

FORMAT-A
(As per Circular No. 28/2021)

To,
The Hon'ble RERA Authority,
Mumbai, Maharashtra.

LEGAL TITLE REPORT

Sub.: Title clearance Certificate with respect to the total area admeasuring 3123.70 sq. mtrs. carved out of S. No. 635/2, 642/1 and 643, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune and also situated within the limits of Pune Municipal Corporation approved under the amalgamated layout by the Pune Municipal Corporation on 19/03/2025 as per Commencement Certificate No. CC/4070/24 comprising of;

Sr. No.	Plot No.	CTS No.	Area in sq. mtrs.
1)	65	CTS No. 662	523.70 sq. mtrs.
2)	66	CTS No. 663	520.00 sq. mtrs.
3)	67	CTS No. 664	520.00 sq. mtrs.
4)	70	CTS No. 671	520.00 sq. mtrs.
5)	71	CTS No. 670	520.00 sq. mtrs.
6)	72	CTS No. 669	520.00 sq. mtrs.
Total area admeasuring			3123.70 sq. mtrs.

(Hereinafter collectively referred to as "Said Amalgamated Plot").

The said amalgamated plot having its boundaries after amalgamation are; on or towards East: by Pot No. 68 and 73, on or towards South: by Internal Road, on or towards West: by Internal Road, on or towards North: by 15 mtrs DP Road.

I have investigated the title of Plot No. 65, 66, 67, 70, 71 and 72, having corresponding CTS Nos. 662, 663, 664, 671, 670 and 669, Bibewadi, Pune on the request of M/s Empire Developers, a registered partnership firm, registered under the Indian Partnership Act, 1932, through its authorized partners Mr. Omkar Dhankawade and Mr. Gaurav Ganesh Ghule.

1. Description of the properties: -**A) Description of Plot No. 65 having corresponding CTS No. 662:**

All that piece and parcel of the land bearing Plot No. 65 having its area admeasuring about 523.70 sq. mtrs. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 662, consists of various plots, situated at Village: (Munjeri) Bibwewadi, Taluka–Pune City, District-Pune and also situated within the local limits/ boundaries of Pune Municipal Corporation.

The documents pertaining to allotment of Plot No. 65: -

Sr. No.	Particulars of Documents
1)	Certified Copies of Village form extract i.e. 7/12 extract from 1975 along with City Survey Extract of CTS No. 662.
2)	Certified copies of Mutation Entry No. 14488, 4119 and 4332.
3)	Photocopy of Deed of Conveyance dated 13/08/2024 registered with the office of sub-registrar Haveli no. 26 at Sr. No. 16223/2024.
4)	Photocopy of Development Agreement and Power of Attorney dated 27/02/2025 registered with the Office of Sub-Registrar Haveli No. 9 at Sr. No. 4826/2025 and 4827/2025.
5)	Photocopy of Registration Certificate of Saikrupa Co-operative Hsg. Soc. Ltd. Plot no. 65, Mahesh Society, Bibwewadi, Pune - 37 dated 11/06/2020 bearing No. PNA/PNA(4)/HSG(TC)/22189/2020-2021.
6)	The Public Notice dated 08/02/2025 issued in local Daily Newspaper Samana towards confirmation of assignment of development rights.
7)	Photocopy of Completion Certificate dated 26/11/1991 issued by Pune Municipal Corporation towards completion of building

	project including shop no. 1, 2 and 3 and Office No. 4, 5, 6 and Flat o. 1 to 7.
8)	Photocopy of NA Order dated 25/04/1990 with respect to Plot No. 65 issued by Addl. Collector, Pune bearing No. PRN/SR/95/90.

B) Description of Plot No. 66 having corresponding CTS No. 663:

All that piece and parcel of the land bearing Plot No. 66 having its area admeasuring about 520 sq. mtrs. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 663, consists of various plots, situated at Village: (Munjeri) Bibwewadi, Taluka–Pune City, District-Pune and also situated within the local limits/ boundaries of Pune Municipal Corporation.

The documents pertaining to allotment of Plot No. 66: -

Sr. No.	Particulars of Documents
1)	Certified Copies of Village form extract i.e. 7/12 extract from 1978 to 1995, 1996 to 2010 along with City Survey Extract of CTS No. 663 from 1989 to 2025.
2)	Certified copies of Mutation Entry No. 14488, 15700 and 4298.
3)	Photocopy of Deed of Conveyance dated 01/08/2024 registered with the office of sub-registrar Haveli no. 26 at Sr. No. 15208/2024.
4)	Photocopy of Development Agreement and Power of Attorney dated 31/12/2024 registered with the Office of Sub-Registrar Haveli No. 9 on 03/01/2025 at Sr. No. 27143/2024 and 27146/2024.
5)	Photocopy of Registration Certificate of Sahjeevan Co-operative Hsg. Soc. Ltd. Plot no. 66, Mahesh Society, Bibwewadi, Pune - 37 dated 21/06/2023 bearing No. PNA/PNA(4)/HSG(TC)/25574/2023-24

6)	The Public Notice dated 26/01/2024 in Daily Newspaper Prabhat.
7)	Photocopy of Completion Certificate dated 09/06/1987 issued by Pune Municipal Corporation issued under CC/2615/1987 dated 18/01/1986, CC/4640 dated 05/06/1987 with respect to Ground Floor, first Floor and Second Floor.
8)	Photocopy of NA Order dated 02/07/1986.

C) Description of Plot No. 67 having corresponding CTS No. 664:

All that piece and parcel of the land bearing Plot No. 67 having its area admeasuring about **520 sq. mtrs. i.e. 5596 Sq. Ft.** out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 664, consists of various plots, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune and also situated within the local limits/ boundaries of Pune Municipal Corporation.

The documents pertaining to allotment of the Plot No. 67: -

Sr. No.	Particulars of Documents
1)	Certified Copies of Village form extract i.e. 7/12 extract from 1976 to 1995, 1996 to 2010 and CTS extract bearing no. 664.
2)	Certified copies of Mutation Entry No. 4120 and 14488.
3)	Copy of Deed of Conveyance dated 01/02/2024 registered with the office of sub-registrar Haveli no. 26 at Sr. No. 2073/2024.
4)	Photocopy of Development Agreement and Power of Attorney dated 04/12/2024 registered with the Office of Sub-Registrar Haveli No. 9 on 09/12/2024 at Sr. No. 24995/2024 and 4/24996/2024.
5)	Photocopy of Registration Certificate of Nilkanth Co-operative Hsg. Soc. Ltd. Plot no. 67, Mahesh Society,

	Bibwewadi, Pune - 37 dated 06/04/1999 bearing registration no. PNA/PNA-1/HSG(TC)/4447/1999-2000/99.
6)	The Public Notice dated 07/06/2024 published in Daily Samana.
7)	Photocopy of Part Completion Certificate bearing no. 239 dated 02/06/1987 issued by Pune Municipal Corporation issued under CC no. 3525 dated 19/08/1985, 2912 dated 17/01/1986, 4637 dated 01/06/1987 with respect to Ground Floor, First Floor and Second Floor.
8)	Photocopy of NA Order dated 25/10/1985 bearing no. PRN-SR-294-85.

D) Description of Plot No. 70 having corresponding CTS No. 671:

All that piece and parcel of the land bearing Plot No. 70 having its area admeasuring about **520 sq. mts.** out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 671, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune and also situated within the local limits/ boundaries of Pune Municipal Corporation.

The documents pertaining to allotment of Plot No. 70: -

Sr. No.	Particulars of Documents
1)	Photocopies of Village form extract i.e. 7/12 extract from 1979 to 1995, 1996 to 2010 and CTS extract of CTS No. 671 from 1986 to 2015.
2)	Photocopies of Mutation Entry No. 14488 and 16088.
3)	Photocopy of Deed of Indenture of Lease dated 27/03/1986 registered on 21/05/1986 at Haveli no. II bearing Sr. No. 944/1986.

4)	Photocopy of vide Development Agreement dated 09/10/1987 registered with the office of Sub-Registrar Haveli No. II-Pune at Sr. No. 13036/1987 along with the Power of Attorney dated 19/07/1987 registered with the office of sub-registrar bearing Sr No. 13037/1987.
5)	Photocopy of commencement certificate dated 27/01/1988 bearing certificate No. 2703 and revised plan vide commencement certificate dated 23/03/1989 bearing certificate no. 2243
6)	Photocopy of NA order dated 13/04/1988 bearing Order No. PRN-SR-34/88.
7)	Photocopy of Occupancy Certificate on 07/04/1989 bearing No. 4282.
8)	Photocopy of Registration Certificate of Nirmiti Co-operative Housing Society Ltd.” dated 30/03/1991 registered under the registration no. PNA/(PNA)/HSG/(TC)/2124/1990-1991.
9)	Photocopy of Public Notice dated 07/06/2024.
10)	Photocopy of Deed of Conveyance dated 22/02/2024 and registered the same with the office of sub-registrar Haveli no. 26 at Sr. No. 3709/2024.
11)	Photocopies of Development Agreement and Power of Attorney dated 04/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 24997/2024 and 24998/2024 on 09/12/2024.

E) Description of Plot No. 71 having corresponding CTS No. 670:

All that piece and parcel of the land bearing Plot No. 71 having its area admeasuring about 520 sq. mts. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 670, situated at Village: (Munjeri) Bibwewadi, Taluka–Pune City, District-Pune and also situated within the local limits/ boundaries of Pune Municipal Corporation.

The documents pertaining to allotment of Plot No. 71: -

Sr. No.	Particulars of Documents
1)	Photocopies of Village form extract i.e. 7/12 extract from 1979 to 1995, 1996 to 2010 and 2010 to 2018.
2)	Photocopies of Mutation Entry No. 14488 along with CTS extract of CTS No. 670 from 1986 to 2024.
3)	Photocopy of Development Agreement dated 25/03/1985.
4)	Photocopy of commencement certificate dated 21/09/1985 bearing certificate No. 753 and. revised plan vide commencement certificate dated 13/11/1986 bearing certificate no. 2663
5)	Photocopy of NA order dated 06/12/1985 bearing Order No. PRN-SR-318/85.
6)	Photocopy of Occupancy Certificate on 17/11/1986 bearing No. 689.
7)	Photocopy of Registration Certificate of “Shri Ram Samarth Co-operative Housing Society Ltd.” dated 27/06/2023 registered under the registration no. PNA/PNA(4)/HSG/(TC)/25586/2023-2024.
8)	The Public Notice dated 07/06/2024 published in local daily newspaper SAMANA.
9)	Photocopy of Deed of Conveyance dated 22/03/2024 and registered the same with the office of sub-registrar Haveli no. 26 at Sr. No. 5903/2024.
10)	Photocopies of Development Agreement and Power of Attorney dated 04/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 24993/2024 and 24994/2024 on 09/12/2024.

F) Description of Plot No. 72 having corresponding CTS No. 669:

All that piece and parcel of the land bearing Plot No. 72 having its area admeasuring about 520 sq. mts. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 669, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune and also situated within the local limits/ boundaries of Pune Municipal Corporation.

