

Class 119 (ms.)

RECEIPT FOR PAYMENT TO GOVERNMENT

Received from श्री श्री मीनाक्षी - पालक 901910090
 Date 30/01/2019 30/01/2019
 For श्री श्री मीनाक्षी - पालक 901910090
 Total 901910090 901910090
 Total 901910090 901910090

हस्ताक्षर या मुद्रा
Signature or Accountant.

Abstract—This paper presents a new method for the automatic detection of the onset of epileptic seizures. The method is based on the analysis of the non-linear properties of the EEG signal. The results of the method are compared with those of a conventional method based on the analysis of the linear properties of the EEG signal. The results show that the new method is more accurate than the conventional method.

Mrs. MEENAKSHI PALKAR

B.Sc. (Hon.), LL.B

Mr. RAJENDRA PALKAR

B.Sc., LL.B

ADVOCATE

Dated :- 23-01-2017

RE:- Title of the Owners and the rights of the Developer pertaining to the land bearing S. No. 37/2/1, at village Undri, Taluka Haveli, District Pune.

MR. DATTU DAGDU KAD AND OTHERS THE OWNERS AND RANJEET PROPERTY DEVELOPERS INDIA PVT. LTD., THE DEVELOPERS.

SEARCH-REPORT

As to the title of the Owners Mr. Dattu Dagdu Kad & 29 others and the development rights of Ranjeet Property Developers India Private Limited, by and through it's Director Mr. Bahasaheb Bhagwan Atkire, in respect of the aforesaid property.

The search of the above said property has been taken by Advocate Mrs. Renuka Darekar, for and on my behalf in the offices of all Sub-Registrars of Haveli, District-Pune and she has gone through the Records for the period extending from 2012 to January, 2017 and has submitted her findings of the search carried out by her, as aforesaid, to me. My findings are as under:-

(1) SITUATION :- The said property is situated at Village Undri, Taluka Haveli, District Pune, and within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti of Haveli, and Grampanchayat of Undri.

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(2) MEASUREMENTS:- As per the VII & XII extract the total area of the said land bearing S. No. 37/2/1, at Village Undri is 1 Hectare 81 Ares, however the Owners have entered into Joint Venture Agreement with the aforesaid Developers pertaining to the portion admeasuring 1 Hectare and 9 Ares from the said land. Hence, the concerned person or persons are advised to ascertain the correct area of the said property through the office of the District Inspector of Land Records, Pune.

(3) TITLE:- The land bearing New S. No. 37/2, i. e. bearing Old S. No. 36/2, at Village Undri, Taluka Haveli, District Pune, was seized, possessed and owned by one Mr. Dagadu Yesu Kad. Said Mr. Dagadu Yesu Kad expired in the year 1938 leaving behind him two sons namely 1] Mr. Narayan Dagadu Kad & 2] Mr. Dattu Dagadu Kad and his wife namely Mrs. Dhondabai Dagadu Kad, as his only heirs and legal representatives. Upon the death of late Mr. Dagadu Yesu Kad, the said land devolved on 1] Mr. Narayan Dagadu Kad & 2] Mr. Dattu Dagadu Kad and 3] Mrs. Dhondabai Dagadu Kad, being his only heirs and legal representatives. Therefore the names of 1] Mr. Narayan Dagadu Kad & 2] Mr. Dattu Dagadu Kad and 3] Mrs. Dhondabai Dagadu Kad came to be duly mutated in the Record of Rights, as the owners of the said land vide mutation entry bearing no. 503.

It is evident from the mutation entry bearing no. 1558 that the provisions of The Standards of Weights & Measures Act, 1976 and The Indian Coinage Act, 1906, have been made applicable to the village Undri of Taluka Haveli, District Pune.

Mr. Dattu Dagdu Kad had taken a loan of Rs. 100 for tilling the said land from the Government and hence a remark of encumbrance has been

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mutated in the Record of Rights of the said land in the other rights column vide mutation entry bearing no. 1813. Subsequently, the said loan was repaid by Mr. Dattu Dagadu Kad, hence the remark of encumbrance in the other rights column of the Record of Rights of the said land came to be deleted vide mutation entry bearing no. 3310.

The Owners 1] Mr. Narayan Dagadu Kad & 2] Mr. Dattu Dagadu Kad by a Deed of Conveyance dated 17-06-1975 sold, conveyed and transferred a portion from the said land bearing New S. No. 36/2, i. e. bearing Old S. No. 36/2, at Village Undri, Taluka Haveli, District Pune, to one Mr. Namdev Phirang Jadhav. In pursuance of the said Deed of Conveyance dated 17-06-1975, the portion from the said land which has been retained by 1] Mr. Narayan Dagadu Kad & 2] Mr. Dattu Dagadu Kad came to be numbered as S. No. 36/2/1 (old) i. e. bearing new S. No. 37/2/1, as is evident from the Mutation Entry bearing No. 1842. Similarly the portion from the said land that has been conveyed to Mr. Namdev Phirang Jadhav came to be numbered as S. No. 36/2/2 (old) i. e. bearing new S. No. 37/2/2, as is evident from the Mutation Entry bearing No. 1842.

Mr. Narayan Dagadu Kad had taken a loan of Rs. 3000 from Undri Vikas Kastakar Co-operative Society and hence a remark of encumbrance has been mutated in the Record of Rights of the said land in the other rights column vide mutation entry bearing no. 2095.

