

TITLE VERIFICATION AND SEARCH REPORT

1. NAME OF THE CLIENT: M/S. G. K. ASSOCIATES

2. DESCRIPTION OF PROPERTY:

- a. **ALL THAT PIECE AND PARCEL OF** land admeasuring **01H 55R** consisting of land admeasuring 00H 51R out of S. No. 30/1 + land admeasuring 00H 52R out of S. No. 30/2 + land admeasuring 00H 52R out of S. No. 30/3 of Gaon Mauje: **Rahatani**, Taluka: **Haveli**, Jillah: **Pune** within the jurisdiction of Sub-Registrar of Assurances at Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation and which the land is bounded as under:

On or Towards East	: By land
On or Towards South	: By 12 Mtr. Wide access road
On or Towards West	: By land
On or Towards North	: By land

together with all rights, liberties, easements, privileges, hereditments and appurtenances thereto.

- b. **ALL THAT PIECE AND PARCEL OF PROPERTY** bearing **Survey Number 32 Hissa No. 2D/3** admeasuring **00H 40R** situated at Village: **Rahatani**, Taluka: **Haveli** and Dist: **Pune** within the limits of Sub-Registrar Haveli and lying within the limits of **Pimpri Chinchwad Municipal Corporation** and which the land is bounded as under:

On or towards East	: By land at S. No. 32.
On or towards West	: By land belonging to Mr. Gajanan Tambe.
On or towards North	: By Internal Road
On or towards South	: By land belonging to Five Star Associates

Together with all rights, liberties, easements, privileges, hereditaments and appurtenances thereto.

Page 1



PUNE : 209 - C+D, IInd Floor, Rainbow Plaza, (Above Dominos / Axis Bank) Near Jagtap Dairy, Shivar Chowk, Rahatani, Pune - 411017. voice: +91 20 27206569 / 6570, fax: +91 20 27206570

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DELHI : Chamber No. 202, New Building, Block - III, High Court of Delhi.
C-3/166, Sector - 36, Noida - UP (201303)

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3. NAME OF THE PRESENT OWNERS AS PER REVENUE RECORDS:

M/S. G. K. ASSOCIATES

[00H 51R OUT OF S. NO. 30/1]

M/S. G. K. ASSOCIATES

[00H 52R OUT OF S. NO. 30/2]

M/S. G. K. ASSOCIATES

[00H 52R OUT OF S. NO. 30/3]

M/S. G. K. ASSOCIATES

[00H 40R OUT OF S. NO. 32/2D/3]

4. DOCUMENTS REFERRED :

S. No.	Description of the Document	Registration Number	Date of Execution / Registration
1.	Sale Deed	5108/2011 [Haveli No. VIII]	20/05/2011 [20/05/2011]
2.	Sale Deed	213/2012 [Haveli No. V]	31/12/2011 [06/01/2012]
3.	Power of Attorney	214/2012 [Haveli No. V]	31/12/2011 [06/01/2012]
4.	Sale Deed	4751/2013 [Haveli No. XIX]	08/04/2013
5.	Power of Attorney	4752/2013 [Haveli No. XIX]	08/04/2013
6.	Sale Deed	4163/2017 [Haveli No. XIX]	20/06/2017
7.	Power of Attorney	4164/2017 [Haveli No. XIX]	20/06/2017
8.	Title and Search Report of Adv. S. N. Gaikwad dated 28/06/2012 and Supplementary Search and Title Report Dated 15/05/2016		
9.	NA Order bearing No. PMH/NA/SR/393/2012		
10.	Commencement Certificate No B.P./Rahatani/F.P./1/2017 dated 25/04/2017 & B.P./Rahatani/54/2017 dated 30/05/017.		
11.	7/12 extract and Mutation Entry for 1987-2017		



5. Places of Inspection:

Office of the Sub Registrar, Haveli No. I
Office of the Sub Registrar, Haveli No. V
Office of the Sub Registrar, Haveli No. XVII
Office of the Sub Registrar, Haveli No. XIX
Office of the Sub Registrar, Haveli No. XXVI
Online IGR Website