The documents pertaining to allotment of Plot No. 72: -

Sr. No.	Particulars of Documents
1)	Photocopies of Village form extract i.e. 7/12 extract from 1979 to 1995, 1996 to 2010, 2011 to 2018 along with CTS extract of CTS No. 669 from 1979 to 2024.
2)	Photocopies of Mutation Entry No. 14488 and 14826.
3)	Photocopy of Development Agreement dated 25/03/1985 registered with the office of Sub-Registrar Haveli No. II Pune at Sr. No. 3315/1985.
4)	Photocopy of commencement certificate dated 21/09/1985 bearing certificate No. 753 and revised commencement certificate dated 13/11/1986 bearing certificate no. 2663.
5)	Photocopy of NA order dated 06/12/1985 bearing Order No. PRN-SR-318/85.
6)	Photocopy of Occupancy Certificate on 15/11/1986 bearing No. 689.
7)	Photocopy of Registration Certificate of "Shri Swami Samarth Co-operative Housing Society Ltd." dated 27/06/2023 registered under the registration no. PNA/PNA(4)/HSG/(TC)/25584/2023-2024.
8)	The Public Notice dated 26/09/2024 published in daily local newspaper SAMANA.
9)	Photocopy of Deed of Conveyance dated 01/08/2024 and registered the same with the office of sub-registrar Haveli no. 26 at Sr. No. 15210/2024.

10)	Photocopies of Development Agreement and Power of Attorney dated 04/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 24999/2024 and 25000/2024 on 09/12/2024.
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2) Search report for past 30 years till date.

- a. Certified Copies of Village form extract i.e. 7/12 extract from 1975 along with City Survey Extract of CTS No. 662 along with Mutation Entry Nos. 14488, 4119 and 4332.
- b. Certified Copies of Village form extract i.e. 7/12 extract from 1978 to 1995, 1996 to 2010 along with City Survey Extract of CTS No. 663 from 1989 to 2025 along with Mutation Entry Nos. 14488, 15700 and 4298.
- c. Certified Copies of Village form extract i.e. 7/12 extract from 1976 to 1995, 1996 to 2010 and CTS extract bearing no. 664 along with Mutation Entry Nos. 14488 and 4120.
- d. Certified Copies of Village extract i.e. 7/12 extract from 1979 to 1995, 1996 to 2010 and CTS extract of CTS No. 671 from 1986 to 2015 along with Mutation Entry Nos. 14488 and 16088.
- e. Certified Copies of Village form extract i.e. 7/12 extract from 1979 to 1995, 1996 to 2010 and 2010 to 2018 along with Mutation Entry Nos. 14488 along with CTS extract of CTS No. 670 from 1986 to 2024.
- f. Certified Copies of Village form extract i.e. 7/12 extract from 1979 to 1995, 1996 to 2010, 2011 to 2018 along with CTS extract of CTS No. 669 from 1979 to 2024 along with Mutation Entry Nos. 14488 and 14826.

3) On perusal of the abovementioned documents and all other relevant documents relating to title of the said property and in consonance with the instructions and representations of the Developer, I am of the opinion that:

i) The title of “Mahesh Co-Operative Housing Society Ltd.” being the ‘Lessor’;

ii) The title of:

- “Saikrupa Co-Operative Housing Society” with respect to Plot No. 65 and CTS No. 662.
- “Sahjeevan Co-Operative Housing Society” with respect to Plot No. 66 and CTS No. 663,
- “Nilkanth Co-Operative Housing Society” with respect to Plot No. 67 and CTS No. 664.
- “Nirmiti Co-operative Housing Society Ltd.” with respect to Plot No. 70 and CTS No. 671.
- “Shri Ram Samarth Co-operative Housing Society Ltd.” with respect to Plot No. 71 and CTS No. 670.
- “Shri Swami Samarth Co-operative Housing Society Ltd” with respect to Plot No. 72 and CTS No. 669.

The above-mentioned Societies through its Chairman and Secretary being the ‘Lessee’ with respect to their respective Plots and;

iii) The title of the promotor; M/s Empire Developers, a registered partnership firm through its Authorised Partners Mr. Omkar Dhankawade and Mr. Ganesh Ghule;

is clear, marketable and without any encumbrances.

4) Owners of the Land:

“Mahesh Co-Operative Housing Society Ltd.” being the ‘Owner/Lessor’ have confirmed the rights of the following societies being lessee thereof.

5) Lessees of the Land:

i) “Saikrupa Co-Operative Housing Society” through its Chairman and Secretary being the ‘Lessee’ of Plot No. 65 and CTS No. 662.

- ii) “Sahjeevan Co-Operative Housing Society” through its Chairman and Secretary being the ‘Lessee’ of Plot No. 66 and CTS No. 663.
- iii) “Nilkanth Co-Operative Housing Society” through its Chairman and Secretary being the ‘Lessee’ of Plot No. 67 and CTS No. 664.
- iv) “Nirmiti Co-operative Housing Society Ltd.” through its Chairman and Secretary being the ‘Lessee’ of Plot No. 70 and CTS No. 671.
- v) “Shri Ram Samarth Co-operative Housing Society Ltd.” through its Chairman and Secretary being the ‘Lessee’ of Plot No. 71 and CTS No. 670.
- vi) “Shri Swami Samarth Co-operative Housing Society Ltd” through its Chairman and Secretary being the ‘Lessee’ of Plot No. 72 and CTS No. 669.

6) The Promotor of the Land:

The Promotor “M/s Empire Developers”, a registered partnership firm through its authorized Partners Mr. Omkar Dhankawade and Mr. Ganesh Ghule; being developer, have acquired the development rights with respect to Plot No. 65, 66, 67, 70, 71 and 72, having corresponding CTS Nos. 662, 663, 664, 671, 670 and 669, Bibewadi, Pune, from the above mentioned Lessee Societies with the consent and confirmation of Owner/Lessor Society by virtue of;

- Development Agreements dated 27/02/2025 registered with the Office of Sub-Registrar Haveli No. 9 at Sr. No. 4826/2025.
- Development Agreement dated 31/12/2024 registered with the Office of Sub-Registrar Haveli No. 9 on 03/01/2025 at Sr. No. 27143/2024.
- Development Agreement dated 04/12/2024 registered with the Office of Sub-Registrar Haveli No. 9 on 09/12/2024 at Sr. No. 24995/2024.
- Development Agreement dated 04/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 24997/2024.
- Development Agreement dated 04/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 24993/2024.

- Development Agreement dated 04/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 24999/2024.

Accordingly, the promotor M/s. Empire Developers through its authorized partners are entitled to develop the total area admeasuring 3123.70 sq. mtrs. carved out of S. No. 635/2, 642/1 and 643, and corresponding Plot No. 65, 66, 67, 70, 71 and 72, having corresponding CTS Nos. 662, 663, 664, 671, 670 and 669, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune and also situated within the limits of Pune Municipal Corporation approved under the amalgamated layout by the Pune Municipal Corporation on 19/03/2025 as per Commencement Certificate No. CC/4070/24, and are entitled to develop the said amalgamated layout by constructing the building thereon as per approved building plans dated 02/04/2025 and any subsequent requisite revisions thereof.

- 7) The report reflecting the flow of the title of the said Plot No. 65, 66, 67, 70, 71 and 72, having corresponding CTS Nos. 662, 663, 664, 671, 670 and 669, is enclosed herewith as Annexure-1, Annexure-2, Annexure-3, Annexure-4, Annexure-5 and Annexure-6 respectively.

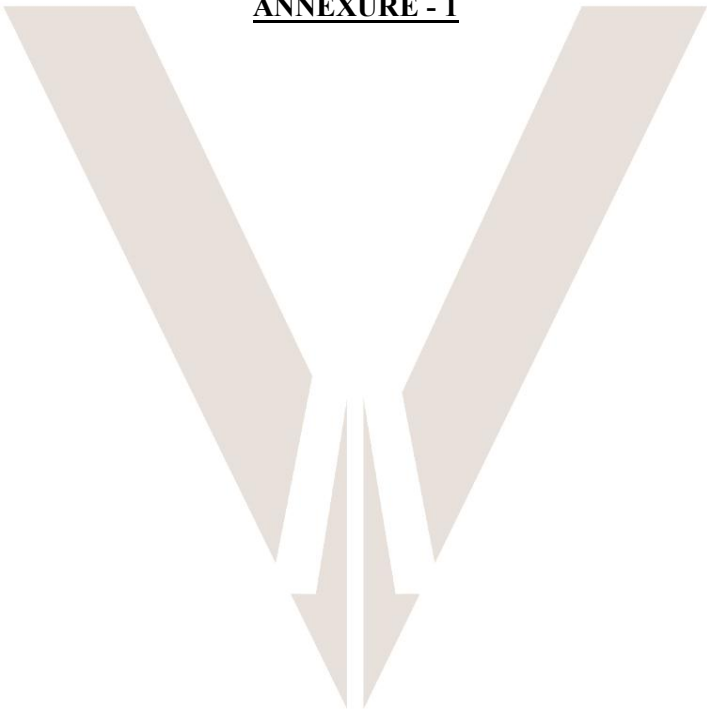


DATE: 05/04/2025

Adv. Harish M. Kumbhar

Encl.: Annexure-1, Annexure-2, Annexure-3, Annexure-4, Annexure-5 and Annexure-6 respectively.

ANNEXURE - 1



SEARCH REPORT

Date: 13/03/2025

At the instance of my client M/s. Empire Developers, a Registered Partnership Firm, Registered Under Indian Partnership Act 1932, through its authorized partners Mr. Omkar Dattatraya Dhankawade and Mr. Gaurav Ganesh Ghule having their Registered Office Address at: Survey no.21, Dhanashree Building, Kashinath Patil Nagar, Pune-Satara road, Dhankawadi, Pune- 411043, who have placed in my hands the relevant record from 1978 to verify, investigate and issue the Search report with respect to the property more particularly described as under:

DESCRIPTION OF PROPERTY:

All that piece and parcel of the land bearing Plot No. 65 having its area admeasuring about 523.70 sq. mtrs. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 662, consists of various plots, situated at Village: (Munjeri) Bibwewadi, Taluka–Pune City, District-Pune which is bounded as under:

On or towards East: By Plot no 67

On or towards North: By Road

On or towards West: By Plot no 65

On or towards South: By Plot no 71

(Hereinafter referred to as the “**said plot**”)

DOCUMENTS PROVIDED BY THE CLIENT FOR MY PERUSAL:

Sr. No.	Particulars of Documents
1)	Certified Copies of Village form extract i.e. 7/12 extract from 1975 along with City Survey Extract of CTS No. 662.
2)	Certified copies of Mutation Entry No. 14488, 4119 and 4332.
3)	Photocopy of Deed of Conveyance dated 13/08/2024 registered with the office of sub-registrar Haveli no. 26 at Sr. No. 16223/2024.
4)	Photocopy of Development Agreement and Power of Attorney dated 27/02/2025 registered with the Office of Sub-Registrar Haveli No. 9 at Sr. No. 4826/2025 and 4827/2025.

5)	Photocopy of Registration Certificate of Saikrupa Co-operative Hsg. Soc. Ltd. Plot no. 65, Mahesh Society, Bibwewadi, Pune - 37 dated 11/06/2020 bearing No. PNA/PNA(4)/HSG(TC)/22189/2020-2021.
6)	The Public Notice dated 08/02/2025 issued in local Daily Newspaper Samana towards confirmation of assignment of development rights.
7)	Photocopy of Completion Certificate dated 26/11/1991 issued by Pune Municipal Corporation towards completion of building project including shop no. 1, 2 and 3 and Office No. 4, 5, 6 and Flat o. 1 to 7.
8)	Photocopy of NA Order dated 25/04/1990 with respect to Plot No. 65 issued by Addl. Collector, Pune bearing No. PRN/SR/95/90.

