dated 08/12/2011.
- 13) Development Agreement (Joint Venture Agreement) dt.30/05/2012
- 14) Sanction Building/Plan.
- 15) Commencement Certificate.
- 16) N.A. order.
- 17) Supplementary Agreement dt. 27/04/2018




VIJAY PAWAR
(ADVOCATE)