Said Mr. Narayan Dattu Kad expired on 23-10-1988, leaving behind him sons namely 1] Mr. Eknath Narayan Kad & 2] Mr. Rajendra Narayan Kad and his wife namely Mrs. Draupadabai Narayan Kad, as his only

heirs and legal representatives. Upon the death of late Mr. Narayan Dagadu Kad, the said land devolved on 1] Mr. Eknath Narayan Kad & 2] Mr. Rajendra Narayan Kad and 3] Mrs. Draupadabai Narayan Kad, being his only heirs and legal representatives. Therefore the names of 1] Mr. Eknath Narayan Kad & 2] Mr. Rajendra Narayan Kad and 3] Mrs. Draupadabai Narayan Kad came to be duly mutated in the Record of Rights, as the owners of the said land to the extent of their undivided share therein vide mutation entry bearing no. 3361.

Therefore, since then said 1] Mr. Dattu Dagadu Kad, 2] Mr. Eknath Narayan Kad, 3] Mr. Rajendra Narayan Kad and 4] Mrs. Draupadabai Narayan Kad came, seize, possess and own the said land bearing old S. No. 36/2/1 i. e. corresponding new S. No. 37/2/1, admeasuring 1 Hectare 81 Ares, situated at Village Undri, Taluka Haveli, District Pune, to the extent of their undivided share therein.

The mutation entry bearing no. 3792 is pertaining to the village Wadachi Wadi being separated from the village Undri and thus today by virtue of the said mutation entry village Undri and Wadachi Wadi are two independent Revenue villages. Therefore, all the old Survey Numbers from the village Undri have been allotted new Survey Numbers and the said effect has been given by virtue of Notification issued by the Government of Maharashtra as is evident from the Mutation Entry bearing No. 3792. Thus old S. No. 36 of village Undri, Taluka Haveli, district Pune, has been allotted new S. No. 37, as is seen from the said Mutation Entry bearing no. 3792. The Mutation Entry bearing no. 1902 shows that the charge of Nala Bunding has been kept upon the said land.

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Thereafter, a portion admeasuring 72 Ares from the said land bearing S. No. 37/2/1, situated at Village Undri, Taluka Haveli, District Pune, totally admeasuring 1 Hectare 81 Ares, has been acquired by the Pune Zilla Parishad for the purpose of water reservoir (Pazar Talaw). Hence the entry of "Pazar Talaw", in the Record of Rights of the said land came to be mutated in the owner and possessor column to the extent of the portion admeasuring 72 Ares from the said land vide mutation entry bearing no. 9216. However later on the entry "Pazar Talaw" has been deleted and instead an entry "Pune Zilla Parishad Pazar Talaw" in the Record of Rights of the said land came to be mutated in the owner and possessor column to the extent of the portion admeasuring 72 Ares from the said land vide mutation entry bearing no. 9218.

The Owners namely 1] Mr. Dattu Dagadu Kad, 2] Mr. Eknath Narayan Kad, 3] Mr. Rajendra Narayan Kad and 4] Mrs. Draupadabai Narayan Kad alongwith other members of their respective Hindu Undivided Families, entered into joint venture with Ranjeet Property Developers India Private Limited, a Company, vide the Joint Venture Agreement dated 23-06-2011, which is duly registered in the office of the Sub-Registrar of Haveli No. 12, Pune, at serial no. 5077/2011, so as to jointly develop a portion admeasuring 1 Hectare 9 Ares from the said land bearing S. No. 37/2/1, situated at Village Undri, Taluka Haveli, District Pune. In pursuance of the said Joint Venture Agreement dated 23-06-2011, the Owners have executed an Irrevocable Power of Attorney dated 23-06-2011, in favour of Ranjeet Property Developers India Private Limited, a Company by and through it's Director Mr. Babasaheb Bhagwan Atkire, which is duly registered in the office of the Sub-

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Registrar of Haveli No. 12, Pune at Serial No. 5078/2011. Thus the aforesaid Owners alongwith other members of their respective Hindu Undivided Families and Ranjeet Property Developers India Private Limited, a Company, who is the Developer by virtue of the Joint Venture Agreement dated 23-06-2011, are entitled to develop the portion admeasuring 1 Hectare 9 Ares from the said land bearing S. No. 37/2/1, situated at Village Undri, Taluka Haveli, District Pune. .

The Owners & Ranjeet Property Developers India Private Limited i.e. the Developer by and through it's Director Mr. Babasaheb Bhagwan Atkire, with an intention to float an ownership scheme by constructing multi storied buildings on the portion admeasuring 1 Hectare 9 Ares from the said land bearing S. No. 37/2/1, situated at Village Undri, Taluka Haveli, District Pune, prepared the building plans of the buildings to be constructed thereon and submitted the same for approval to the Additional Director of Town Planning, Pune and the same has being approved by the Additional Director Town Planning, Pune, vide it's letter dated 04-01-2012 bearing no. NABP/Mouje Undri/Taluka haveli/ S. No: 37/2/1, 40/2/1 & 40/2/2/SSP/91.

However, the portion admeasuring 1 Hectare 9 Ares from the said land bearing S. No. 37/2/1, situated at Village Undri, Taluka Haveli, District Pune., being an agricultural land had to be converted to N.A. User, prior to it being developed. Hence, the said Owners by and through their Power of Attorney Holder Mr. Babasaheb Bhagwan Atkire, who is one of the Developer, with an intention to develop the portion out of the said land, in joint venture with the said Developer, applied to the

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Collector for converting the portion admeasuring the portion admeasuring 1 Hectare 9 Ares from the said land bearing S. No. 37/2/1, situated at Village Undri, Taluka Haveli, District Pune, to Non Agricultural User i.e. for residential user. The Collector, Pune by an order by an order dated 15-05-2012, bearing no. PMH/NA/SR/1134/2011, granted permission to the said Owners to use the portion admeasuring 1 Hectare 9 Ares from the said land bearing S. No. 37/2/1, situated at Village Undri, Taluka Haveli, District Pune, for residential purposes and also sanctioned the layout thereof.