DESCRIPTION OF THE REVENUE RECORD:

A) Description of Mutation Entries:

Sr. No.	ME No	Particulars
1)	14488	Dated: 06/04/1979: As per the application filed by Mahesh Co-op Hsg. Soc. Ltd., Pune the said Society informed and submitted the sanctioned layout vide which the plots were sanctioned with respect to the land bearing S. No. 635/2+642/1+643. Total Area of the Plot is 671919 sq. ft. consists of -Plot no. 1 to 20- Plot no. 22 to 27- -Plot no. 29, 30 and 32- Plot no. 34 to 36- Plot no. 38 to 53 - - Plot no. 55 to 60 - Plot no. 63 and 64 - Plot no. 66 to 120 The Mutation with respect to Plot no. 21, 28, 31, 33, 37, 54, 81, 62, 65 has been mutated vide separate mutations therefore, the area with respect to the said Plot number is 4691 sq. mtrs. which is deducted from the abovementioned plots and accordingly, the area with respect to the abovementioned plots are defined.
2)	4119	Vide Deed of Indenture of Lease dated 27/03/1986 Mahesh CHS has assigned the leasehold rights with respect to Plot no. 65 in favour of Mr. Chandrakant Vitthal Menkar for the period of 998 years and accordingly, the said transaction was mutated on the Revenue Records and the name of Mr. Chandrakant Vitthal Menkar is mutated on the 7/12 extract Plot No. 65 vide Mutation Entry No. 4119.

3)	4332	As per the Order dated 20/05/2024 passed by District Deputy Registrar of Co-operative societies, Pune City, the Deed of Conveyance of Plot No. 65 has been executed and registered on 13/08/2024 with the office of Sub-Registrar Haveli No. 26 at Sr. No. 16223/2024, in favour of Saikrupa Co-operative Housing Society, Plot No. 65 to the extent of area admeasuring about 523.70 sq. mtrs. the said transaction was mutated on the Revenue Records of CTS No. 662 of Plot No. 65 on 07/10/2024.
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Analysis of the Title of the said Plot no. 65: -

- 1) That, the Mahesh Co-op Hsg. Soc. Ltd Pune is registered as per the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 vide Registration Certificate dated 03/01/1964 bearing Registration no. PNA/HSG/TC/145/1964-65.
- 2) That, all that piece and parcel of the land bearing S. No. 635/1, 642/2 and 643 is owned by Mahesh Co-Operative Housing Society Ltd. (for the sake of brevity hereinafter referred to as the said "Mahesh CHS"). With an intention to allot the plots to the respective members on leasehold basis the said Mahesh CHS has prepared the layout and got sanctioned the same from the competent authority and has made the provisions for the plots bearing Nos. Plot no. 1 to 20, Plot no. 22 to 27, Plot no. 29, 30 and 32, Plot no. 34 to 36, Plot no. 38 to 53, Plot no. 55 to 60, Plot No. 63 and 64, Plot No. 66 to 120 to the extent of total area admeasuring about 671919 sq. ft. and accordingly the same has been mutated to the 7/12 extract of the said land bearing mutation entry No. 14488.
- 3) That, vide Deed of Indenture of Lease dated 27/03/1986 Mahesh CHS has assigned the leasehold rights with respect to Plot no. 65 in favour of Mr. Chandrakant Vitthal Menkar, registered with the office of Sub Registrar Haveli No. 2 at Sr. No. 639 for the period of 998 years and accordingly, the said transaction was mutated on the Revenue Records and the name of Mr. Chandrakant Vitthal Menkar is mutated on the 7/12 extract of Plot No. 65 vide Mutation Entry No. 4119. Whereas, copy of the said Indenture are not available for perusal and the observations are established as per the mutation entry no. 4119.
- 4) That, subsequently, Mr. Chandrakant Vitthal Menkar has assigned the development rights of the said Plot No. 65 in favour of Developer viz. Mehta construction vide Power of Attorney dated 16/11/1989 notarized at Sr. No. B/3962.
- 5) Subsequently, Developer viz. Mehta construction, has filed an application dated 16/03/1990 to the Hon'ble Additional Collector Pune, to obtain the permission to use the land of the said Plot No. 65 for Non-Agricultural purpose under section 44 of Maharashtra

Land Revenue Code, 1966 and accordingly, vide order dated 25/04/1990 bearing Order No. PRN-SR-95-90, the Collector of Pune has granted the permission to use the said Plot No. 65 for the Non-Agricultural purpose.

- 6) That, in consonance with the said Power of Attorney dated 16/11/1989, the Developer viz. Mehta construction, has approved the building plan from the Pune Municipal Corporation vide commencement certificate 06/02/1991 bearing certificate No. 385.
- 7) Accordingly, the said Developer viz. M/S Mehta Construction have commenced and completed the construction of the building being constructed upon the said Plot No. 65 and applied to obtain the Occupancy Certificate from the Pune Municipal Corporation. Accordingly, the Pune Municipal Corporation has issued the Occupancy Certificate on 26/11/1991 bearing No. 1619.
- 8) That, thereafter, the said Developer viz. M/S Mehata Construction have sold / allotted the tenements in the building constructed upon the Plot No. 65 to various intending purchasers by entering into an agreement as per the provisions as per law. Subsequently, the members of the Lessee Society have come together and formed and registered the Housing Society of the said purchasers by taking into consideration the provisions of bye-laws and Maharashtra Cooperative Societies Act, 1960 which is known as “Saikrupa Co-Operative Housing Society” registered under the registration no. PNA/PNA(4)/HSG/(TC)/ 22189/2020-2021 on 11/06/2020.
- 9) That, subsequently, in order to complete the Conveyance, the Saikrupa CHS has preferred an application with District Deputy Registrar of Co-operative Pune for Deemed Conveyance bearing application no. 537 and accordingly, vide Order dated 20/05/2024 the Registrar has issued the certificate thereof and granted Certificate of Deemed Conveyance thereto. Accordingly, by virtue of the said Order the Deed of Conveyance has been executed on 13/08/2024 and registered the same with the office of sub-registrar Haveli no. 26 at Sr. No. 16223/2024.
- 10) That, thereafter, the Saikrupa CHS has decided to redevelop the said Plot No. 65 i.e. subject property and therefore, the Saikrupa CHS has assigned the development rights in favour of the M/s Empire Developers through its authorized partners vide the Development Agreement and Power of Attorney dated 27/02/2025 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 4826/2025 and 4827/2025 with the consent of Mahesh CHS.

Search and Findings:

- i. At the instance of my clients, I have obtained the search for last 30 years till date; with respect to the property more specifically described herein above and accordingly, I have paid the necessary search fees / charges vide Challan attached herewith.
- ii. At the instance of my clients, I have issued the Public Notice dated 08/02/2025 in local Daily Newspaper Samana and till date have not received any objection for the same.
- iii. From the year 2002 data of transactions with respect to the said property are made available on website <http://igrmaharashtra.gov.in/>. Therefore, the online search is taken from the data available on website <http://igrmaharashtra.gov.in/>. It is mentioned on the website, that all the data is available but it appears that all the data is not up-to-date. Therefore, the search is taken from available data.
- iv. From the available record, I have not come across any transactions or any adverse entry with respect to the property bearing Plot No. 65 having its area admeasuring about 523.70 sq. mtrs. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 662, consists of various plots, situated at Village: (Munjeri) Bibwewadi, Taluka–Pune City, District-Pune.

Observations and Conclusion:

M/s Empire Developers are entitled to develop the said **Plot No. 65** having its area admeasuring about **523.70 sq. mtrs.** out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding **CTS no. 662**, situated at Village: (Munjeri) Bibwewadi, Taluka–Pune City, District-Pune and redevelop the building standing thereupon in consonance with the development rights assigned by, Saikrupa Co-operative Housing Society Ltd. as per the terms of the registered Development Agreement and Power of Attorney dated 27/02/2025. It is observed and concluded that, as per the information and instructions provided by my client along with requisite documents furnished thereof and upon perusal of the same, the Undersigned have not come across any adverse transactions with respect to the subject property.



Place: Pune

Adv. Harish M. Kumbhar



CHALLAN
MTR Form Number-6



GRN	MH017695705202425P	BARCODE			Date	12/03/2025-17:15:51		Form ID	
Department Inspector General Of Registration					Payer Details				
Type of Payment Search Fee Other Items					TAX ID / TAN (If Any)				
					PAN No.(If Applicable)				
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Harish Mohan Kumbhar		
Location PUNE									
Year 2024-2025 One Time					Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Amount In		Seven Hundred Fifty Rupees Only		
Total				750.00	Words				
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	10000502025031208337	8360317574613	
Cheque/DD No.					Bank Date	RBI Date	12/03/2025-17:16:19	Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID : 363705882

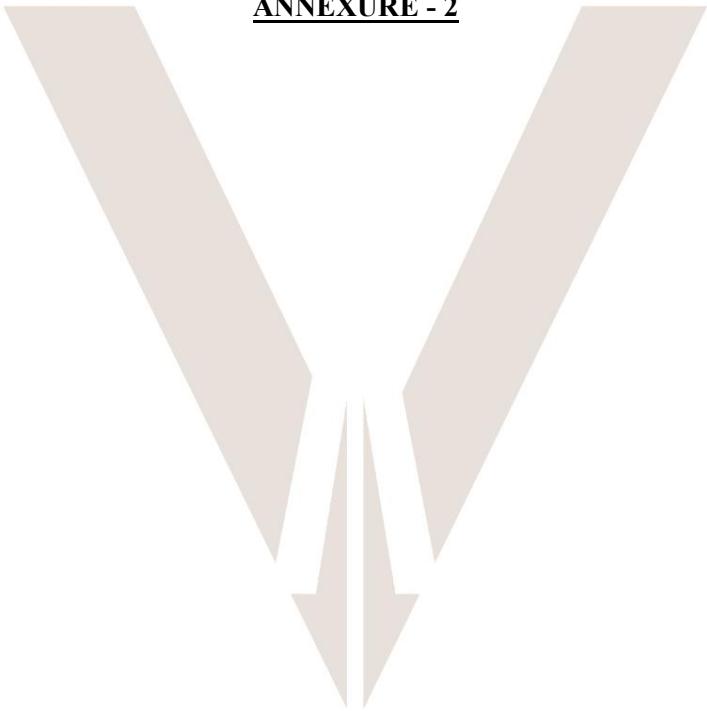
Mobile No. :

9850384755

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे .इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही .

