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Date: 26/7/2017

SEARCH & TITLE REPORT

- A) Property : Ownership Units scheme 'PARIJAT PHASE I' upon S. No. 17, admeasuring 43 Ares situated at Ambegaon Khurd, Taluka Haveli, Dist. Pune.
- B) Owner : Mr. Pravin Manikchand Dugad, Mr. Kirti Manikchand Dugad, Mr. Mahendra Hiralal Dugad, Mr. Sunil Chandmal Dugad and Mr. Sandip Chandmal Dugad
- C) Developer : M/s. Shree Venkatesh Sharda Infracon

To Whomsoever it May Concern:

1) **Description of Property:** Ownership Units Scheme 'PARIJAT PHASE I' in form of **Building A** having lower parking + Parking + 8 floors and total FSI adm. 2852.28 Sq. Mtrs. From the entire Project 'Parijat' comprising Building A and Building B portion of land adm. 3655.00 Sq. Mtrs. and total FSI adm. 4567.44 Sq. Mtrs. (after deducting area of amenity space) upon Survey No. 17 admeasuring 00 Hectare 38 Ares + Potkharaba admeasuring 5 Ares totally admeasuring 00 Hectare 43 Ares situated at Ambegaon Khurd, Taluka Haveli, District Pune and is bounded as under -

On or towards East	: By Property of Mr. Pawar,
On or towards South	: By Road,
On or towards West	: By Gaonthan,
On or towards North	: By Property of Mr. Pawar,

Hereinafter referred to as the "Said Project".

- 1) Upon instructions of M/s. Shree Venkatesh Sharada Infracon through its Managing Director Mr. Pramod Arjunrao Sathe, I caused to be conducted the


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search of Index II Registers on the website of IGR Maharashtra for last 30 years in respect of the said project.

2) Documents availed for perusal:-

- a) 7/12 extract from year 1930
- b) Mutation Entries mentioned in search Report
- c) Power of Attorney in favour of Mr. Ram Dhandekar
- d) Joint Venture Development Agreement and Irrevocable General Power of Attorney in favour of M/s. Shree Venkatesh Sharda Infracon.
- e) NA Order no. PMH/ NA/ SR/ 534/ 2013 dated 10/1/2014
- f) Revised NA Order PHM/NA/ SR/ 599/14 dated 7/8/2014
- g) Revised Commencement Certificate issued by Pune Metropolitan Regional Development Authority (PMRDA) vide No. BHA/ MAU. Ambegaon Khurd/ S. No. 17/ Pra. Kra. 720/ 16- 17 dated 12/4/2017
- h) Deed of Confirmation dated 14/7/2016
- i) Mortgage Deed dated 10/3/2017 in favour of Solapur Janata Sahakari Bank, Dhayari Branch, Pune

3) Title History:-

A. In the year 1930 the properties bearing Survey No. 17 Hissa No. 1, 2 and 3 totally admeasuring 1 Acre 3 Gunthe belonged to Mr. Sitaram Vishnu Thakar.

B. That Mr. Sitaram Vishnu Thakar died intestate on 2/7/1949 leaving behind his legal heirs i.e. sons 1) Chintaman, 2) Janardan and 3) Savalaram Sitaram Thakar.

Accordingly name of Karta and Manager of HUF Mr. Chintaman Sitaram Thakar was entered to the records of said property S. No. 17. Mutation Entry to this effect bears no. 480 dated 30/11/1949.

C. Upon enforcement of Provisions of Maharashtra Standards and Measures and Waits act 1958 and India Currency Act 1955 the measurement scales of the property were altered and accordingly said S. No. 17 admeasuring


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00 Hectare 43 Ares assessed at Rs. 1 Paise 87. Mutation Entry to this effect bears no. 809 dated 1/3/1969.

- D. That Mr. Chintaman Sitaram Thakar, Mr. Janardan Sitaram Thakar and Mr. Savalaram Sitaram Thakar sold and conveyed the said property to Mr. Baban Malhari Chavan and Mr. Chagan Malhari Chavan by virtue of Sale deed dated 16/5/1970. Mutation Entry to this effect bears no. 875 dated 20/7/1971.
- E. The Division of Revenue Village Ambegaon Khurd took place in the year 1989 and in the process the S. No. of said property remained unchanged. Mutation Entry to this effect 2064.
- F. That the erstwhile owners Mr. Baban Malhari Chavan and Mr. Chagan Malhari Chavan made and executed Power of Attorney in favour of Mr. Ram Ganpat Dhandekar dated 25/2/2004 which is registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 1137/2004.
- G. Mr. Baban Malhari Chavan and Mr. Chagan Malhari Chavan through their Power of Attorney Holder Mr. Ram Ganpat Dhandekar sold and conveyed the said property to Mr. Pravin Manikchand Dugad, Mr. Kirti Manikchand Dugad, Mr. Mahendra Hiralal Dugad, Mr. Sunil Chandmal Dugad and Mr. Sandip Chandmal Dugad by virtue of Sale Deed dated 29/12/2007. The said sale deed is registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 2898/2008 dated 4/4/2008.
- H. GRANT OF RIGHTS OF DEVELOPMENT IN FAVOUR OF SHREE VENKATESH SHARDA INFRACON (JV):-**

By virtue of a Joint Venture Development Agreement and Irrevocable General Power of Attorney both dated 29/12/2012 Mr. Pravin Manikchand Dugad, Mr. Kirti Manikchand Dugad, Mr. Mahendra Hiralal Dugad, Mr. Sunil Chandmal Dugad and Mr. Sandip Chandmal Dugad have entered into a Joint Venture with M/s. Shree Venkatesh Sharda Infracon. The said Joint Venture Development Agreement and Irrevocable General Power of Attorney are registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 209/2013 and 210/2013.

