


CHALLAN  
MTR Form Number-6

GRN	MI003870456201718E	BARCODE			Date	26/07/2017-14:20:57		Form ID				
Department					Inspector General Of Registration							
Search Fee					Type of Payment							
Other Items												
Office Name					HVL1_HAVELI NO1 SUB REGISTRAR							
Location					PUNE							
Year					2017-2018 One Time							
Account Head Details					Amount In Rs.		Premises/Building					
000007201 SEARCH FEE					300.00		Road/Street					
							Area/Locality					
							Town/City/District					
							PIN					
							Remarks (If Any)					
							2016-17					
							Amount In					
							Three Hundred Rupees Only					
Total					300.00		Words					
Paymen Details					STATE BANK OF INDIA							
Cheque-DD Details					FOR USE IN RECEIVING BANK							
					Bank CIN		Ref. No.		00040572017072692666		IK00GICCT3	
Cheque/DD No.					Bank Date		RBI Date		26/07/2017-14:22:23		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA					
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  
याचलान "राइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : Not Available  


Mr. Shamrao Shravan Ramteke

M.A. L.L.B.

ADVOCATE

Enrollment No. MAH/1303/1989 DATED 25/08/1989

R/at : 258, Guruwar Peth,

Pune – 411042.

Mob. No. 8888586241

*Ref/ Search/SSR/211*

Date : 27/07/2017

## **SEARCH REPORT/ TITLE REPORT**

As per the request of my client M/s Sancheti Properties through their partners 1) Mr. Pukharaj Bansilal Sancheti, 2) Mr. Kishor Bansilal Sancheti both R/A New 1365, Sadashiv Peth, Tal.- Pune City, Pune-411 030. I hereby give below the Title Report / Title Certificate of the said 02 Hectore and 20 Are i.e. 22000 Square metres landed property bearing the Survey No. 34 Hissa No. 1A/1 of the village Mundhawa, Tal.- Pune City, Dist.- Pune for the period of the last 2 years. i.e. from the year 2016 to 2017. Because I have already submitted the Search Report and Title Report of the said property for the period of the last 13 years from the year 2004 to 2016.

1) **THE DESCRIPTION OF THE CAPTIONED PROPERTY:-**

All that piece and parcel of the Captioned 02 Hectore and 20 Are i.e. 22000 Square metres landed property out of the total 03 Hectors and 09 Are landed property bearing the Survey No. 34 Hissa No. 1A/1 is situated at village Mundhawa, Tal.- Pune City, Dist.- Pune. The said property is within the jurisdiction of the Zilla Parishad Pune and Taluka Panchayat Samittee Pune and the Sub-Registrar Offices Haveli No. 1 to 26 which is bounded as under.

2) **The boundaries of the Captioned property :-**

On or towards the East :-	By the property of Mr. Gaikwad bearing the Survey No. 34 (Part)
On or towards the South :-	By the Vasantraodada Sugar Institute Road
On or towards the West :-	By the property of Mr. Lonkar bearing the Survey No. 35 (Part)
On or towards the North :-	By the remaining properties bearing the Survey No. 34/1A/1