Thus the aforesaid Owners namely 1] Mr. Dattu Dagadu Kad, 2] Mr. Eknath Narayan Kad, 3] Mr. Rajendra Narayan Kad and 4] Mrs. Draupadabai Narayan Kad alongwith other members of their respective Hindu Undivided Families, seize, possess and own the said property to the extent of their undivided share therein and have good and marketable title to the said property and further have absolute right and authority to develop the said property in joint venture and for that purpose to enter into joint venture agreement in any manner the Owners deem fit and proper. Similarly, Ranjeet Property Developers India Private Limited i.e. the Developer has absolute right and authority to develop the said property, jointly with the Owners, by constructing multistoried buildings thereon, and selling or disposing off the units contained therein to any prospective purchaser/s jointly with the Owners, by virtue of the said Joint Venture Agreement dated 23-06-2011. The said Owners and the Developer have right to receive and appropriate the sale proceeds thereof in the proportion as laid down in the Joint Venture Agreement dated 23-06-2011, executed by and between the said Owners and the Developer.

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Thereafter the Maharashtra Government established Pune Metropolitan Regional Development Authority, Pune, which is a Regulatory Authority for the purposes of development of the Pune region and the said land bearing S. No. 37/2/1, situated at Village Undri, Taluka Haveli, District Pune, came within the limits of this Authority. Hence, Ranjeet Property Developers India Private Limited i.e. the Developer again applied to Pune Metropolitan Regional Development Authority, Pune, to obtain permission to develop the said land as well as the commencement certificate in the year 2015. In pursuance of the said application Pune Metropolitan Regional Development Authority, Pune, granted the commencement certificate and permission to develop the said land vide it's letter bearing no. DP/BHA/Mou.Undri/S. No. 37 Hissa No. 2/1 & others/Pra.Ka.1371/16-17, dated 03-11-2016, subject to the terms and conditions laid down therein. Thus the said Owners and the Developer are entitled to develop the said land by commencing construction on the said lands.

4) **POSSESSION:-** The said property is in possession of the Developer as the Licensee for the purposes of development, although the juridical possession of the said property is with the Owners as per the documentary record produced for my perusal.

5) **ENCUMBRANCES:-** Ms. Renuka Darekar, Advocate, have not come across any entry showing any encumbrances such as mortgage, charge, lien, lease etc. or any other encumbrance of whatsoever nature in respect of the said property during search of the record that was available at the offices of the concerned Sub-Registrars for the period from 2012 to January 2017, as per her report. The other Revenue Records and other documents produced for my perusal also does not reflect any encumbrance against the property as of today.

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6) **TENURE:-** The said property is Non-Agricultural land, free hold and yearly Non-Agricultural tax is required to be paid to the concerned Revenue Authority, Grampanchayat and/or Zilla Parishad, State Government, as the case may be.

7) **DOCUMENTS:-** I have been supplied with the Xerox copies of VII & XII Extracts of the said property, Mutation Entries no. 503, 1558, 1813, 1842, 1900, 1902, 2095, 3310, 3361, 3792, 9216 & 9218, N.A. Order dated 15-05-2012, copy of the sanctioned plan of the buildings, Joint Venture Agreement dated 23-06-2011, Copy of the Irrevocable Power of Attorney dated 23-06-2011 and Copy of letter bearing no. DP/BHA/Mou.Undri/S. No. 37 Hissa No. 2/1 & others/Pra.Ka.1371/16-17, dated 03-11-2016.

8) **ASSESSMENT & TAXES:-** The said property is assessed by the State Government and as stated hereinabove, Non-Agricultural tax pertaining to the said property is required to be paid to the State Government.

9) **ACQUISITION, REQUISITION & RESERVATION:-** The Owners have not received any notice of acquisition or requisition from Union of India, State of Maharashtra or from any other public body or authority in respect of the said property as stated by the Owners. As far as acquisition under the Land Acquisition Act is concerned, I have not come across any new proposal in respect of the said property.

10) **ADVERTISEMENT:-** I have issued a public notices on behalf of Ranjeet Property Developers India Private Limited i.e. the Developer, in daily News Paper "Prabhat" in it's issue dated 13th December 2010, calling

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for objections from any person or persons, having right, interest or claim of whatsoever nature in the said property. However, till today I have not received any objections from any person or persons, in pursuance of the said public notice.

11) REMARKS:- As per the search taken of the records available in the offices of the concerned Sub-Registrar and as per the documents produced for my perusal the title of the Owners appear to be good and marketable with respect to the portion admeasuring 1 Hectare & 9 Ares from the land bearing S. No. 37/2/1, situated at village Undri, Taluka Haveli, Dist Pune, and is free from any encumbrances. Similarly Ranjeet Property Developers India Private Limited, i.e. the Developer jointly with the Owners, which is a Joint Venture of Ranjeet Property Developers India Private Limited and the Owners, have absolute right and authority to develop the said property by constructing multistoried buildings thereon. The Owners and the Developer have right and authority jointly to sell or dispose off the units contained therein to any prospective purchaser/s and receive and appropriate the entire sale proceeds thereof in the proportion as laid down in the Joint Venture Agreement dated 23-06-2011.



MRS. MEENAKSHI PALKAR,
ADVOCATE.