6. DATE OF INSPECTION:

05.07.2017 to 05.07.2017

7. NAME OF THE PERSON WHO INSPECTED RECORDS:

Mr. L. K. Jhunjhunwala, Advocate

8. PERIOD FOR WHICH RECORDS WERE INSPECTED:

1987 to 2017

9. HISTORICAL FLOW OF TITLE OF THE PROPERTY AS MUTED IN REVENUE RECORDS:

FOR SURVEY NUMBER 30 HISSA NO. 1

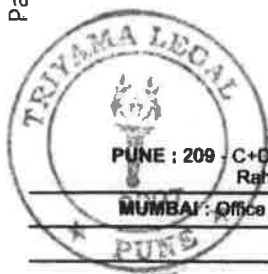
Please refer to the This title and search report is issued based upon the title and search report of Adv. S. N. Gaikwad dated 28/06/2012 and Supplementary Search and Title Report Dated 15/05/2016 which is annexed to this Report as ANNEXURE-A

FOR SURVEY NUMBER 30 HISSA NO. 2

Please refer to the This title and search report is issued based upon the title and search report of Adv. S. N. Gaikwad dated 28/06/2012 and Supplementary Search and Title Report Dated 15/05/2016 which is annexed to this Report as ANNEXURE-A

FOR SURVEY NUMBER 30 HISSA NO. 3

Please refer to the This title and search report is issued based upon the title and search report of Adv. S. N. Gaikwad dated 28/06/2012 and Supplementary Search and Title Report Dated 15/05/2016 which is annexed to this Report as ANNEXURE-A



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FOR SURVEY NO. 32 HISSA NO. 2D/3

1. **Mutation Entry No. 1547:** It appears from this Mutation Entry that partition took place between Bhiku Narayan Tambe, Dashrath Rajaram Tambe, Bajirao Narayan Tambe and Keshav Rajaram Tambe on 26/02/1981 by preferring an application before the Tahsildar, Haveli. Accordingly, land at Survey No. 32/2D/3 came to the share of Mr. Bajirao Narayan Tambe. Accordingly, his name was mutated in the revenue records as owner and occupier.

2. **Mutation Entry No. 1750:** It appears from this Mutation Entry that Mr. Bajirao Narayan Tambe died on 27/06/1981 leaving behind the following legal heirs-

- a) Mr. Govind Bajirao Tambe
- b) Mr. Gulab Bajirao Tambe
- c) Mrs Laxmibai Shivaji Dhore
- d) Narmada Madhular Gawade
- e) Yashodabai Bajirao Tambe.

Accordingly, their names were mutated in the revenue records as owner and occupier.

3. **Mutation Entry No. 20713:** Not available

4. **Mutation Entry No. 25718:** It appears from this Mutation Entry that M/s Five Star Associates through Partner Sunil Harumal Adwani and Suresh Jaduram Keswani purchased land admeasuring about 00H 40R out of the present Survey No from Govind Bajirao Tambe and others by virtue of Sale Deed dated 20/05/2011 which is duly registered at Haveli No. 8 at Sr. No. 5108/2011. Accordingly, their name was mutated in the revenue records as owner and occupier

5. **Mutation Entry No. 26368:** It appears from this Mutation Entry that M/s G. K. Associates through its Proprietor Mr. Vinod Premchand Chandwani purchased land admeasuring about 00H 40R out of the present Survey No from M/s Five Star Associates through Partner Sunil Harumal Adwani and Suresh Jaduram Keswani by virtue of Sale Deed dated 31/12/2011 which is duly registered at Haveli No. 5 at Sr. No. 213/2012 registered on



06/01/2012. Accordingly, their name was mutated in the revenue records as owner and occupier

6. **Mutation Entry No. 27133:** It appears from this Mutation Entry that M/s Aurigaa Realtors through its partner Mr. Vinod Premchand Chandwani and Mr. Haresh Premchand Chandwani purchased land admeasuring about 00H 40R out of the present Survey No from M/s G. K. Associates through its Proprietor Mr. Vinod Premchand Chandwani by virtue of Sale Deed dated 08/04/2013 which is duly registered at Haveli No. 19 at Sr. No. 4751/2013. Accordingly, their name was mutated in the revenue records as owner and occupier.