Mr. Shamrao Shravan Ramteke

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- 3) 1) Mr. Patilbua Nagoji Ingale, 2) Mr. Dnyanoba Nagoji Ingale, 3) Mr. Kisan Nagoji Ingale are jointly true legal owners and holders of the said 03 Hectors and 11 Are i.e. 07 Acres and 31 Gunthes landed property bearing the Survey No. 34/1A of the village Mundhawa, Tal.- Pune City, Dist.- Pune since prior to the year 1953.
- 4) Thereafter Mr. Patilbua Nagoji Ingale and his brothers had filed an application in regard with the partition of all their landed properties. Hence the landed property bearing the Surey No. 34/1A had been allotted to Mr. Dnyanoba Nagoji Ingale. By virtue of the application alongwith statements submitted by the said Ingale brothers; the names of Mr. Patilbua Nagoji Ingale and Mr. Kisan Nagoji Ingale were delated from the 7/12 extract of the said property by way of the mutuation entry No. 3064 dated 28/10/1970.
- 5) 1) Mr. Patilbua Nagoji Ingale, 2) Mr. Dnyanoba Nagoji Ingale, 3) Mr. Kisan Nagoji Ingale had executed the oral partition on 05/05/1970. The said 03 Hectors and 09 Gunthe i.e. 01 Hector 29 Are landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.- Pune City, Dist.- Pune has allotted to Mr. Dnyanoba Nagoji Ingale as per the mutuation entry No. 4107 dated 17/05/1988.
- 6) The name of Mr. Patilbua Babaji Dhamdhere as a tenant is recorded upon the 7/12 extracts since the year 1954. Thereafter by virtue of the order of the Tahsildar, Pune City dated 14/09/1972 the name of the said tenant Mr. Patilbua Babaji Dhamdhere was delated from the records of the Revenue Dept of the village Mundhawa, Tal.- Pune City, Dist.- Pune as per the mutuation entry No. 3279 dated 28/11/1973.



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- 7) Thereafter Mr. Dnyanoba Nagoji Ingale had mortgaged the landed property bearing the Survey No. 34/1A of the village Mundhawa, Tal.- Pune City, Dist.- Pune alongwith Bank of Maharashtra by virtue of the Deed of Mortgage dated 12/01/1973 which has recorded by way of the mutation entry No. 3371 dated 30/01/1975. Mr. Dnyanoba Nagoji Ingale has repaid the said loan amount of Bank of Maharashtra hence the charge of the said Bank was delated from the 7/12 extract by way of the mutation entry No. 9015. Bank of Maharashtra has issued the letter dated 13/01/2007 in regard with the repayment of the loan amount by Mr. Dnyanoba Nagoji Ingale.
- 8) Mr. Dnyanoba Nagoji Ingale had availed the loan amount from the Mundhawa Vividh Karyakari Seva Sahakari Sanstha Ltd; upon the said landed property bearing the Survey No. 34/1A of the village Mundhawa, Tal.- Pune City, Dist.- Pune during the years 1976, 1980, 1982, 1998. However the said loans has been fully repaid by him as per the letter of the said society dated 05/10/2007.
- 9) The 00 Hector 03 Are landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.- Pune City, Dist.- Pune has been acquired for the purpose of the Road and the said acquisition of the land has recorded upon the 7/12 extract of the Survey No. 34/1A/1 of the village Mundhawa, Tal.- Pune City, Dist.- Pune as per the mutation entry No. 7978 dated 22/09/2003.
- 10) Thereafter 1) Mr. Dnyanoba Nagoji Ingale, 2) Mrs. Tarabai Dnyanoba Ingale, 3) Mr. Ramchandra Dnyanoba Ingale for self and the guardian of minor children Reshma and Abhijit Ingale, 4) Mrs. Ashabi Ramchandra Ingale, 5) Miss Manda Dnyanoba Ingale, 6) Mr. Dilip Dnyanoba Ingale for self and minor children Saurabh and Manoj Ingale, 7) Mrs. Deepali Dilip Ingale, 8) Mr. Ashok Dnyanoba Ingale, 9) Mrs. Surekha Ashok Ingale, 10) Mrs. Sunita Avinash Shitole has





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registered the Development Agreement and Power of Attorney in regard with the 02 Hectors 20 Are i.e. 22000 Square metres property out of the total area of 03 Hectors and 09 Are landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.-Pune City, Dist.- Pune alongwith the Sancheti Properties through their partners 1) Mr. Pukharaj Bansilal Sancheti, 2) Mr. Kishor Bansilal Sancheti in the Sub-Registrar Office Haveli No. 2 bearing the Serial Document No. 3293/2006 and 3294/2006 on 10/05/2006.