MRS. MEENAKSHI PALKAR
ADVOCATE
MAH-1012-85

No.3, Right Flank Link, Command Hospital,
Wairawda, Pune - 411 040 Mob : 9823028029

(मि. वि. नमूना नं. १) (मि. वि. Form No. 1)
 [मि. वि. नमूना नं. १] (मि. वि. Form No. 1)
 १०/१९८०

मूल प्रतः [अन्तर्गतस्थित]
 ORIGINAL COPY [NON TRANSFERABLE]

शासनाय सेवेच्या प्रवासाची पावती
 RECEIPT FOR PAYMENT TO GOVERNMENT

दिनांक/स्थान: पुणे दिनांक/स्थान: १०/१२/८०
 डॉ. मंगलेशी पालकर
 Reason/स्थान: मंगलेशी पालकर कन्वेन्सन्स
 १०/८० (मि. वि. नमूना नं. १)

या प्रवासात रक्कम: २०१२ ते २०१५
 ए. नं.

शासनाय सेवेच्या
 Cashier or Accountant

शा. दुर्गा विद्यालय - १
 इंदिरा नगर १५ पुणे

या प्रवासात रक्कम: २०१२ ते २०१५

Mrs. MEENAKSHI PALKAR

B.Sc. (Hon.), L.L.B

Mr. RAJENDRA PALKAR

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ADVOCATE

Dated :- 23-01-2017

RE:- Title of the Owners and the rights of the Developer pertaining to the land bearing S. No. 40/2/1, at village Undri, Taluka Haveli, District Pune.

MR. SAHEBRAO BABURAO HANDE
AND OTHERS THE OWNERS AND
RANJEET PROPERTY DEVELOPERS
INDIA PVT. LTD., THE
DEVELOPERS.

SEARCH-REPORT

As to the title of the Owners Mr. Sahabrao Baburao Hande & 8 others and the development rights of Ranjeet Property Developers India Private Limited, by and through it's Director Mr. Babasaheb Bhagwan Atkire, in respect of the aforesaid property.

The search of the above said property has been taken by Advocate Mrs. Renuka Darekar, for and on my behalf in the offices of all Sub-Registrars of Haveli, District-Pune and she has gone through the Records for the period extending from 2012 to January 2017 and has submitted her findings of the search carried out by her, as aforesaid, to me. My findings are as under:-

(1) SITUATION :- The said property is situated at Village Undri, Taluka Haveli, District Pune, and within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti of Haveli, and Grampanchayat of Undri.

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(2) MEASUREMENTS:- As per the VII & XII extract the total area of the said land bearing S. No. 40/2/1, at Village Undri is 1 Hectare 59 Ares, however the Owners have entered into Joint Venture Agreement with the aforesaid Developers pertaining to the portion admeasuring 35 Ares from the said land. Hence, the concerned person or persons are advised to ascertain the correct area of the said property through the office of the District Inspector of Land Records, Pune.

(3) TITLE:- The land bearing New S. No. 40/2/1, i. e. bearing Old S. No. 39/2/1, at Village Undri, Taluka Haveli, District Pune, was seized, possessed and owned by one Mr. Babu Babaji Hande. Said Mr. Babu Babaji Hande expired in the year 1971 leaving behind him one son namely Mr. Sahebrao Babu Hande, two daughters namely 1] Mrs. Rakhamabai Vitthal Mathephod and 2] Mrs. Anusaya Murlidhar Shewale and his wife Smt. Janabai Baburao Hande, as his only heirs and legal representatives. Upon the death of late Mr. Babu Babaji Hande, the said land devolved on his son Mr. Sahebrao Babu Hande his two daughters namely 1] Mrs. Rakhamabai Vitthal Mathephod and 2] Mrs. Anusaya Murlidhar Shewale and his wife Smt. Janabai Baburao Hande being his only heir and legal representatives. However 1] Mrs. Rakhamabai Vitthal Mathephod, 2] Mrs. Anusaya Murlidhar Shewale and 3] Smt. Janabai Baburao Hande stated before the concerned Authority that they did not want their names to be mutated as the owners of the said land in the Record of Rights, therefore, only the name of Mr. Sahebrao Babu Hande came to be duly mutated in the Record of Rights, as the owner of the said land vide mutation entry bearing no. 1850.

It is evident from the mutation entry bearing no. 1558 that the provisions of The Standards of Weights & Measures Act, 1976 and The Indian Coinage Act, 1906, have been made applicable to the village Undri of Taluka Haveli, District Pune.

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Mr. RAJENDRA PALKAR

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The mutation entry bearing no. 3792 is pertaining to the village Wadachi Wadi being separated from the village Undri and thus today by virtue of the said mutation entry village Undri and Wadachi Wadi are two independent Revenue villages. Therefore, all the old Survey Numbers from the village Undri have been allotted new Survey Numbers and the said effect has been given by virtue of Notification issued by the Government of Maharashtra as is evident from the Mutation Entry bearing No. 3792. Thus old S. No. 39 of village Undri, Taluka Haveli, district Pune, has been allotted new S. No. 40, as is seen from the said Mutation Entry bearing no. 3792. It is evident from the Mutation Entry bearing no. 8970 that the said charge of "Nala Bunding" has been removed from the Record of rights of the said land in pursuance of the order dated 17-02-2009 bearing no. HaNo/Kavi/3627/2008, passed by the Tahasildar of Haveli (Pune).