ANNEXURE - 2



SEARCH REPORT

Date: 17/02/2025

At the instance of my client M/s. Empire Developers, a Registered Partnership Firm, Registered Under Indian Partnership Act 1932, through its authorized partners Mr. Omkar Dattatraya Dhankawade and Mr. Gaurav Ganesh Ghule having their Registered Office Address at: Survey no.21, Dhanashree Building, Kashinath Patil Nagar, Pune-Satara road, Dhankawadi, Pune- 411043, who have placed in my hands the relevant record from 1978 to verify, investigate and issue the Search report with respect to the property more particularly described as under:

DESCRIPTION OF PROPERTY:

All that piece and parcel of the land bearing Plot No. 66 having its area admeasuring about 520 sq. mtrs. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 663, consists of various plots, situated at Village: (Munjeri) Bibwewadi, Taluka–Pune City, District-Pune which is bounded as under:

On or towards East: By Plot no 67

On or towards North: By Road

On or towards West: By Plot no 65

On or towards South: By Plot no 71

(Hereinafter referred to as the “**said plot**”)

DOCUMENTS PROVIDED BY THE CLIENT FOR MY PERUSAL:

Sr. No.	Particulars of Documents
1)	Certified Copies of Village form extract i.e. 7/12 extract from 1978 to 1995, 1996 to 2010 along with City Survey Extract of CTS No. 663 from 1989 to 2025.
2)	Certified copies of Mutation Entry No. 14488, 15700 and 4298.
3)	Photocopy of Deed of Conveyance dated 01/08/2024 registered with the office of sub-registrar Haveli no. 26 at Sr. No. 15208/2024.
4)	Photocopy of Development Agreement and Power of Attorney dated 31/12/2024 registered with the Office of Sub-Registrar Haveli No. 9 on 03/01/2025 at Sr. No. 27143/2024 and 27146/2024.

5)	Photocopy of Registration Certificate of Sahjeevan Co-operative Hsg. Soc. Ltd. Plot no. 66, Mahesh Society, Bibwewadi, Pune - 37 dated 21/06/2023 bearing No. PNA/PNA(4)/HSG(TC)/25574/2023-24
6)	The Public Notice dated 26/01/2024 in Daily Newspaper Prabhat.
7)	Photocopy of Completion Certificate dated 09/06/1987 issued by Pune Municipal Corporation issued under CC/2615/1987 dated 18/01/1986, CC/4640 dated 05/06/1987 with respect to Ground Floor, first Floor and Second Floor.
8)	Photocopy of NA Order dated 02/07/1986.

DESCRIPTION OF THE REVENUE RECORD:**A) Description of Mutation Entries:**

Sr. No.	ME No	Particulars
1)	14488	Dated: 06/04/1979: As per the application filed by Mahesh Co-op Hsg. Soc. Ltd., Pune the said Society informed and submitted the sanctioned layout vide which the plots were sanctioned with respect to the land bearing S. No. 635/2+642/1+643. Total Area of the Plot is 671919 sq. ft. Plot no. 1 to 20 Plot no. 22 to 27 Plot no. 29, 30 and 32 Plot no. 34 to 36 Plot no. 38 to 53 Plot no. 55 to 60 Plot no. 63 and 64 Plot no. 66 to 120 The Mutation with respect to Plot no. 21, 28, 31, 33, 37, 54, 81, 62, 65 has been mutated vide separate mutations therefore, the area with respect to the said Plot number is 4691 sq. mtrs. which is deducted from the abovementioned plots and accordingly, the area with respect to the abovementioned plots are defined.
2)	15700	Vide Deed of Indenture of Lease dated 28/04/1974 Mahesh CHS has assigned the leasehold rights with respect to Plot no. 66 in favour of Nilkanth Anant Joshi for the rent of Rs.1/- for the period of 998 years and accordingly, the said transaction was mutated

		on the Revenue Records and the name of Nilkanth Anant Joshi is mutated on the 7/12 extract Plot No. 66, accordingly the said mutation is certified on 13/05/1986.
3)	4298	As per the Order dated 26/03/2024 passed by District Deputy Registrar of Co-operative societies, Pune City, the Deed of Conveyance of Plot No. 66 has been executed and registered on 01/08/2024 with the office of Sub-Registrar Haveli No. 26 at Sr. No. 15208/2024, in favour of Sahjeevan Co-operative Housing Society, Plot No. 66 to the extent of area admeasuring about 520 sq. mtrs. the said transaction was mutated on the Revenue Records of CTS No. 663 of Plot No. 66 on 21/09/2024.

Analysis of the Title of the said Plot no. 66: -

- 1) That, the Mahesh Co-op Hsg. Soc. Ltd Pune is registered as per the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 vide Registration Certificate dated 03/01/1964 bearing Registration no. PNA/HSG/TC/145/1964-65.
- 2) That, the Mahesh Co-op Hsg. Soc. being the Owner of all that piece and parcel of the land bearing S. No. 635/1, 642/2 and 643 is owned by Mahesh Co-Operative Housing Society Ltd. (for the sake of brevity hereinafter referred to as the said “**Mahesh CHS**”). With an intention to allot the plots to the respective members on leasehold basis the said Mahesh CHS has prepared the layout and got sanctioned the same from the competent authority and has made the provisions for the plots bearing Nos. Plot no. 1 to 20, Plot no. 22 to 27, Plot no. 29, 30 and 32, Plot no. 34 to 36, Plot no. 38 to 53, Plot no. 55 to 60, Plot No. 63 and 64, Plot No. 66 to 120 to the extent of total area admeasuring about 671919 sq. ft. and accordingly the same has been mutated to the 7/12 extract of the said land bearing mutation entry No. 14488.
- 3) That, vide Deed of Indenture of Lease dated 28/04/1974 Mahesh CHS has assigned the leasehold rights with respect to Plot no. 66 in favour of Nilkanth Anant Joshi for the rent of Rs.1/- for the period of 998 years and accordingly, the name of Nilkanth Anant Joshi was mutated on the 7/12 extract of Plot no. 66 vide mutation entry no. 15700. Whereas, copy of the said Indenture are not available for perusal and the observations are established as per the mutation entry no. 15700.
- 4) That, subsequently, Nilkanth Anant Joshi has assigned the development rights of the said Plot No. 66 in favour of Mr. Peter Mattheew Pareira and Mr. Aubrey Leslie Lewis vide

Development Agreement dated 25/03/1985 registered with the office of Sub-Registrar Haveli No. II Pune at Sr. No. 3314/1985.

- 5) That, in consonance with the said Development Agreement dated 25/03/1985, the Developer Mr. Peter Matthew Pereira and Mr. Aubrey Leslie Lewis, has approved the building plan from the Pune Municipal Corporation vide commencement certificate dated 18/01/1986 bearing certificate No. 2915.
- 6) Subsequently, Mr. Peter Matthew Pereira and Mr. Aubrey Leslie Lewis has filed an application dated 02/05/1986 to the Hon'ble Additional Collector Pune, to grant the permission to use the land of the said Plot No. 66 for Non-Agricultural purpose under section 44 of Maharashtra Land Revenue Code, 1966 and accordingly, vide order dated 02/07/1986 bearing Order No. PRN-SR-123-86, the Collector of Pune has granted the permission to use the said Plot No. 66 for the Non-Agricultural purpose.
- 7) Accordingly, the said Developer Mr. Peter Matthew Pereira and Mr. Aubrey Leslie Lewis has commenced and completed the construction of the building being constructed upon the said Plot No. 66 and applied to obtain the Occupancy Certificate from the Pune Municipal Corporation. Accordingly, the Pune Municipal Corporation has issued the Occupancy Certificate on 09/06/1987 bearing No. 243.
- 8) That, thereafter, the said **Developer** Mr. Peter Matthew Pereira and Mr. Aubrey Leslie Lewis have sold / allotted the tenements in the building constructed upon the Plot No. 66 to various prospective purchasers by entering into an agreement thereof. Subsequently, the unit purchasers have come together and formed and registered the Housing Society of the unit purchasers; under the name and styled as "Sahjeevan Co-operative Housing Society Ltd." registered under the registration no. PNA/PNA(1)/HSG/(TC)/25574/2023-2024 on 21/06/2023 (hereinafter referred to as the "Sahjeevan CHS").
- 9) That, subsequently, in order to complete the Conveyance, the Sahjeevan CHS has preferred an application with District Deputy Registrar of Co-operative Pune for Deemed Conveyance bearing application no. 476 and accordingly, vide Order dated 26/03/2024 the Registrar has issued the certificate thereof and granted Certificate of Deemed Conveyance thereto. Accordingly, by virtue of the said Order the Deed of Conveyance has been executed on 01/08/2024 and registered the same with the office of sub-registrar Haveli no. 26 at Sr. No. 15208/2024.
- 10) That, thereafter, the Sahjeevan CHS has decided to redevelop the said Plot No. 66 i.e. subject property and therefore, the Sahjeevan CHS has assigned the development rights in favour of the M/s Empire Developers through its authorized partners vide the Development

Agreement and Power of Attorney dated 31/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 27143/2024 and 27146/2024 with the consent of Mahesh CHS.

Search and Findings:

- i. At the instance of my clients, I have obtained the search for last 30 years till date; with respect to the property more specifically described herein above and accordingly, I have paid the necessary search fees / charges vide Challan attached herewith.
- ii. At the instance of my clients, I have issued the Public Notice dated 26/01/2024 in local news-paper Daily Prabhat and till date have not received any objection for the same.
- iii. From the year 2002 data of transactions with respect to the said property are made available on website <http://igrmaharashtra.gov.in/>. Therefore, the online search is taken from the data available on website <http://igrmaharashtra.gov.in/>. It is mentioned on the website, that all the data is available but it appears that all the data is not up-to-date. Therefore, the search is taken from available data.
- iv. From the available record, I have not come across any transactions or any adverse entry with respect to the property bearing Plot No. 66 having its area admeasuring about 520 sq. mtrs. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 663, consists of various plots, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune.

Observations and Conclusion:

M/s Empire Developers are entitled to develop the said **Plot No. 66** having its area admeasuring about **520 sq. mtrs.** out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding **CTS no. 663**, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune and redevelop the building standing thereupon in consonance with the development rights assigned by, Sahjeevan Co-operative Housing Society Ltd. as per the registered Development Agreement and Power of Attorney dated 31/12/2024. It is observed and concluded that, as per the information and instructions provided by my client along with requisite documents furnished thereof and upon perusal of the same the Undersigned have not come across any adverse transactions with respect to the subject property.



Place: Pune

Adv. Harish M. Kumbhar



CHALLAN
MTR Form Number-6



GRN	MH016124885202425P	BARCODE			Date	13/02/2025-20:11:21		Form ID		
Department Inspector General Of Registration					Payer Details					
Type of Payment Search Fee Other Items					TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Harish Mohan Kumbhar			
Location PUNE										
Year 2024-2025 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE				600.00		Road/Street				
						Area/Locality				
						Town/City/District				
						PIN				
						Remarks (If Any)				
						Amount In		Six Hundred Rupees Only		
Total				600.00		Words				
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		10000502025021309469 6260890873116	
Cheque/DD No.					Bank Date		RBI Date		13/02/2025-20:11:57 Not Verified with RBI	
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Name of Branch					Scroll No. , Date		Not Verified with Scroll			