- 11) M/s Sancheti Properties through their partners 1) Mr. Pukharaj Bansilal Sancheti, 2) Mr. Kishor Bansilal Sancheti has obtained entire rights to develop and construct the said 02 Hectors 20 Are landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.-Pune City, Dist.- Pune. Besides they have obtained entire rights to sell the new flats/ Tenaments/ Shops/ Offices/ Parking Spaces etc; to the new purchasers on ownership basis by virtue of the Development Agreement and Power of Attorney dated 10/05/2006 of the said property.
- 12) The layout plans of the buildings to be constructed within the said property were approved and sanctioned by the Assistant Director Town Planning as per their Order No./Layout/NABP/Mauje Mundhawa, Tal.- Pune City in regard with the landed property bearing the Survey No. 34/1A/1/SSP/5273 dated 17/11/2008 which was revised by the Order No./NABP/Mouje Mundhawa, Tal.- Pune City bearing the Survey No. 34/1A/1 (Part)/SSP/2507 dated 15/07/2010.
- 13) The Collector Office, Pune has issued N.A. Order bearing Serial No./PMH/NA/SR/19/2008 dated 05/01/2009 and revised by the Serial No./PMH/NA/SR/11/2010 dated 06/09/2010 and the revised N.A.



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Order/PMH/NA/SR/520/2014 dated 19/01/2015 in regard with the said property.

- 14) Mr. P. M. Khire (Advocate) has issued the Public Notice in regard with the said property in Daily Prabhat newspaper on 28/02/2006. Mr. M. N. Gaikwad (Advocate) on behalf of his client Mr. Deepak kumar Gupta has taken objection stating that concerned owners of the said property had executed the Visar Pawati in favour of his client on 27/07/2004 agreeing to enter into an Agreement to entrust the 01 Hecter 70 Are landed property out of the said property for the development purpose. However the said Visar Pawati was cancelled by the owners of the said property as per their notice dated 22/02/2006 on the basis of non-compliance of the terms of the said Visar Pawati.
- 15) Thereafter Mr. Deepak kumar Ramdas Gupta has filed the Special Civil Suit bearing Serial No./540/2006 in the Court of Pune against the owners of the said property for the Specific Performance of the said Visar Pawati. Afterwards M/s Sancheti Properties was also made the party to the said suit.
- 16) Mr. Deepak kumar Ramdas Gupta has filed application for the Interim Injunction for preventing the owners of the said property from creating any third party interest. However the honorable court as per their order dated 20/06/2011 rejected the said application for Interim Injunction on the ground of the decision in the case of Mr. Shankarlal Ramprasad Lodha Versus Vasant Chandidasrao Deshmukh and others (reported in 2009 (4) AIR. Bom. R. 693) wherein it was held that Agreement to enter into an agreement doesnot confer any rights upon the said parties.



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- 17) Thereafter Mr. Deepak kumar Ramdas Gupta has filed Appeal from the Order No. 943 of the year 2011 with the Civil Application No. 1259 of the year 2011 in AO 943/2011 in the High Court of Bombay Civil Appellate jurisdiction. The honorable judge disposed the Appeal as per their order dated 28/09/2011 stating that the development activity of M/s Sancheti Properties shall be subject to the final outcome of the pending suit and directed the trial court to decide the said matter within the period of one year. The said case of Mr. Deepak kumar Gupta is not legally tenable. Further the High Courts Bombay has stated that the Development Agreement is not specifically performable and the Visar Pawati dated 27/07/2004 and the suit was filed in the year 2006. The said suit is within the period of limitation and the delay will not entitle the said objector for the relief of specific performance. However the said suit is pending in the court for final order and decision.
- 18) Thereafter Mr. Abhijeet Ramchandra Ingale and other being the Plaintiff has filed the Special Civil Case/ Mukadama No. 603/2012 in the Court of the Civil Judge Senior Division, Pune against Mr. Deepakumar Ramdas Gupta and others being the Defendants in regard with the temporary stay order in regard with the said property i.e. 02 Hectors and 20 Are i.e. 22000 Square metres landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.- Pune City, Dist.- Pune on 04/05/2012. The Plaintiffs are entitled to temporary injunction as per the order dated 31/07/2012 of the Joint Civil Judge, Senior Division, Pune.
- 19) Thereafter M/s Sancheti Associates Private Ltd; and others being the Appellants has filed the Civil Application No. 1139 of 2012 in the Appeal from Order No. 850 of 2012 in the High Court of Judicature at