Thereafter, a portion admeasuring 20.50 Ares from the said land bearing S. No. 40/2/1, situated at Village Undri, Taluka Haveli, District Pune, totally admeasuring 1 Hectare 59 Ares, has been acquired by the Pune Zilla Parishad for the purpose of water reservoir (Pazar Talaw). Hence the entry of "Pazar Talaw", in the Record of Rights of the said land came to be mutated in the owner and possessor column to the extent of the portion admeasuring 20.50 Ares from the said land vide mutation entry bearing no. 9216. However later on the entry "Pazar Talaw" has been deleted and instead an entry "Pune Zilla Parishad Pazar Talaw" in the Record of Rights of the said land came to be mutated in the owner and possessor column to the extent of the portion admeasuring 20.50 Ares from the said land vide mutation entry bearing no. 9218.

The Owner namely Mr. Sahebrao Babu Hande alongwith other members of his Hindu Undivided Family, entered into joint venture with Ranjeet Property Developers India Private Limited, a Company, vide the Joint Venture Agreement dated 23-06-2011, which is duly registered in the office of the Sub-Registrar of Haveli No. 12, Pune, at serial no. 5012/2011 on 27-06-2011, so as to jointly develop a portion admeasuring 35 Ares from the said land bearing S. No. 40/2/1, situated at Village Undri, Taluka Haveli, District Pune. In pursuance of the said Joint Venture Agreement dated 23-06-2011, the Owners have executed an Irrevocable Power of Attorney dated 24-06-2011, in favour of Ranjeet Property Developers India Private Limited, a Company by and through it's Director Mr. Babasaheb Bhagwan Atkire, which is duly registered in the office of the Sub-Registrar of Haveli No. 12, Pune at Serial No. 5013/2011 on 27-06-2011. Thus the aforesaid Owners alongwith other members of his Hindu Undivided Family and Ranjeet Property Developers India Private Limited, a Company, who is the Developer by virtue of the Joint Venture Agreement dated 23-06-2011, are entitled to develop the portion admeasuring 35 Ares from the said land bearing S. No. 40/2/1, situated at Village Undri, Taluka Haveli, District Pune..

The Owners & Ranjeet Property Developers India Private Limited i.e. the Developer by and through it's Director Mr. Babasaheb Bhagwan Atkire, with an intention to float an ownership scheme by constructing multi storied buildings on the portion admeasuring 35 Ares from the said land bearing S. No. 40/2/1, situated at Village Undri, Taluka Haveli, District Pune, prepared the building plans of the buildings to be constructed thereon and submitted the same for approval to the Additional Director of Town Planning, Pune and the same has being approved by the Additional Director Town Planning, Pune, vide it's letter dated 04-01-2012 bearing no. NABP/Mouje Undri/Taluka haveli/ S. No. 37/2/1, 40/2/1 & 40/2/2/SSP/91.

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However, the portion admeasuring 35 Ares from the said land bearing S. No. 40/2/1, situated at Village Undri, Taluka Haveli, District Pune., being an agricultural land had to be converted to N.A. User, prior to it being developed. Hence, the said Owners by and through their Power of Attorney Holder Mr. Babasaheb Bhagwan Atkire, who is one of the Developer, with an intention to develop the portion out of the said land, in joint venture with the said Developer, applied to the Collector for converting the portion admeasuring the portion admeasuring 35 Ares from the said land bearing S. No. 40/2/1, situated at Village Undri, Taluka Haveli, District Pune, to Non Agricultural User i.e. for residential user. The Collector, Pune by an order dated 15-05-2012, bearing no. PMH/NA/SR/1134/2011, granted permission to the said Owners to use the portion admeasuring 35 Ares from the said land bearing S. No. 40/2/1, situated at Village Undri, Taluka Haveli, District Pune, for residential purposes and also sanctioned the layout thereof.

Thus the aforesaid Owners namely Mr. Sahebrao Babu Hande alongwith other members of his Hindu Undivided Family, seize, possess and own the said property to the extent of their undivided share therein and have good and marketable title to the said property and further have absolute right and authority to develop the said property in joint venture and for that purpose to enter into joint venture agreement in any manner the Owners deem fit and proper. Similarly, Ranjeet Property Developers India Private Limited i.e. the Developer has absolute right and authority to develop the said property, jointly with the Owners, by constructing multistoried buildings thereon, and selling or disposing off the units contained therein to any prospective purchaser/s jointly with the Owners, by virtue of the said Joint Venture Agreement dated 23-06-2011. The said

Owners and the Developer have right to receive and appropriate the sale proceeds thereof in the proportion as laid down in the Joint Venture Agreement dated 23-06-2011, executed by and between the said Owners and the Developer.

Thereafter the Maharashtra Government established Pune Metropolitan Regional Development Authority, Pune, which is a Regulatory Authority for the purposes of development of the Pune region and the said land bearing S. No. 40/2/1, situated at Village Undri, Taluka Haveli, District Pune, came within the limits of this Authority. Hence, Ranjeet Property Developers India Private Limited i.e. the Developer again applied to Pune Metropolitan Regional Development Authority, Pune, to obtain permission to develop the said land as well as the commencement certificate in the year 2015. In pursuance of the said application Pune Metropolitan Regional Development Authority, Pune, granted the commencement certificate and permission to develop the said land vide it's letter bearing no. DP/BHA/Mou.Undri/S. No. 37 Hissa No. 2/1 & others/Pra.Ka.1371/16-17, dated 03-11-2016, subject to the terms and conditions laid down therein. Thus the said Owners and the Developer are entitled to develop the said land by commencing construction on the said lands.

4) **POSSESSION:-** The said property is in possession of the Developer as the Licensee for the purposes of development, although the juridical possession of the said property is with the Owners as per the documentary record produced for my perusal.