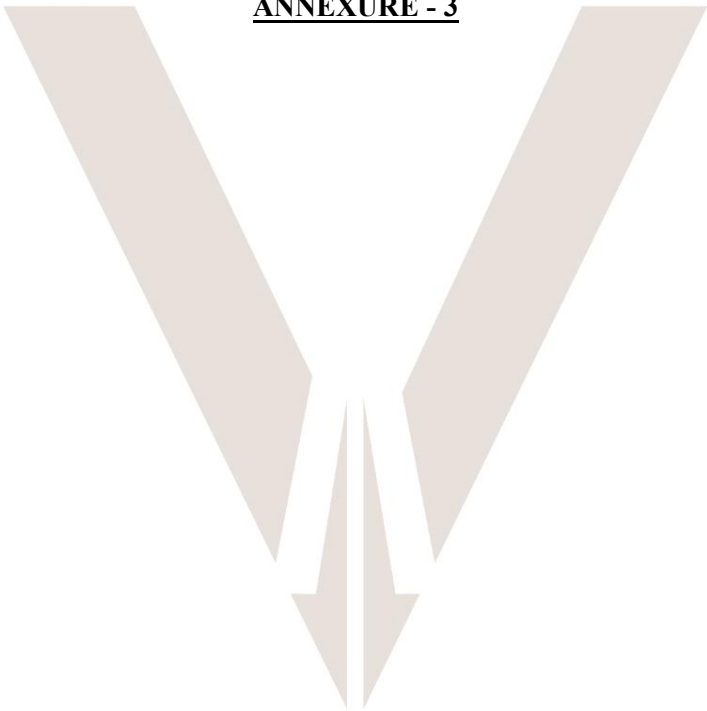
Department ID : 454221170

Mobile No. : 9850384755

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

ANNEXURE - 3



SEARCH REPORT

Date: 17/02/2025

At the instance of my client M/s. Empire Developers, a Registered Partnership Firm, Registered Under Indian Partnership Act 1932, through its authorized partners Mr. Omkar Dattatraya Dhankawade and Mr. Gaurav Ganesh Ghule having their Registered Office Address at: Survey no.21, Dhanashree Building, Kashinath Patil Nagar, Pune-Satara road, Dhankawadi, Pune- 411043, who have placed in my hands the relevant record to verify, investigate and issue the Search report with respect to the property more particularly described as under:

DESCRIPTION OF PROPERTY:

All that piece and parcel of the land bearing Plot No. 67 having its area admeasuring about **520 sq. mtrs. i.e. 5596 Sq. Ft.** out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 664, consists of various plots, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune which is bounded as under:

On or towards East: By Plot no 68

On or towards North: By Road

On or towards West: By Plot no 66

On or towards South: By Plot no 72

(Hereinafter referred to as the “**subject property**”)

DOCUMENTS PROVIDED BY THE CLIENT FOR MY PERUSAL:

Sr. No.	Particulars of Documents
1)	Certified Copies of Village form extract i.e. 7/12 extract from 1976 to 1995, 1996 to 2010 and CTS extract bearing no. 664.
2)	Certified copies of Mutation Entry No. 4120 and 14488.
3)	Copy of Deed of Conveyance dated 01/02/2024 registered with the office of sub-registrar Haveli no. 26 at Sr. No. 2073/2024.
4)	Photocopy of Development Agreement and Power of Attorney dated 04/12/2024 registered with the Office of Sub-Registrar Haveli No. 9 on 09/12/2024 at Sr. No. 24995/2024 and 4/24996/2024.
5)	Photocopy of Registration Certificate of Neelkanth Co-operative Hsg. Soc. Ltd. Plot no. 67, Mahesh Society, Bibwewadi, Pune - 37 dated

	06/04/1999 bearing registration no. PNA/PNA-1/HSG(TC)/4447/1999-2000/99.
6)	The Public Notice dated 07/06/2024 published in Daily Samana.
7)	Photocopy of Part Completion Certificate bearing no. 239 dated 02/06/1987 issued by Pune Municipal Corporation issued under CC no. 3525 dated 19/08/1985, 2912 dated 17/01/1986, 4637 dated 01/06/1987 with respect to Ground Floor, First Floor and Second Floor.
8)	Photocopy of NA Order dated 25/10/1985 bearing no. PRN-SR-294-85.

DESCRIPTION OF THE REVENUE RECORD:

A) Description of Mutation Entries:

Sr. No.	ME No	Particulars
1)	14488	Dated: 06/04/1979: As per the application filed by Mahesh Co-op Hsg. Soc. Ltd., Pune, the said Society informed and submitted the sanctioned layout vide which the plots were sanctioned with respect to the land bearing S. No. 635/2+642/1+643. Total Area of the Plot is 671919 sq. ft. Plot no. 1 to 20 Plot no. 22 to 27 Plot no. 29, 30 and 32 Plot no. 34 to 36 Plot no. 38 to 53 Plot no. 55 to 60 Plot no. 63 and 64 Plot no. 66 to 120 The Mutation with respect to Plot no. 21, 28, 31, 33, 37, 54, 81, 62, 65 has been mutated vide separate mutations, therefore the area with respect to the said Plot number is 4691 sq. mtrs. which is deducted from the abovementioned plots and accordingly, the area with respect to the abovementioned plots are defined.

1)	27403	Dated: 16/05/1989 As per the NA Order dated 25/10/1985 bearing no. PRN-SR-294-85 passed by Collector of Pune, the name of Mandakini Govind Modak was mutated on the revenue record being the Lessor and the same is appeared on City Survey extract bearing CTS No. 664 on 18/05/1989.
2)	4120	The transaction of Deed of Conveyance dated 01/02/2024 registered with the office of sub-registrar Haveli no. 26 at Sr. No. 2073/2024 has been recorded and accordingly, the name of Nilkanth Co-op Hsg. Soc. was mutated on the revenue record vide mutation entry no. 4120.

Analysis of the Title of the said Plot no. 67: -

- 1) That, the Mahesh Co-op Hsg. Soc. Ltd Pune is registered as per the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 vide Registration Certificate dated 03/01/1964 bearing Registration no. PNA/HSG/TC/145/1964-65.
- 2) That, the Mahesh Co-op Hsg. Soc. being the Owner of all that piece and parcel of the land bearing S. No. 635/1, 642/2 and 643 is owned by Mahesh Co-Operative Housing Society Ltd. (for the sake of brevity hereinafter referred to as the said “**Mahesh CHS**”). With an intention to allot the plots to the respective members on leasehold basis the said Mahesh CHS has prepared the layout and got sanctioned the same from the competent authority and has made the provisions for the plots bearing Nos. Plot no. 1 to 20, Plot no. 22 to 27, Plot no. 29, 30 and 32, Plot no. 34 to 36, Plot no. 38 to 53, Plot no. 55 to 60, Plot No. 63 and 64, Plot No. 66 to 120 to the extent of total area admeasuring about 671919 sq. ft. and accordingly the same has been mutated to the 7/12 extract of the said land bearing vide mutation entry No. 14488.
- 3) That, the said Mahesh CHS has assigned the leasehold rights with respect to Plot no. 67 in favour of Mandakini Govind Modak for 998 years commencing from 1973; for the rent of Rs.1/-. Whereas, the copy of the same was not available for perusal.
- 4) That, subsequently, Mandakini Govind Modak has assigned the development rights of the said Plot No. 67 in favour of Peter Mathew Pareira and Aubrey Leslie Lewis vide Development Agreement dated 25/03/1985 registered with the office of Sub-Registrar Haveli No. II Pune at Sr. No. 3318/1985. Whereas, the copy of the same was not available for perusal.

- 5) That, in consonance with the said Development Agreement dated 25/03/1985, the Developer Peter Mathew Pareira and Aubrey Leslie Lewis has approved the building plan from the Pune Municipal Corporation vide commencement certificate dated 19/08/1985 bearing certificate No. 3525.
- 6) Subsequently, Peter Mathew Pareira and Aubrey Leslie Lewis has filed an application and obtained the permission from the Hon'ble Additional Collector Pune, to use the land of the said Plot No. 67 for Non-Agricultural purpose under section 44 of Maharashtra Land Revenue Code, 1966 and accordingly, vide order dated 25/10/1985 bearing Order No. PRN-SR-294-85, the Collector of Pune has granted the permission to use the said Plot No. 67 for the Non-Agricultural purpose.
- 7) Accordingly, the said Developer Peter Mathew Pareira and Aubrey Leslie Lewis have commenced and completed the construction of the building being constructed upon the said Plot No. 67 and applied to obtain the Occupancy Certificate from the Pune Municipal Corporation. Accordingly, the Pune Municipal Corporation has issued the Occupancy Certificate on 02/06/1987 bearing No. 239.
- 8) That, thereafter, the said **Developer viz.** Peter Mathew Pareira and Aubrey Leslie Lewis have sold / allotted the tenements in the building constructed upon the Plot No. 67 to various prospective purchasers by entering into an agreement thereof. Subsequently, has formed and registered the Housing Society of the unit purchasers; under the name and styled as "Nilkanth Co-operative Housing Society Ltd." registered under the registration no. PNA/PNA(1)/HSG/(TC)/4447/1999-2000/99 (hereinafter referred to as the "Nilkanth CHS").
- 9) That, subsequently, in order to complete the Conveyance, the Nilkanth CHS has preferred an application with District Deputy Registrar of Co-operative Pune for Deemed Conveyance bearing application no. 390/2023 and accordingly, vide Order dated 20/12/2023 the Registrar has issued the certificate thereof and granted Certificate of Deemed Conveyance thereto. That, by virtue of the said Order, the Deed of Conveyance has been executed on 01/02/2024 and registered the same with the office of sub-registrar Haveli no. 26 at Sr. No. 2073/2024.
- 10) That, thereafter, the Nilkanth CHS has decided to redevelop the said Plot No. 67 i.e. subject property and therefore, the Nilkanth CHS has assigned the development rights in favour of the M/s Empire Developers through its authorized partners vide the Development Agreement and Power of Attorney dated 04/12/2024 registered with the

office of sub-registrar Haveli no. 9 at Sr. No. 24995/2024 and 24996/2024 on 09/12/2024 with the consent of Mahesh CHS.

Search and Findings:

- i. At the instance of my clients, I have obtained the search for last 30 years till date; with respect to the property more specifically described herein above and accordingly, I have paid the necessary search fees / charges vide Challan attached herewith.
- ii. At the instance of my clients, I have issued the Public Notice dated 07/06/2024 in local news-paper SAMANA and till date have not received any objection for the same.
- iii. From the year 2002 data of transactions with respect to the said property are made available on website <http://igrmaharashtra.gov.in/>. Therefore, the online search is taken from the data available on website <http://igrmaharashtra.gov.in/>. It is mentioned on the website, that all the data is available but it appears that all the data is not up-to-date. Therefore, the search is taken from available data.
- iv. From the available record, I have not come across any transactions or any adverse entry with respect to the property bearing Plot No. 67 having its area admeasuring about 520 sq. mtrs. i.e. 5596 Sq. Ft. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 664, consists of various plots, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune.

Observations and Conclusion:

M/s Empire Developers are entitled to develop the said Plot No. 67 having its area admeasuring about 520 sq. mtrs. i.e. 5596 Sq. Ft. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS No. 664, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune and redevelop the building standing thereupon in consonance with the Development rights assigned by, Nilkanth Co-operative Housing Society Ltd. as per the registered Development Agreement and Power of Attorney dated 09/12/2024. It is observed and concluded that, as per the information and instructions provided by my client along with requisite documents furnished thereof and upon perusal of the same the Undersigned have not come across any adverse transactions with respect to the subject property.