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Bombay against the Mr. Abhijit Ramchandra Ingale and others being the Respondents on 22/02/2013.

The Honorable High Court, Bombay has allowed the Appeal filed by M/s Sancheti Associates Pvt. Ltd; and others. The impugned order is quashed and set aside. However in order to protect the interest of the parties the following order is passed.

- I) The Appellants shall not create third party rights in regard with the three flats admeasuring 1000 Square feet area till the disposal of the suit.
- II) The learned Trial Judge is directed to expedite the hearing of the suit and complete the same within one year from today.
- III) Needless to state that the observations made hereinabove are for the limited purpose of considering the correctness of the order regarding grant of Interim relief.
- IV) The learned Trial Court would not be influenced by any of the observations at the stage of hearing of the suit.
- V) In view of the above order, nothing survives in the Civil Application No. 1139 of 2012 and the same is accordingly disposed of date 01/03/2013.

However the parties in the suit as Plaintiff No. 1 and 2 Abhijit and Reshma file an application before the Court on 01/09/2016 as they amicably settled dispute with Defendant No. 2 Sancheti Associates Pvt. Ltd; and 3 Sancheti Properties and withdraws all complaints against them and also Defendant No. 1 and 2 agreed to hand over shop and flats as agreed in Development Agreement and compensation of Rs. 25,00,000/- to each of them.





Mr. Shamrao Shravan Ramteke

M.A. L.L.B.

ADVOCATE

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Accordingly by virtue Supplementary Agreement dated 27/10/2016, executing by and between the said Promoter to and in favour Abhijit, Reshma and Smt. Asha Ramchandra Ingale both parties confirmed the development agreement and other deeds and accordingly the said Promoter as part performance of the said Development Agreement dated 10/05/2006, handed over the shop and said deed duly registered in the office of the Sub-Registrar Haveli No. 10 at Sr. No. 14322/2016 on 27/10/2016.

In furtherance to the said settlement, by virtue of Confirmation Deed dated 27/10/2016, Abhijit, Reshma as owner and with consent of Smt. Asha Ramchandra Ingale as legal heirs of deceased Ramchandra Dyanoba Ingale died on 05/12/2016, confirmed the development agreement 10/05/2006 and all deed, acts of the Promoter with consideration and said duly registered in the office of the Sub-Registrar Haveli No. 10 at Sr. No. 14319/2016 on 27/10/2016. The said Abhijit, Reshma and Smt. Asha Ramchandra Ingale also execute Power of Attorney dated 27/10/2016 in favour of the Promoter, to do all deed, acts in favour of them by the Promoter and duly registered in the office of the Sub-Registrar Haveli No. 10 at Sr. No. 14320/2016 on 27/10/2016. **However, Plaintiff No. 1 and 2, withdraw their claim hence pending for others Plaintiff No. 3 and 4.** The Plaintiff No. 1 and 2 admits the alleged documents and confirms the same, hence other Plaintiff share is likely to compensate.

Therefore M/s Sancheti Properties through its Partner Mr. Akshay Pukhraj Sancheti declare that they will abide by the decision of the court.