10. AQUISITION OF OWNERSHIP RIGHTS BY M/S. G. K. ASSOCIATES;

a. That, M/s. Five Star Associates through its partners Mr. Sunil Harumal Adwani and Mr. Suresh Jaduram Pherwani executed Sale Deed in favour of M/s. G. K. Associates through its Proprietor Mr. Vinod Premchand Chandwani and by virtue of that Sale Deed M/s. G. K. Associates became owners of the land admeasuring 01H 55R consisting of land admeasuring 00H 51R out of S. No. 30/1 + land admeasuring 00H 52R out of S. No. 30/2 + land admeasuring 00H 52R out of S. No. 30/3 of Gaon Mauje: Rahatani, Taluka: Haveli, Jillah: Pune within the jurisdiction of Sub-Registrar of Assurances at Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation as described at Clause 2a above. M/s. G. K. Associates herein have acquired the ownership rights of the said land by the way of Sale Deed dated 31/12/2011 which the sale deed is duly stamped, executed and registered at Haveli No. V at Serial No. 213/2012 registered on 06/01/2012 along with Power of Attorney which is duly stamped, executed and registered at Haveli No. V at Serial No. 214/2012 registered on 06/01/2012.

b. That, M/s. G. K. Associates through its Proprietor Mr. Vinod Premchand Chandwani executed Reconveyance Deed/Sale Deed in favour of M/s. Aurigaa Realtors and by virtue of that Sale Deed M/s. Aurigaa Realtors became owners of the land admeasuring 00H 40R bearing Survey Number 32 Hissa No. 2D/3 of Gaon Mauje: Rahatani, Taluka: Haveli, Jillah: Pune within the jurisdiction of Sub-Registrar of Assurances at Haveli and within the local



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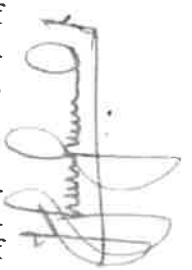
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limits of Pimpri Chinchwad Municipal Corporation as described at Clause 2b above. M/s. Aurigaa Realtors herein have acquired the ownership rights of the said land by the way of Sale Deed dated 08/04/2013 which the sale deed is duly stamped, executed and registered at Haveli No. XIX at Serial No. 4751/2013 registered on 08/04/2013 along with Power of Attorney which is duly stamped, executed and registered at Haveli No. XIX at Serial No. 4752/2013 registered on 08/04/2013.

- c. That, M/s. Aurigaa Realtors executed Reconveyance Deed/Sale Deed in favour of M/s. G. K. Associates through its Proprietor Mr. Vinod Premchand Chandwani and by virtue of that Reconveyance Deed/Sale Deed M/s G. K. Associates became owners of the land admeasuring 00H 40R bearing **Survey Number 32 Hissa No. 2D/3** [Hereinafter referred to as the said land] of Gaon Mauje: Rahatani, Taluka: Haveli, Jillah: Pune within the jurisdiction of Sub-Registrar of Assurances at Haveli and within the local limits of Pimpri Chinchwad Municipal Corporation as described at Clause 2 above. M/s G. K. Associates herein have acquired the ownership rights of the said land by the way of Reconveyance Deed/Sale Deed dated 20/04/2017 which the sale deed is duly stamped, executed and registered at Haveli No. XIX at Serial No. 4163/2017 registered on 20/06/2017. Further, the M/s. Aurigaa Realtors through its partner Mr. Vinod Premchand Chandwani and Mr. Haresh Premchand Chandwani have executed power of attorney in favour of M/s. G. K. Associates through its Proprietor Mr. Vinod Premchand Chandwani which the said Power of Attorney dated 20/04/2017 which the sale deed is duly stamped, executed and registered at Haveli No. XIX at Serial No. 4164/2017 registered on 20/06/2017.