Place: Pune

Adv. Harish M. Kumbhar

MH016239060202425P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 Feb 2025	Receipt	Receipt no.: 1113934057
	Name of the Applicant :	Harish Mohan Kumbhar
	Details of property of which document has to be searched :	Dist :Pune Village :Bibavewadi S.No/CTS No/G.No. : 67
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH016239060202425P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		

ANNEXURE - 4



SEARCH REPORT

Date: 17/02/2025

At the instance of my client M/s. Empire Developers, a Registered Partnership Firm, Registered Under Indian Partnership Act 1932, through its authorized partners Mr. Omkar Dattatraya Dhankawade and Mr. Gaurav Ganesh Ghule having their Registered Office Address at: Survey no.21, Dhanashree Building, Kashinath Patil Nagar, Pune-Satara road, Dhankawadi, Pune- 411043, who have placed in my hands the relevant record from 1979 to verify, investigate and issue the Search report with respect to the property more particularly described as under:

DESCRIPTION OF PROPERTY:

All that piece and parcel of the land bearing Plot No. 70 having its area admeasuring about **520 sq. mts.** out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 671, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune which is bounded as under:

On or towards East: By Plot no 71

On or towards North: By Plot no. 65

On or towards West: By Road

On or towards South: By Road

(Hereinafter referred to as the “said plot”)

DOCUMENTS PROVIDED BY THE CLIENT FOR MY PERUSAL:

Sr. No.	Particulars of Documents
1)	Photocopies of Village form extract i.e. 7/12 extract from 1979 to 1995, 1996 to 2010 and CTS extract of CTS No. 671 from 1986 to 2015.
2)	Photocopies of Mutation Entry No. 14488 and 16088.
3)	Photocopy of Deed of Indenture of Lease dated 27/03/1986 registered on 21/05/1986 at Haveli no. II bearing Sr. No. 944/1986.
4)	Photocopy of vide Development Agreement dated 09/10/1987 registered with the office of Sub-Registrar Haveli No. II-Pune at Sr. No. 13036/1987 along with the Power of Attorney dated 19/07/1987 registered with the office of sub-registrar bearing Sr No. 13037/1987.

5)	Photocopy of commencement certificate dated 27/01/1988 bearing certificate No. 2703 and revised plan vide commencement certificate dated 23/03/1989 bearing certificate no. 2243
6)	Photocopy of NA order dated 13/04/1988 bearing Order No. PRN-SR-34/88.
7)	Photocopy of Occupancy Certificate on 07/04/1989 bearing No. 4282.
8)	Photocopy of Registration Certificate of Nirmiti Co-operative Housing Society Ltd.” dated 30/03/1991 registered under the registration no. PNA/(PNA)/HSG/(TC)/2124/1990-1991.
9)	Photocopy of Public Notice dated 07/06/2024.
10)	Photocopy of Deed of Conveyance dated 22/02/2024 and registered the same with the office of sub-registrar Haveli no. 26 at Sr. No. 3709/2024.
11)	Photocopies of Development Agreement and Power of Attorney dated 04/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 24997/2024 and 24998/2024 on 09/12/2024.

DESCRIPTION OF THE REVENUE RECORD:

A) Description of Mutation Entries:

Sr. No.	ME No	Particulars
1)	14488	Dated: 06/04/1979: As per the application filed by Mahesh Co-op Hsg. Soc. Ltd., Pune the said Society informed and submitted the sanctioned layout vide which the plots were sanctioned with respect to the land bearing S. No. 635/2+642/1+643. Total Area of the Plot is 671919 sq. ft. Plot no. 1 to 20 Plot no. 22 to 27 Plot no. 29, 30 and 32 Plot no. 34 to 36 Plot no. 38 to 53 Plot no. 55 to 60 Plot no. 63 and 64 Plot no. 66 to 120 The Mutation with respect to Plot no. 21, 28, 31, 33, 37, 54, 81, 62, 65 has been mutated vide separate mutations therefore, the area

		with respect to the said Plot number is 4691 sq. mtrs. which is deducted from the abovementioned plots and accordingly, the area with respect to the abovementioned plots are defined.
1)	16088	Dated: 13/11/1987 Deed of Indenture of Lease dated 17/03/1986 registered on 21/05/1986 at Haveli no. II bearing Sr. No. 944/1986. The said Mahesh CHS has assigned the leasehold rights with respect to Plot no. 70 in favour of Mr. Bhalchandra Madhav Lembhe for the period of 998 years and accordingly, the said transaction has been recorded and the name of Bhalchandra Madhav Lembhe was mutated on the revenue record.

Analysis of the Title of the said Plot no. 70: -

- 1) That, the Mahesh Co-op Hsg. Soc. Ltd Pune is registered as per the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 vide Registration Certificate dated 03/01/1964 bearing Registration no. PNA/HSG/TC/145/1964-65.
- 2) That, the Mahesh Co-op Hsg. Soc. being the Owner of all that piece and parcel of the land bearing S. No. 635/1, 642/2 and 643 is owned by Mahesh Co-Operative Housing Society Ltd. (for the sake of brevity hereinafter referred to as the said “**Mahesh CHS**”). With an intention to allot the plots to the respective members on leasehold basis the said Mahesh CHS has prepared the layout and got sanctioned the same from the competent authority and has made the provisions for the plots bearing Nos. Plot no. 1 to 20, Plot no. 22 to 27, Plot no. 29, 30 and 32, Plot no. 34 to 36, Plot no. 38 to 53, Plot no. 55 to 60, Plot No. 63 and 64, Plot No. 66 to 120 to the extent of total area admeasuring about 671919 sq. ft. and accordingly the same has been mutated to the 7/12 extract of the said land bearing vide mutation entry No. 14488.
- 3) That, vide Deed of indenture of Lease dated 27/03/1986 registered on 21/05/1986 at Haveli no. II bearing Sr. No. 944/1986. The said Mahesh CHS has assigned the leasehold rights with respect to Plot no. 70 in favour of Mr. Bhalchandra Mahadev Lembhe for the rent of Rs.1/- for the period of 998 years and accordingly, the said transaction was recorded and the name of Mr. Bhalchandra Lembhe was mutated on the 7/12 extract of Plot no. 70 vide mutation entry no. 16088.
- 4) That, subsequently, Mr. Bhalchandra Lembhe has assigned the development rights of the said Plot No. 70 in favour of M/s. Nirmiti Builders vide Development Agreement dated

09/10/1987 registered with the office of Sub-Registrar Haveli No. II Pune at Sr. No. 13037/1987 along with the Power of Attorney dated 09/10/1987 registered with the office of sub-registrar bearing Sr No. 13036/1987.

- 5) Subsequently, Shri M. B. Lembhe has filed an application dated 09/02/1988 to the Hon'ble Additional Collector Pune, to grant the permission to use the land of the said Plot No. 70 for Non-Agricultural purpose under section 44 of Maharashtra Land Revenue Code, 1966 and accordingly, vide order dated 13/04/1988 bearing Order No. PRN-SR-34/88, the Collector of Pune has granted the permission to use the said Plot No. 70 for the Non-Agricultural purpose.
- 6) That, in consonance with the said Development Agreement dated 09/10/1987, the Developer M/s Nirmiti Builders, has approved the building plan from the Pune Municipal Corporation vide commencement certificate dated 27/01/1988 bearing certificate No. 2703 and revised plan vide commencement certificate dated 23/03/1989 bearing certificate no. 2243.
- 7) Accordingly, the said Developer M/s Nirmiti Builders has commenced and completed the construction of the building being constructed upon the said Plot No. 70 and applied to obtain the Occupancy Certificate from the Pune Municipal Corporation. Accordingly, the Pune Municipal Corporation has issued the Occupancy Certificate on 07/04/1989 bearing No. 4282.
- 8) That, thereafter, the said Developer M/s. Nirmti Builders have sold / allotted the tenements in the building constructed upon the Plot No. 70 to various prospective purchasers by entering into an agreement thereof. Subsequently, has formed and registered the Housing Society of the unit purchasers; under the name and styled as "Nirmiti Co-operative Housing Society Ltd." registered under the registration no. PNA/PNA/HSG/(TC)/2124/1990-1991 on 30/03/1991 (hereinafter referred to as the "Nirmiti CHS").
- 9) That, subsequently, in order to complete the Conveyance, the members of Nirmiti CHS have preferred an application with District Deputy Registrar of Co-operative Pune for Deemed Conveyance bearing application no. 141/2022 and accordingly, vide Order dated 14/10/2022 the Registrar has issued the certificate thereof and granted Certificate of Deemed Conveyance thereto. Accordingly, by virtue of the said Order the Deed of Conveyance has been executed on 22/02/2024 and registered the same with the office of sub-registrar Haveli no. 26 at Sr. No. 3709/2024.
- 10) That, thereafter, the Nirmiti CHS has decided to redevelop the said Plot No. 70 i.e. said plot and therefore, the Nirmiti CHS has assigned the development rights in favour of the

M/s Empire Developers through its authorized partners vide the Development Agreement and Power of Attorney dated 04/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 24997/2024 and 24998/2024 on 09/12/2024 with the consent of Mahesh CHS.

Search and Findings:

- i. At the instance of my clients, I have obtained the search for last 30 years till date; with respect to the property more specifically described herein above and accordingly, I have paid the necessary search fees / charges vide Challan attached herewith.
- ii. At the instance of my clients, I have issued the Public Notice dated 07/06/2024 in local news-paper and till date have not received any objection for the same.
- iii. From the year 2002 data of transactions with respect to the said property are made available on website <http://igrmaharashtra.gov.in/>. Therefore, the online search is taken from the data available on website <http://igrmaharashtra.gov.in/>. It is mentioned on the website, that all the data is available but it appears that all the data is not up-to-date. Therefore, the search is taken from available data.
- iv. From the available record, I have not come across any transactions or any adverse entry with respect to the property bearing Plot No. 70 having its area admeasuring about **520 sq. mtrs.** out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding **CTS no. 671**, consists of various plots, situated at Village: (Munjeri) Bibwewadi, Taluka–Pune City, District-Pune.

Observations and Conclusion:

M/s Empire Developers are entitled to develop the said Plot No. 70 having its area admeasuring about **520 sq. mtrs.** out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding **CTS no. 671**, situated at Village: (Munjeri) Bibwewadi, Taluka–Pune City, District-Pune and redevelop the building standing thereupon in consonance with the Development rights assigned by, Nirmiti Co-operative Housing Society Ltd. as per the registered Development Agreement and Power of Attorney dated 09/12/2024. It is observed and concluded that, as per the information and instructions provided by my client along with requisite documents furnished thereof and upon perusal of the same the Undersigned have not come across any adverse transactions with respect to the subject property.