That the Maharashtra Pollution Control Board filed Regular Criminal Case against for the violation of provision U/s 15 and 16 of Environment (Protection) Act 1986 r/w the Environment Impact Assessment notification 2006. Against the M/s Sancheti Properties and others bearing No. 2926/2014 in the Court of Judicial Magistrate, Pune and same is pending. The said case is not effect the title of the promoter.



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- 20) Thereafter State Level Environment Impact Assessment Authority, Mantralay, Mumbai-400 032 has issued the order dated 06/10/2015 to M/s Sancheti Properties in regard with the Environment Clearance for the proposed residential project at the Survey No. 34/1A/1 of the village Mundhawa Keshavnagar, Tal.- Pune City, Dist.- Pune by M/s Sancheti properties.
- 21) The court matter in regard with the said property i.e. 02 Hectors and 20 Are i.e. 22000 Square metres landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.-Pune City, Dist.- Pune is still pending for the appropriate final order.
- 22) The Collector (Revenue branch) Pune Office has issued the N.A. Order bearing the Serial No./PMN/NA/SR/520/14 dated 19/01/2015 in regard with the said 22000 Square metres landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.- Pune City, Dist.- Pune.
- 23) The Pune Metropolitan Regional Development Authority Pune-Aundh, Pune-411 007 has issued the letter bearing Serial No./DP/BHA/Mouje Mundhawa/ Survey No. 34/1A/1/PK/592/16-17 dated 21/11/2016. Hence M/s Sancheti Properties through their partner Mr. Pukharaj Bansilal Sancheti has obtained permission to develop and construct the said property.
- 24) I have paid search fee in regard with the search of the said 02 Hecter and 20 Are landed property i.e. 22000 Square metres landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.- Pune City, Dist.- Pune for the period of the last 2 years. i.e. from the year 2016 to 2017 in the Sub- Registrar office Haveli No. 1 by virtue of the Govt. Challan on 26/07/2017.



Mr. Shamrao Shravan Ramteke

M.A. L.L.B.

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25) I have verified and checked all related documents / papers in regard with the search of the said 02 Hectors and 20 Are landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.- Pune City, Dist.- Pune for the period of the last 2 years. i.e. from the year 2016 to 2017.

26) **List of Documents :-**

- 1) All related 7/12 extracts alongwith all related mutation entries of the said 003 Hectors and 19 Are landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.- Pune City, Dist.- Pune for the period of the last 2 years. i.e. from the year 2016 to 2017.
- 2) The Copy of Visar Pawati dated 27/07/2004.
- 3) The Copy of Affidavit of Mr. Dnyanoba Ingale and others dated 10/05/2006.
- 4) The Development Agreement and Power of Attorney bearing the Serial Document No. 3293/2006 and 3294/2006 dated 10/05/2006.
- 5) The Copy of the Complaint/Suit of Special C.S. No. 640/2006 alongwith written statement by M/s Sancheti Properties.
- 6) The Public Notice published by Mr. P. M. Khire (Advocate) in Prabhat Newspaper dated 28/02/2006.
- 7) The Copy of the Notice Reply of Mr. M. N. Gaikwad (Advocate) dated 01/03/2006.
- 8) The letter of Bank of Maharashtra dated 13/01/2007.
- 9) The letter of the Mundhwa Vividh Karyakari Sewa Sahakari Sanstha Ltd; dated 05/10/2007.