5) **ENCUMBRANCES:-** Ms. Renuka Darekar, Advocate, have not come across any entry showing any encumbrances such as mortgage,

Mrs. MEENAKSHI PALKAR

B.Sc. (Hon.), LL.B

Mr. RAJENDRA PALKAR

B.Sc., LL.B

ADVOCATE

charge, lien, lease etc. or any other encumbrance of whatsoever nature in respect of the said property during search of the record that was available at the offices of the concerned Sub-Registrars for the period from 2012 to January 2017, as per her report. The other Revenue Records and other documents produced for my perusal also does not reflect any encumbrance against the property as of today.

6) **TENURE:-** The said property is Non-Agricultural land, free hold and yearly Non-Agricultural tax is required to be paid to the concerned Revenue Authority, Grampanchayat and/or Zilla Parishad, State Government, as the case may be.

7) **DOCUMENTS:-** I have been supplied with the Xerox copies of VII & XII Extracts of the said property, Mutation Entries no. 1850, 1558, 3792, 8970, 9216 & 9218, N.A. Order dated 15-05-2012, copy of the sanctioned plan of the buildings, Joint Venture Agreement dated 23-06-2011, Copy of the Irrevocable Power of Attorney dated 24-06-2011 and Copy of letter bearing no. DP/BHA/Mou.Undri/S. No. 37 Hissa No. 2/1 & others/Pra.Ka.1371/16-17, dated 03-11-2016.

8) **ASSESSMENT & TAXES:-** The said property is assessed by the State Government and as stated hereinabove, Non-Agricultural tax pertaining to the said property is required to be paid to the State Government.

9) **ACQUISITION, REQUISITION & RESERVATION:-** The Owners have not received any notice of acquisition or requisition from Union of India, State of Maharashtra or from any other public body or authority in respect of the said property as stated by the Owners. As far as

acquisition under the Land Acquisition Act is concerned, I have not come across any new proposal in respect of the said property.

10) ADVERTISEMENT:- I have issued a public notices on behalf of Ranjeet Property Developers India Private Limited i.e. the Developer, in daily News Paper "Prabhat" in it's issue dated 13th December 2010, calling for objections from any person or persons, having right, interest or claim of whatsoever nature in the said property. However, till today I have not received any objections from any person or persons, in pursuance of the said public notice.

11) REMARKS:- As per the search taken of the records available in the offices of the concerned Sub-Registrars and as per the documents produced for my perusal the title of the Owners appear to be good and marketable with respect to the portion admeasuring 35 Acres from the land bearing S. No. 40/2/1, situated at village Undri, Taluka Haveli, Dist Pune, and is free from any encumbrances. Similarly Ranjeet Property Developers India Private Limited, i.e. the Developer jointly with the Owners, which is a Joint Venture of Ranjeet Property Developers India Private Limited and the Owners, have absolute right and authority to develop the said property by constructing multistoried buildings thereon. The Owners and the Developer have right and authority jointly to sell or dispose off the units contained therein to any prospective purchaser/s and receive and appropriate the entire sale proceeds thereof in the proportion as laid down in the Joint Venture Agreement dated 23-06-2011.

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MRS. MEENAKSHI PALKAR,
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(वि. वि. नमूना नं. १) (वि. वि. नमूना नं. १)
 डेपॉजिट - २५
 १७/१२/१५
 पृष्ठ ११ ११
 Gen. 113 mm.

मूल प्रत [अप्रतिपाद्य]
 ORIGINAL COPY [NON-TRANSFERABLE]

सरकार को भुगतान प्राप्त होने का प्रमाण
 RECEIPT FOR PAYMENT TO GOVERNMENT

दिनांक/Date: १७/१२/१५
 प्राप्त करने वाले/Received by: श्री. नारायण दास
 पते/Address: १७/१२/१५
 (स्थान/Place): १७/१२/१५
 (स्थान/Place): १७/१२/१५

on account of: २०९२ से २०९५

वित्तियता का अधिकारी
 Cashier to Government

(हस्ताक्षर)
 श्री. नारायण दास
 १७/१२/१५

(वि. वि. नमूना नं. १) (वि. वि. नमूना नं. १)

Mrs. MEENAKSHI PALKAR

B.Sc. (Hon.), L.L.B

Mr. RAJENDRA PALKAR

B.Sc., L.L.B

ADVOCATE

Dated :- 23-01-2017

RE:- Title of the Owners and the rights of the Developer pertaining to the land bearing S. No. 40/2/2, at village Undri, Taluka Haveli, District Pune.

MR. SAHEBRAO BABURAO HANDE
AND OTHERS THE OWNERS AND
RANJEET PROPERTY DEVELOPERS
INDIA PVT. LTD., THE
DEVELOPERS.

SEARCH-REPORT

As to the title of the Owners Mr. Sahebrao Baburao Hande & 8 others and the development rights of Ranjeet Property Developers India Private Limited, by and through it's Director Mr. Babasaheb Bhagwan Atkire, in respect of the aforesaid property.

The search of the above said property has been taken by Advocate Mrs. Renuka Durekar, for and on my behalf in the offices of all Sub-Registrar of Haveli, District-Pune and she has gone through the Records for the period extending from 2012 to January 2017 and has submitted her findings of the search carried out by her, as aforesaid, to me. My findings are as under:-

(1) SITUATION:- The said property is situated at Village Undri, Taluka Haveli, District Pune, and within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti of Haveli, and Grampanchayat of Undri.