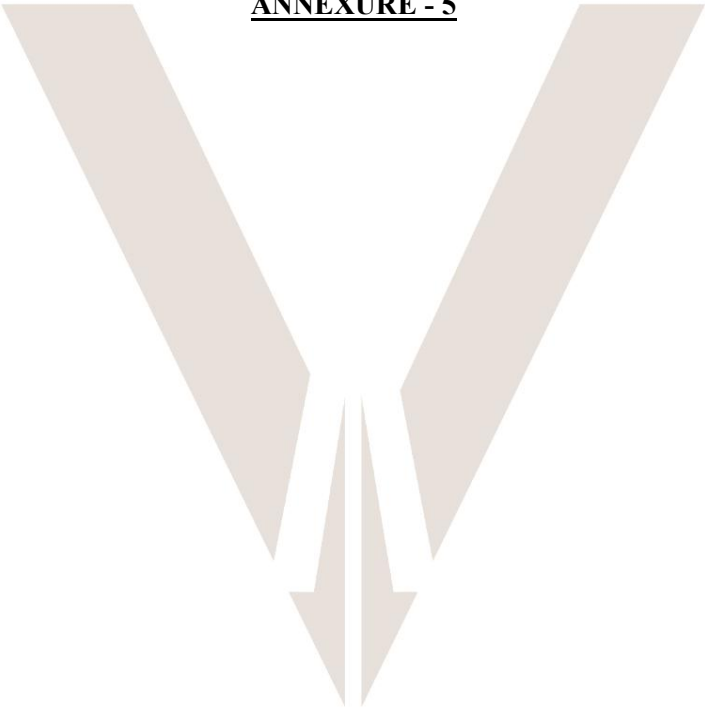


Place: Pune

Adv. Harish M. Kumbhar

MH016203885202425P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Feb 2025	Receipt	Receipt no.: 1113932153
	Name of the Applicant :	Harish Mohan Kumbhar
	Details of property of which document has to be searched :	Dist :Pune Village :Bibavewadi S.No/CTS No/G.No. : 70
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH016203885202425P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

ANNEXURE - 5



SEARCH REPORT

Date: 17/02/2025

At the instance of my client M/s. Empire Developers, a Registered Partnership Firm, Registered Under Indian Partnership Act 1932, through its authorized partners Mr. Omkar Dattatraya Dhankawade and Mr. Gaurav Ganesh Ghule having their Registered Office Address at: Survey no.21, Dhanashree Building, Kashinath Patil Nagar, Pune-Satara road, Dhankawadi, Pune- 411043, who have placed in my hands the relevant record from 1979 to verify, investigate and issue the Search report with respect to the property more particularly described as under:

DESCRIPTION OF PROPERTY:

All that piece and parcel of the land bearing Plot No. 71 having its area admeasuring about 520 sq. mts. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 670, situated at Village: (Munjeri) Bibwewadi, Taluka–Pune City, District-Pune which is bounded as under:

On or towards East: By Plot no 72
 On or towards North: By Plot no. 66
 On or towards West: By Plot no. 70
 On or towards South: By Road

(Hereinafter referred to as the “said plot”)

DOCUMENTS PROVIDED BY THE CLIENT FOR MY PERUSAL:

Sr. No.	Particulars of Documents
1)	Photocopies of Village form extract i.e. 7/12 extract from 1979 to 1995, 1996 to 2010 and 2010 to 2018.
2)	Photocopies of Mutation Entry No. 14488 along with CTS extract of CTS No. 670 from 1986 to 2024.
3)	Photocopy of Development Agreement dated 25/03/1985.
4)	Photocopy of commencement certificate dated 21/09/1985 bearing certificate No. 753 and. revised plan vide commencement certificate dated 13/11/1986 bearing certificate no. 2663

5)	Photocopy of NA order dated 06/12/1985 bearing Order No. PRN-SR-318/85.
6)	Photocopy of Occupancy Certificate on 17/11/1986 bearing No. 689.
7)	Photocopy of Registration Certificate of “Shri Ram Samarth Co-operative Housing Society Ltd.” dated 27/06/2023 registered under the registration no. PNA/PNA(4)/HSG/(TC)/25586/2023-2024.
8)	The Public Notice dated 07/06/2024 published in local daily newspaper SAMANA.
9)	Photocopy of Deed of Conveyance dated 22/03/2024 and registered the same with the office of sub-registrar Haveli no. 26 at Sr. No. 5903/2024.
10)	Photocopies of Development Agreement and Power of Attorney dated 04/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 24993/2024 and 24994/2024 on 09/12/2024.

DESCRIPTION OF THE REVENUE RECORD:**A) Description of Mutation Entries:**

Sr. No.	ME No	Particulars
1)	14488	Dated: 06/04/1979: As per the application filed by Mahesh Co-op Hsg. Soc. Ltd., Pune the said Society informed and submitted the sanctioned layout vide which the plots were sanctioned with respect to the land bearing S. No. 635/2+642/1+643. Total Area of the Plot is 671919 sq. ft. Plot no. 1 to 20 Plot no. 22 to 27 Plot no. 29, 30 and 32 Plot no. 34 to 36 Plot no. 38 to 53

		Plot no. 55 to 60 Plot no. 63 and 64 Plot no. 66 to 120 The Mutation with respect to Plot no. 21, 28, 31, 33, 37, 54, 81, 62, 65 has been mutated vide separate mutations therefore, the area with respect to the said Plot number is 4691 sq. mtrs. which is deducted from the abovementioned plots and accordingly, the area with respect to the abovementioned plots are defined.
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Analysis of the Title of the said Plot no. 71: -

- 1) That, the Mahesh Co-op Hsg. Soc. Ltd Pune is registered as per the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 vide Registration Certificate dated 03/01/1964 bearing Registration no. PNA/HSG/TC/145/1964-65.
- 2) That, the Mahesh Co-op Hsg. Soc. being the Owner of all that piece and parcel of the land bearing S. No. 635/1, 642/2 and 643 is owned by Mahesh Co-Operative Housing Society Ltd. (for the sake of brevity hereinafter referred to as the said “**Mahesh CHS**”). With an intention to allot the plots to the respective members on leasehold basis the said Mahesh CHS has prepared the layout and got sanctioned the same from the competent authority and has made the provisions for the plots bearing Nos. Plot no. 1 to 20, Plot no. 22 to 27, Plot no. 29, 30 and 32, Plot no. 34 to 36, Plot no. 38 to 53, Plot no. 55 to 60, Plot No. 63 and 64, Plot No. 66 to 120 to the extent of total area admeasuring about 671919 sq. ft. and accordingly the same has been mutated to the 7/12 extract of the said land bearing vide mutation entry No. 14488.
- 3) That, Mahesh CHS has assigned the leasehold rights with respect to Plot no. 71 in favour of Mr. Narayan Govind Ogale, however, the same is not available for perusal.
- 4) That, subsequently, Mr. Narayan Govind Ogale has assigned the development rights of the said Plot No. 71 in favour of Mr. Peter Matthew Pereira and Mr. Aubrey Leslie Lewis vide Development Agreement and in consonance with the said Development Agreement, the Developer Mr. Peter Matthew Pereira and Mr. Aubrey Leslie Lewis, has approved the building plan from the Pune Municipal Corporation vide commencement certificate dated 21/09/1985 bearing certificate No. 753 and revised plan vide commencement certificate dated 13/11/1986 bearing certificate no. 2663.

- 5) Subsequently, Mr. Narayan Govind Ogale has filed an application dated 07/10/1985 to the Hon'ble Additional Collector Pune, to grant the permission to use the land of the said Plot No. 71 for Non-Agricultural purpose under section 44 of Maharashtra Land Revenue Code, 1966 and accordingly, vide order dated 06/12/1985 bearing Order No. PRN-SR-318/85, the Collector of Pune has granted the permission to use the said Plot No. 71 for the Non-Agricultural purpose.
- 6) Accordingly, the said Developer Mr. Peter Matthew Pareira and Mr. Aubrey Leslie Lewis has commenced and completed the construction of the building being constructed upon the said Plot No. 71 and applied to obtain the Occupancy Certificate from the Pune Municipal Corporation. Accordingly, the Pune Municipal Corporation has issued the Occupancy Certificate on 15/11/1986 bearing No. 689.
- 7) That, thereafter, the said Developer Mr. Peter Matthew Pareira and Mr. Aubrey Leslie Lewis have sold / allotted the tenements in the building constructed upon the Plot No. 71 to various prospective purchasers by entering into an agreement thereof. Subsequently, the flat purchasers have come together and formed and registered the Housing Society of the unit purchasers; under the name and styled as "Shri Ram Samarth Co-operative Housing Society Ltd." registered under the registration no. PNA/PNA(4)/HSG/(TC)/25586/2023-2024 dated 27/06/2023 (hereinafter referred to as the "Shri Ram Samarth CHS").
- 8) That, subsequently, in order to complete the Conveyance, the members of Shri Ram Samarth CHS have preferred an application with District Deputy Registrar of Co-operative Pune for Deemed Conveyance bearing application no. 452 and accordingly, vide Order dated 12/01/2024 the Registrar has issued the certificate thereof and granted Certificate of Deemed Conveyance thereto. Accordingly, by virtue of the said Order the Deed of Conveyance has been executed on 22/03/2024 and registered the same with the office of sub-registrar Haveli no. 26 at Sr. No. 5903/2024.
- 9) That, thereafter, the Shri Ram Samarth CHS has decided to redevelop the said Plot No. 71 i.e. said plot and therefore, the Shri Ram Samarth CHS has assigned the development rights in favour of the M/s Empire Developers through its authorized partners vide the Development Agreement and Power of Attorney dated 04/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 24993/2024 and 24994/2024 on 09/12/2024 with the consent of Mahesh CHS.

Search and Findings:

- i. At the instance of my clients, I have obtained the search for last 30 years till date; with respect to the property more specifically described herein above and accordingly, I have paid the necessary search fees / charges vide Challan attached herewith.
- ii. At the instance of my clients, I have issued the Public Notice dated 07/06/2024 in local news-paper and till date have not received any objection for the same.
- iii. From the year 2002 data of transactions with respect to the said property are made available on website <http://igrmaharashtra.gov.in/>. Therefore, the online search is taken from the data available on website <http://igrmaharashtra.gov.in/>. It is mentioned on the website, that all the data is available but it appears that all the data is not up-to-date. Therefore, the search is taken from available data.
- iv. From the available record, I have not come across any transactions or any adverse entry with respect to the property bearing Plot No. 71 having its area admeasuring about 520 sq. mtrs. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 670, consists of various plots, situated at Village: (Munjeri) Bibwewadi, Taluka–Pune City, District-Pune.

Observations and Conclusion:

M/s Empire Developers are entitled to develop the said Plot No. 71 having its area admeasuring about **520 sq. mtrs.** out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding **CTS no. 670**, situated at Village: (Munjeri) Bibwewadi, Taluka–Pune City, District-Pune and redevelop the building standing thereupon in consonance with the Development rights assigned by, Shri Ram Samarth Co-operative Housing Society Ltd. as per the registered Development Agreement and Power of Attorney dated 09/12/2024. It is observed and concluded that, as per the information and instructions provided by my client along with requisite documents furnished thereof and upon perusal of the same the Undersigned have not come across any adverse transactions with respect to the subject property.