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- 10) The Collector Office, Pune has issued N.A. Order bearing Serial No./PMH/NA/SR/19/2008 dated 05/01/2009 and revised N.A. Order No./PMH/NA/SR/11/2010 dated 06/09/2010 and the revised N.A. Order bearing the Serial No./PMH/NA/SR/520/2014 dated 19/01/2015 of the said property.
- 11) The Copy of application for Interim Injunction in Civil Suit No. 640/2006 alongwith order thereunder dated 20/06/2011.
- 12) The Copy of the Order in Appeal bearing the Order No./943/2011 with Civil Application No. 1259 of the year 2011 in AO 943/2011.
- 13) The Search Report dated 12/12/2011 and the Title opinion of Mr. P. M. Khire (Advocate) dated 14/12/2011 of the said property.
- 14) The Search Report and Title Report of the said property issued by Mr. S. S. Ramteke (Advocate) for the period of the last 13 years from the year 2004 to 2016 dated 16/03/2016.
- 15) The Special Civil Mukadama/ Case No./603/2012 filed in the Civil Judge Senior Division, Pune, dated 04/05/2012.
- 16) Appeal Order No. 850 of 2012 filed in the High Court Bombay dated 22/02/2013.
- 17) The State Level Environment Impact Assessment Authority Mantralay Mumbai has issued the order dated 06/10/2015 to M/s Sancheti Properties.
- 18) The Pune Metrolitan Regional Development Authority, Aundh, Pune-411 007 has issued the letter bearing the Serial No./DP/BHA/Mauje Mundhawa/ Survey No./34/1A/1/PK/592/16-17 dated 21/11/2016.
- 19) The Collector (Revenue branch) Pune Office has issued the N.A. Order bearing the Serial No./PMN/NA/SR/520/14 dated 19/01/2015 in regard with the said property.



... P.T.O.



Mr. Shamrao Shravan Ramteke

M.A. L.L.B.

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## **TITLE REPORT/ TITLE CERTIFICATE**

As per the request of my client M/s Sancheti Properties through their partners 1) Mr. Pukharaj Bansilal Sancheti, 2) Mr. Kishor Bansilal Sancheti both R/A New 1365, Sadashiv Peth, Tal.- Pune City, Pune-411 030. I hereby give below the Title Report / Title Certificate of the said 02 Hectore and 20 Are i.e. 22000 Square metres landed property bearing the Survey No. 34 Hissa No. 1A/1 of the village Mundhawa, Tal.- Pune City, Dist.- Pune for the period of the last 2 years. i.e. from the year 2016 to 2017.

27) **THE DESCRIPTION OF THE CAPTIONED PROPERTY:-**

All that piece and parcel of the Captioned 02 Hectore and 20 Are i.e. 22000 Square metres landed property out of the total 03 Hectors and 09 Are landed property bearing the Survey No. 34 Hissa No. 1A/1 is situated at village Mundhawa, Tal.- Pune City, Dist.- Pune. The said property is within the jurisdiction of the Zilla Parishad Pune and Taluka Panchayat Samittee Pune and the Sub-Registrar Offices Haveli No. 1 to 26 which is bounded as under.

28) I hereby state and I am the opinion that Mr. Dnyanoba Nagoji Ingale is true legal owner and holder of the said 02 Hectors and 68.89 Are landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.-Pune City, Dist.- Pune.

29) I hereby state and I am the opinion that the title of the said owner Mr. Dnyanoba Nagoji Ingale over the said 02 Hectors and 68.89 Are landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.-Pune City, Dist.- Pune is legal, clear and fully marketable. It is free from all kinds of encumbrances, charges and debts etc.



Mr. Shamrao Shravan Ramteke

M.A. L.L.B.

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- 30) I hereby state and I am opinion that M/s Sancheti Properties through their partners 1) Mr. Pukharaj Bansilal Sancheti, 2) Mr. Kishor Bansilal Sancheti has obtained entire rights to develop and construct the said 02 Hectors 20 Are landed property bearing the Survey No. 34/1A/1 of the village Mundhawa, Tal.-Pune City, Dist.-Pune. Besides they have obtained entire rights to sell the new flats/ Tenaments/ Shops/ Offices/ Parking Spaces etc; to the new purchasers on ownership basis by virtue of the Development Agreement and Power of Attorney dated 10/05/2006 of the said property.

Pune

Date: 27/07/2017

  
(S. S. Ramteke)  
Advocate

**Mr. S. S. Ramteke**  
MA., LL.B  
ADVOCATE  
R/A, 258, Guruwar Peth.  
Pune-411042