According to principal terms of the said Joint Venture the owners i.e. Mr. Pravin Dugad and others are responsible to make available the said property with clear title while the obligations for


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actual construction and execution of the project are on M/s. Shree Venkatesh Sharda Infracon. The lumpsum returns/ consideration payable to owners Mr. Pravin Dugad and others is agreed in form of 40% of construction and 40% of parking area to be allotted to the owners or their unit purchasers.

Accordingly by virtue of Deed of Confirmation dated 14/7/2016 promoters confirmed and allocated residential units towards the consideration of the owners under Development Agreement. The said Deed of Confirmation is registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 5852/2016. Details of the flats allocated and earmarked for owners are as under -

Flat Number	Area (Sq. Mtrs.)	Floor	Wing	Name of the owner
106	571	First	A	Pravin M. Dugad
107	790	First	A	Pravin M. Dugad
108	790	First	A	Pravin M. Dugad
109	571	First	A	Pravin M. Dugad
206	566	Second	A	Pravin M. Dugad
207	790	Second	A	Pravin M. Dugad
208	790	Second	A	Pravin M. Dugad
209	566	Second	A	Pravin M. Dugad
306	571	Third	A	Pravin M. Dugad
307	790	Third	A	Pravin M. Dugad
308	790	Third	A	Pravin M. Dugad
309	571	Third	A	Pravin M. Dugad
406	566	Forth	A	Pravin M. Dugad
407	790	Forth	A	Pravin M. Dugad
408	790	Forth	A	Pravin M. Dugad
409	566	Forth	A	Pravin M. Dugad
506	571	Fifth	A	Pravin M. Dugad
507	790	Fifth	A	Pravin M. Dugad
508	790	Fifth	A	Pravin M. Dugad
606	566	Sixth	A	Pravin M. Dugad
607	790	Sixth	A	Pravin M. Dugad
608	790	Sixth	A	Pravin M. Dugad
707	790	Seventh	A	Pravin M. Dugad
708	790	Seventh	A	Pravin M. Dugad


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- I. **NA Order:** That Collector, Pune granted the Non Agricultural Use Permission order vide order no. PMH/ NA/ SR/ 534/ 2013 dated 10/1/2014 upon recommendation of Assistant Direct Town Planning, Pune vide letter no. REKHANKAN/ NABP/ Village Ambegaon/ Ta. Haveli/ S. No. 17 (part)/ SASANPU/ 7347 dated 2/11/2013 and revised NA order vide order No. PMH/ NA/ SR/ 599/14 dated 7/8/2014.

J. **Revision in Building Plans :-**

That Pune Metropolitan Regional Development Authority (PMRDA) approved the revised plans of the building vide No. BHA/ MAU. Ambegaon Khurd/ S. No. 17/ Pra. Kra. 720/ 16- 17 dated 12/4/2017.

6. **Encumbrance :-**

That promoters have raised the project finance from Solapur Janata Sahakari Bank Dhayari Branch, Pune by mortgage of said land and project to the tune of Rs. 6 Crores. The said Mortgage Deed is registered in the office of Sub Registrar Haveli No. 22 at Sr. No. 2318/2017 dated 10/3/2017. However according to the terms of sanction there is no restriction for sale of the flats provided the entire sale proceeds shall be deposited in the specified account in said Creditor Bank.

7. **Sale of units :-** The said developers carrying out the construction of buildings according to sanctioned plans mentioned above. The promoters have entered into the agreements for sale of units in the proposed building upon the said property annexed herewith as annexure 'A'.

4) **Verifications:**

- a) **Public Notice:** I published a 'Public Notice' in Daily Prabhat dated 30/11/2012 thereby calling upon objections to title to the said property. However, I have not received any objection/s to said public notice till date.


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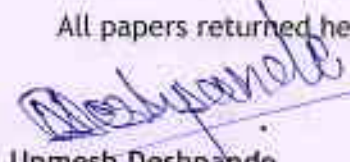
- b) Search: I caused to be conducted the Search of Index II Registers for last 30 years on the website of IGR Maharashtra and I did not find any entry showing any encumbrance/ charge upon the said property.

5) Opinion:-

Subject to charge of Janata Sahakari Bank, Dhayri Branch, Pune

- a) Title to the said property of the above mentioned owners is clean, clear and marketable and free from encumbrances.
- b) M/s. Shree Venkatesh Sharda Infracon a partnership concern are entitled to implement the scheme of Development and Sale of units upon the said property subject to terms and conditions of the joint venture agreement dated 29/12/2012 and according to sanctioned plans.

All papers returned herewith.


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