All Communication be addressed to the signatory only

(2) MEASUREMENTS:- As per the VII & XII extract the total area of the said land bearing S. No. 40/2/2, at Village Undri is 1 Hectare 60 Ares, however the Owners have entered into Joint Venture Agreement with the aforesaid Developers pertaining to the portion admeasuring 35 Ares from the said land. Hence, the concerned person or persons are advised to ascertain the correct area of the said property through the office of the District Inspector of Land Records, Pune.

(3) TITLE:- The land bearing New S. No. 40/2/2, i. e. bearing Old S. No. 39/2/2, at Village Undri, Taluka Haveli, District Pune, was seized, possessed and owned by one Mr. Khandu Dagdu Hande. Said Mr. Khandu Dagdu Hande expired on 22-04-2010, leaving behind him two sons namely 1] Mr. Navnath Khandu Hande & 2] Mr. Amol Khandu Hande, one daughter namely Mrs. Megha Gopichand Pathare and his wife Smt. Laxmi Khandu Hande as his only heir and legal representatives. Upon the death of late Mr. Khandu Dagdu Hande, the said land devolved on 1] Mr. Navnath Khandu Hande, 2] Mr. Amol Khandu Hande, 3] Mrs. Megha Gopichand Pathare and 4] Smt. Laxmi Khandu Hande, being his only heir and legal representatives. Therefore the names of 1] Mr. Navnath Khandu Hande, 2] Mr. Amol Khandu Hande, 3] Mrs. Megha Gopichand Pathare and 4] Smt. Laxmi Khandu Hande, came to be duly mutated in the Record of Rights, as the owner of the said land vide mutation entry bearing no.9113.

It is evident from the mutation entry bearing no. 1558 that the provisions of The Standards of Weights & Measures Act, 1976 and The Indian Coinage Act, 1906, have been made applicable to the village Undri of Taluka Haveli, District Pune.

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The mutation entry bearing no. 3792 is pertaining to the village Wadachi Wadi being separated from the village Undri and thus today by virtue of the said mutation entry village Undri and Wadachi Wadi are two independent Revenue villages. Therefore, all the old Survey Numbers from the village Undri have been allotted new Survey Numbers and the said effect has been given by virtue of Notification issued by the Government of Maharashtra as is evident from the Mutation Entry bearing No. 3792. Thus old S. No. 39 of village Undri, Taluka Haveli, district Pune, has been allotted new S. No. 40, as is seen from the said Mutation Entry bearing no. 3792.

Thereafter, a portion admeasuring 20.50 Ares from the said land bearing S. No. 40/2/2, situated at Village Undri, Taluka Haveli, District Pune, totally admeasuring 1 Hectare 60 Ares, has been acquired by the Pune Zilla Parishad for the purpose of water reservoir (Pazar Talaw). Hence the entry of "Pazar Talaw", in the Record of Rights of the said land came to be mutated in the owner and possessor column to the extent of the portion admeasuring 20.50 Ares from the said land vide mutation entry bearing no. 9216. However later on the entry "Pazar Talaw" has been deleted and instead an entry "Pune Zilla Parishad Pazar Talaw" in the Record of Rights of the said land came to be mutated in the owner and possessor column to the extent of the portion admeasuring 20.50 Ares from the said land vide mutation entry bearing no. 9218.

The Owners namely 1] Mr. Navnath Khanda Hande, 2] Mr. Amol Khanda Hande, 3] Mrs. Megha Gopichand Pathare and 4] Smt. Laxmi Khanda Hande, entered into joint venture with Ranjeet Property Developers India Private Limited, a Company, vide the Joint Venture Agreement dated 23-06-2011, which is duly registered in the office of the Sub-Registrar of

Haveli No. 12, Pune, at serial no. 5222/2011 on 14-07-2011, so as to jointly develop a portion admeasuring 35 Ares from the said land bearing S. No. 40/2/2, situated at Village Undri, Taluka Haveli, District Pune. In pursuance of the said Joint Venture Agreement dated 23-06-2011, the Owners have executed an Irrevocable Power of Attorney dated 24-06-2011, in favour of Ranjeet Property Developers India Private Limited, a Company by and through it's Director Mr. Babasaheb Bhagwan Atkire, which is duly registered in the office of the Sub-Registrar of Haveli No. 12, Pune at Serial No. 5223/2011 on 14-07-2011. Thus the aforesaid Owners and Ranjeet Property Developers India Private Limited, a Company, who is the Developer by virtue of the Joint Venture Agreement dated 23-06-2011, are entitled to develop the portion admeasuring 35 Ares from the said land bearing S. No. 40/2/2, situated at Village Undri, Taluka Haveli, District Pune.

The Owners & Ranjeet Property Developers India Private Limited i.e. the Developer by and through it's Director Mr. Babasaheb Bhagwan Atkire, with an intention to float an ownership scheme by constructing multi storied buildings on the portion admeasuring 35 Ares from the said land bearing S. No. 40/2/2, situated at Village Undri, Taluka Haveli, District Pune, prepared the building plans of the buildings to be constructed thereon and submitted the same for approval to the Additional Director of Town Planning, Pune and the same has being approved by the Additional Director Town Planning, Pune, vide it's letter dated 04-01-2012 bearing no. NABP/Mouje Undri/Taluka haveli/ S. No. 37/2/1, 40/2/1 & 40/2/2/SSP/91.