11. SANCTIONS:

- a. It appears from the current sanctioned plan B.P./Rahatani/F.P./1/2017 dated 25/04/2017 and which is revised by B.P./Rahatani/54/2017 dated 30/05/2017 that a scheme was sanctioned for the entire land admeasuring 19500 Square Meters. The said plan was revised version of the earlier plan bearing sanctioned no. B.P./Rahatani/26/2015 dated 22/04/2015.



- b. It appears from the documents produced that Building A, B & C Stands completed vide completion certificate [part] bearing No. 335/2016 dated 29/10/2016 having in total 205 units. Further, It appears from the documents produced that Building D, E & F Stands completed vide completion certificate [part] bearing No. 102/2016 dated 13/04/2016 having in total 239 units.
- c. It appears that the completion of Commercial Building is yet to be done.
- d. Further, M/s G. K. Associates got favorable NA Order bearing No. PMH/NA/SR/393/2012 Pune dated 27/07/2012 from the Hon'ble Collector, Pune.

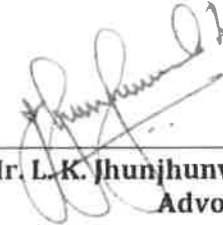
12. ENVIRONMENT:

It appears that, M/s. G. K. Associates got Environment Clearance Certificate bearing no. SEAC-2011/CR-718/TC-2, dated 01/04/2015.

13. ENCLOSURES:

- (i) E-Challan Receipt No. MH003196711201718E, issued under Online Challan, Sub Registrar, Haveli No. XIX, Pune dated 05.07.2017 for Rs.750/- Only.




Mr. L.K. Jhunjhunwala
Advocate



CHALLAN
MTR Form Number-6

GRN	MH003196711201716E	BARCODE	[Barcode]		Date	05/07/2017-21:19:57		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name HVL19_HAVELI 19 JOINT SUB REGISTRAR					Full Name		Adv Lalit Kumar Jhunjhunwala			
Location PUNE					Flat/Block No.					
Year 2017-2018 One Time					Premises/Building					
Account Head Details				Amount In Rs.		Road/Street				
0030072201 SEARCH FEE				750.00		Area/Locality Pune				
						Town/City/District				
						PIN				
						4				
						1				
						1				
						0				
						1				
						7				
					Remarks (If Any)					
					S No 30 Hissa No 1 2 and 3 AND S No 32 Hissa No 2D Part 3 IN Village					
					Rahatani					
					Amount In		Seven Hundred Fifty Rupees Only			
Total					750.00		Words			
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		02300042017070555317 467889082	
Cheque/DD No.					Date		05/07/2017-21:20:22			
Name of Bank					Bank Branch		BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Mobile No. 2027206569



CERTIFICATE

On the basis of inspection of Index Registers, loose sheets, computer search and the documents placed before me, I can say that there is no mortgage, charge, lien or any encumbrance on the properties described in *para 2* above.

I further say that during the course of inspection of Index Registers, as aforesaid, I did not come across with any entry creating any right, title or interest adverse to that of the present owner.

Thus considering the above stated facts, the title of the present owner is clear and marketable and can be validly mortgaged.

Further, M/S G. K. Associates has lawful authority to develop and construct tenements on the said property. Further M/S G. K. Associates has authority to enter into agreement/s with the prospective Purchaser/s for the tenements proposed to be constructed and further M/S G. K. Associates can transfer the same on ownership basis to the respective Purchaser/s.

Place : Pune
Dated : 05/07/2017



[Signature]
Adv. L. K. Jhunjhunwala
Advocate