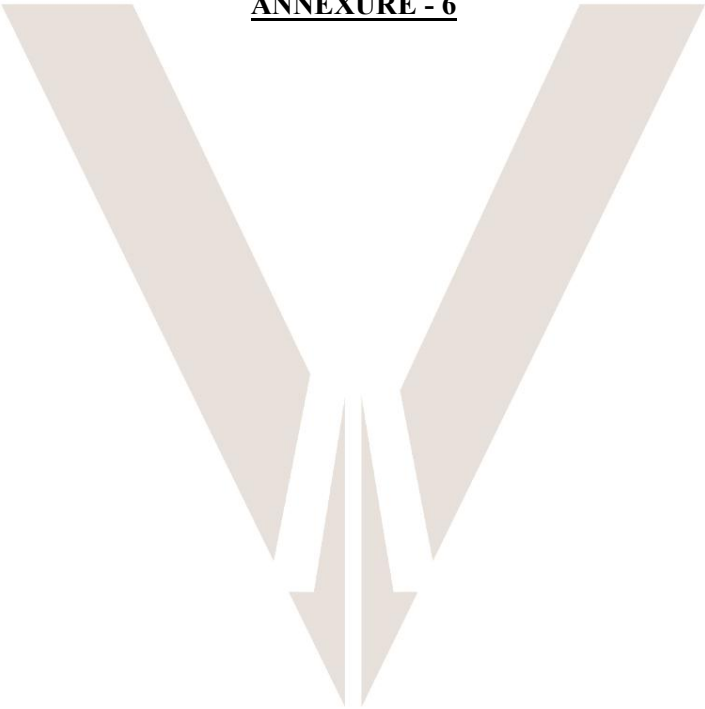


Place: Pune

Adv. Harish M. Kumbhar

MH016239481202425P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 Feb 2025	Receipt	Receipt no.: 1113934089
	Name of the Applicant :	Harish Mohan Kumbhar
	Details of property of which document has to be searched :	Dist :Pune Village :Bibavewadi S.No/CTS No/G.No. : 71
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH016239481202425P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		

ANNEXURE - 6



SEARCH REPORT

Date: 17/02/2025

At the instance of my client M/s. Empire Developers, a Registered Partnership Firm, Registered Under Indian Partnership Act 1932, through its authorized partners Mr. Omkar Dattatraya Dhankawade and Mr. Gaurav Ganesh Ghule having their Registered Office Address at: Survey no.21, Dhanashree Building, Kashinath Patil Nagar, Pune - Satara road, Dhankawadi, Pune- 411043, who have placed in my hands the relevant record from 1979 to verify, investigate and issue the Search report with respect to the property more particularly described as under:

DESCRIPTION OF PROPERTY:

All that piece and parcel of the land bearing Plot No. 72 having its area admeasuring about 520 sq. mts. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 669, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune which is bounded as under:

On or towards East: By Plot no 73
 On or towards North: By Plot no.67
 On or towards West: By Plot no. 71
 On or towards South: By Road
 (Hereinafter referred to as the “said plot”)

DOCUMENTS PROVIDED BY THE CLIENT FOR MY PERUSAL:

Sr. No.	Particulars of Documents
1)	Photocopies of Village form extract i.e. 7/12 extract from 1979 to 1995, 1996 to 2010, 2011 to 2018 along with CTS extract of CTS No. 669 from 1979 to 2024.
2)	Photocopies of Mutation Entry No. 14488 and 14826.
3)	Photocopy of Development Agreement dated 25/03/1985 registered with the office of Sub-Registrar Haveli No. II Pune at Sr. No. 3315/1985.
4)	Photocopy of commencement certificate dated 21/09/1985 bearing certificate No. 753 and revised commencement certificate dated 13/11/1986 bearing certificate no. 2663.
5)	Photocopy of NA order dated 06/12/1985 bearing Order No. PRN-SR-318/85.
6)	Photocopy of Occupancy Certificate on 15/11/1986 bearing No. 689.
7)	Photocopy of Registration Certificate of “Shri Swami Samarth Co-operative Housing Society Ltd.” dated 27/06/2023 registered under the registration no. PNA/PNA(4)/HSG/(TC)/25584/2023-2024.

8)	The Public Notice dated 26/09/2024 published in daily local newspaper SAMANA.
9)	Photocopy of Deed of Conveyance dated 01/08/2024 and registered the same with the office of sub-registrar Haveli no. 26 at Sr. No. 15210/2024.
10)	Photocopies of Development Agreement and Power of Attorney dated 04/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 24999/2024 and 25000/2024 on 09/12/2024.

DESCRIPTION OF THE REVENUE RECORD:

A) Description of Mutation Entries:

Sr. No.	ME No	Particulars
1)	14488	Dated: 06/04/1979: As per the application filed by Mahesh Co-op Hsg. Soc. Ltd., Pune the said Society informed and submitted the sanctioned layout vide which the plots were sanctioned with respect to the land bearing S. No. 635/2+642/1+643. Total Area of the Plot is 671919 sq. ft. Plot no. 1 to 20 Plot no. 22 to 27 Plot no. 29, 30 and 32 Plot no. 34 to 36 Plot no. 38 to 53 Plot no. 55 to 60 Plot no. 63 and 64 Plot no. 66 to 120 The Mutation with respect to Plot no. 21, 28, 31, 33, 37, 54, 81, 62, 65 has been mutated vide separate mutations therefore, the area with respect to the said Plot number is 4691 sq. mtrs. which is deducted from the abovementioned plots and accordingly, the area with respect to the abovementioned plots are defined.
2)	14826	Deed on Indenture of Lease dated 20/04/1974 the Mahesh CHS has assigned the leasehold rights with respect to Plot no. 72 in favour of Mr. Narayan Govind Ogale for the rent of Rs.1/- for 998 years accordingly, the said transaction was recorded on Revenue Record and the name of Narayan Govind Ogale was mutated vide mutation entry no. 14826.

3)		After perusal, the City Survey Extract of CTS No. 669, it is revealed that, the name of Shrikrishna Govind Ogale is reflected on the record being Lessee of Plot No. 71. Whereas, after perusal of the 7/12 extract, in consonance with other relevant documents, it appears that, instead of Shrikrishna Govind Ogale, the name of Narayan Govind Ogale is reflected.
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Analysis of the Title of the said Plot no. 72: -

- 1) That, the Mahesh Co-op Hsg. Soc. Ltd Pune is registered as per the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 vide Registration Certificate dated 03/01/1964 bearing Registration no. PNA/HSG/TC/145/1964-65.
- 2) That, the Mahesh Co-op Hsg. Soc. being the Owner of all that piece and parcel of the land bearing S. No. 635/1, 642/2 and 643 is owned by Mahesh Co-Operative Housing Society Ltd. (for the sake of brevity hereinafter referred to as the said "**Mahesh CHS**"). With an intention to allot the plots to the respective members on leasehold basis the said Mahesh CHS has prepared the layout and got sanctioned the same from the competent authority and has made the provisions for the plots bearing Nos. Plot no. 1 to 20, Plot no. 22 to 27, Plot no. 29, 30 and 32, Plot no. 34 to 36, Plot no. 38 to 53, Plot no. 55 to 60, Plot No. 63 and 64, Plot No. 66 to 120 to the extent of total area admeasuring about 671919 sq. ft. and accordingly the same has been mutated to the 7/12 extract of the said land bearing vide mutation entry No. 14488.
- 3) That, vide Deed on Indenture of Lease dated 20/04/1974 the Mahesh CHS has assigned the leasehold rights with respect to Plot no. 72 in favour of Mr. Shrikrishna Govind Ogale for the rent of Rs.1/- and accordingly, the said transaction was recorded on the Revenue Records. While mutating the name of Shrikrishna Govind Ogale, upon perusal, it appears that, instead of Shrikrishna, the name of Narayan was mutated vide mutation entry no. 14826. However, the Deed of Indenture of lease is not available for perusal.
- 4) That, subsequently, Mr. Shrikrishna Govind Ogale has assigned the development rights of the said Plot No. 72 in favour of Mr. Peter Matthew Pareira and Mr. Aubrey Leslie Lewis vide Development Agreement dated 25/03/1985 registered with the office of Sub-Registrar Haveli No. II Pune at Sr. No. 3315/1985.
- 5) That, in consonance with the said Development Agreement dated 25/03/1985, the Developer Mr. Peter Matthew Pareira and Mr. Aubrey Leslie Lewis, has approved the building plan from the Pune Municipal Corporation vide commencement certificate

dated 21/09/1985 bearing certificate No. 753 and revised plan vide commencement certificate dated 13/11/1986 bearing certificate no. 2663.

- 6) Subsequently, Mr. Shrikrishna Govind Ogale has filed an application dated 07/10/1985 to the Hon'ble Additional Collector Pune, to grant the permission to use the land of the said Plot No. 72 for Non-Agricultural purpose under section 44 of Maharashtra Land Revenue Code, 1966 and accordingly, vide order dated 06/12/1985 bearing Order No. PRN-SR-318/85, the Collector of Pune has granted the permission to use the said Plot No. 72 for the Non-Agricultural purpose.
- 7) Accordingly, the said Developer Mr. Peter Mattheu Pareira and Mr. Aubrey Leslie Lewis has commenced and completed the construction of the building being constructed upon the said Plot No. 72 and applied to obtain the Occupancy Certificate from the Pune Municipal Corporation. Accordingly, the Pune Municipal Corporation has issued the Occupancy Certificate on 15/11/1986 bearing No. 689.
- 8) That, thereafter, the said Developer Mr. Peter Mattheu Pareira and Mr. Aubrey Leslie Lewis have sold / allotted the tenements in the building constructed upon the Plot No. 72 to various prospective purchasers by entering into an agreement thereof. Subsequently, the flat purchasers have come together and formed and registered the Housing Society of the unit purchasers; under the name and styled as "Shri Swami Samarth Co-operative Housing Society Ltd." registered under the registration no. PNA/PNA(4)/HSG/(TC)/25584/2023-2024 dated 27/06/2023 (hereinafter referred to as the "Shri Swami Samarth CHS").
- 9) That, subsequently, in order to complete the Conveyance, the members of Shri Swami Samarth CHS have preferred an application with District Deputy Registrar of Co-operative Pune for Deemed Conveyance bearing application no. 475/2023 and accordingly, vide Order dated 29/01/2024 the Registrar has issued the certificate thereof and granted Certificate of Deemed Conveyance thereto. Accordingly, by virtue of the said Order the Deed of Conveyance has been executed on 01/08/2024 and registered the same with the office of sub-registrar Haveli no. 26 at Sr. No. 15210/2024.
- 10) That, thereafter, the Shri Swami Samarth CHS has decided to redevelop the said Plot No. 72 i.e. said plot and therefore, the Shri Swami Samarth CHS has assigned the development rights in favour of the M/s Empire Developers through its authorized partners vide the Development Agreement and Power of Attorney dated 04/12/2024 registered with the office of sub-registrar Haveli no. 9 at Sr. No. 24999/2024 and 25000/2024 on 09/12/2024 with the consent of Mahesh CHS.

Search and Findings:

- i. At the instance of my clients, I have obtained the search for last 30 years till date; with respect to the property more specifically described herein above and accordingly, I have paid the necessary search fees / charges vide Challan attached herewith.
- ii. At the instance of my clients, I have issued the Public Notice dated 26/09/2024 in local news-paper SAMANA and till date have not received any objection for the same.
- iii. From the year 2002 data of transactions with respect to the said property are made available on website <http://igrmaharashtra.gov.in/>. Therefore, the online search is taken from the data available on website <http://igrmaharashtra.gov.in/>. It is mentioned on the website, that all the data is available but it appears that all the data is not up-to-date. Therefore, the search is taken from available data.
- iv. From the available record, I have not come across any transactions or any adverse entry with respect to the property bearing Plot No. 72 having its area admeasuring about 520 sq. mtrs. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 669, consists of various plots, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune.

Observations and Conclusion:

M/s Empire Developers are entitled to develop the said Plot No. 72 having its area admeasuring about 520 sq. mtrs. out of the land bearing S. No. 635/2, 642/1 and 643 having corresponding CTS no. 669, situated at Village: (Munjeri) Bibwewadi, Taluka-Pune City, District-Pune and redevelop the building standing thereupon in consonance with the Development rights assigned by, Shri Swami Samarth Co-operative Housing Society Ltd. as per the registered Development Agreement and Power of Attorney dated 09/12/2024. It is observed and concluded that, as per the information and instructions provided by my client along with requisite documents furnished thereof and upon perusal of the same the Undersigned have not come across any adverse transactions with respect to the subject property.



Place: Pune

Adv. Harish M. Kumbhar

MH016239675202425P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 Feb 2025	Receipt	Receipt no.: 1113934097
	Name of the Applicant :	Harish Mohan Kumbhar
	Details of property of which document has to be searched :	Dist :Pune Village :Bibavewadi S.No/CTS No/G.No. : 72
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH016239675202425P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		