However, the portion admeasuring 35 Ares from the said land bearing S. No. 40/2/2, situated at Village Undri, Taluka Haveli, District Pune., being an agricultural land had to be converted to N.A. User, prior

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to it being developed. Hence, the said Owners by and through their Power of Attorney Holder Mr. Babasaheb Bhagwan Atkire, who is one of the Developer, with an intention to develop the portion out of the said land, in joint venture with the said Developer, applied to the Collector for converting the portion admeasuring the portion admeasuring 35 Ares from the said land bearing S. No. 40/2/2, situated at Village Undri, Taluka Haveli, District Pune, to Non Agricultural User i.e. for residential user. The Collector, Pune by an order dated 15-05-2012, bearing no. PMH/NA/SR/1134/2011, granted permission to the said Owners to use the portion admeasuring 35 Ares from the said land bearing S. No. 40/2/2, situated at Village Undri, Taluka Haveli, District Pune, for residential purposes and also sanctioned the layout thereof.

Thus the aforesaid Owners namely 1] Mr. Navnath Khandu Hande, 2] Mr. Amol Khandu Hande, 3] Mrs. Megha Gopichand Pathare and 4] Smt. Laxmi Khandu Hande, seize, possess and own the said property to the extent of their undivided share therein and have good and marketable title to the said property and further have absolute right and authority to develop the said property in joint venture and for that purpose to enter into joint venture agreement in any manner the Owners deem fit and proper. Similarly, Ranjeet Property Developers India Private Limited i.e. the Developer has absolute right and authority to develop the said property, jointly with the Owners, by constructing multistoried buildings thereon, and selling or disposing off the units contained therein to any prospective purchaser/s jointly with the Owners, by virtue of the said Joint Venture Agreement dated 23-06-2011. The said Owners and the Developer have right to receive and appropriate the sale proceeds thereof in the proportion as laid down in the Joint Venture Agreement dated 23-06-2011, executed by and between the said Owners and the Developer.

Thereafter the Maharashtra Government established Pune Metropolitan Regional Development Authority, Pune, which is a Regulatory Authority for the purposes of development of the Pune region and the said land bearing S. No. 40/2/2, situated at Village Undri, Taluka Haveli, District Pune, came within the limits of this Authority. Hence, Ranjeet Property Developers India Private Limited i.e. the Developer again applied to Pune Metropolitan Regional Development Authority, Pune, to obtain permission to develop the said land as well as the commencement certificate in the year 2015. In pursuance of the said application Pune Metropolitan Regional Development Authority, Pune, granted the commencement certificate and permission to develop the said land vide it's letter bearing no. DP/BHA/Mou.Undri/S. No. 37 Hissa No. 2/1 & others/Pra.Ka.1371/16-17, dated 03-11-2016, subject to the terms and conditions laid down therein. Thus the said Owners and the Developer are entitled to develop the said land by commencing construction on the said lands.

4) **POSSESSION:-** The said property is in possession of the Developer as the Licensee for the purposes of development, although the juridical possession of the said property is with the Owners as per the documentary record produced for my perusal.

5) **ENCUMBRANCES:-** Ms. Renuka Darekar, Advocate, have not come across any entry showing any encumbrances such as mortgage, charge, lien, lease etc. or any other encumbrance of whatsoever nature in respect of the said property during search of the record that was available at the offices of the concerned Sub-Registrars for the period from 2012 to January 2017, as per her report. The other Revenue Records and other documents produced for my perusal also does not reflect any encumbrance against the property as of today.

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6) **TENURE:-** The said property is Non-Agricultural land, free hold and yearly Non-Agricultural tax is required to be paid to the concerned Revenue Authority, Grampanchayat and/or Zilla Parishad, State Government, as the case may be.

7) **DOCUMENTS:-** I have been supplied with the Xerox copies of VII x XII Extracts of the said property, Mutation Entries no. 9113, 1558, 3792, 9216 & 9218, N.A. Order dated 15-05-2012, copy of the sanctioned plan of the buildings, Joint Venture Agreement dated 23-06-2011, Copy of the Irrevocable Power of Attorney dated 24-06-2011 and Copy of the letter bearing no. DP/BHA/Mou.Undri/S. No. 37 Hissa No. 2/1 & others/Pra.Ka.1371/16-17, dated 03-11-2016.

8) **ASSESSMENT & TAXES:-** The said property is assessed by the State Government and as stated hereinabove, Non-Agricultural tax pertaining to the said property is required to be paid to the State Government.

9) **ACQUISITION, REQUISITION & RESERVATION:-** The Owners have not received any notice of acquisition or requisition from Union of India, State of Maharashtra or from any other public body or authority in respect of the said property as stated by the Owners. As far as acquisition under the Land Acquisition Act is concerned, I have not come across any new proposal in respect of the said property.

10) **ADVERTISEMENT:-** I have issued a public notices on behalf of Ranjeet Property Developers India Private Limited i.e. the Developer, in daily News Paper "Prabhat" in it's issue dated 13th December 2010, calling for objections from any person or persons, having right, interest or claim

of whatsoever nature in the said property. However, till today I have not received any objections from any person or persons, in pursuance of the said public notice.

11) REMARKS:- As per the search taken of the records available in the offices of the concerned Sub-Registrars and as per the documents produced for my perusal the title of the Owners appear to be good and marketable with respect to the portion admeasuring 35 Ares from the land bearing S. No. 40/2/2, situated at village Undri, Taluka Haveli, Dist Pune, and is free from any encumbrances. Similarly Ranjeet Property Developers India Private Limited, i.e. the Developer jointly with the Owners, which is a Joint Venture of Ranjeet Property Developers India Private Limited and the Owners, have absolute right and authority to develop the said property by constructing multistoried buildings thereon. The Owners and the Developer have right and authority jointly to sell or dispose off the units contained therein to any prospective purchaser/s and receive and appropriate the entire sale proceeds thereof in the proportion as laid down in the Joint Venture Agreement dated 23-06-2011.



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