

D. M. WALHEKAR

M.COM, L.L.B. G.D.C. & A
ADVOCATE

Off: S.NO.19, Kumar Trade Center, Janseva Bank Bldg. Near Shankar Maharaj Math,
Pune Satara Road, Dhankawadi, Pune- 43, Phone - 24370565/9822017707.

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: SEARCH REPORT AND TITLE CERTIFICATE :

DISCRIPTION OF PROPERTY :

Property Land bearing 1.Survey No. 32 Hissa No. 6/1 admeasuring area 00H05.10R i.e. 510 Sq. mtrs., 2.Survey No. 32 Hissa No. 6/2/2 admeasuring area 00H02.45 R i.e. 245 Sq. mtrs. 3. Survey No.32 Hissa No. 6/2 admeasuring area 00H 02.45 R i.e. 245 Sq. mtrs. 1.Survey No. 32 Hissa No. 6/1/1 merge to City Survey record as mutation entry no 19943 admeasuring area 00H05.104R i.e. 510.4 Sq. mtrs., Totally admeasuring 00H15.11.44 R i.e. 1511.44 Sq. Mtrs.(hand over to PMC DP Road Area 288.56 Sq.Mtrs) situated at Ambegaon Bk. Tal Haveli Dist Pune Tal - Haveli, Dist -Pune, within limits of Pune Municipal Corporation, Pune, and within the Jurisdiction of Sub Registrar Haveli Pune, is bounded as under:

On or towards East Road and property of Shri Eknath Beldare.

On or towards West : S.No.32/6/2, Ambegaon Bu, Pune.

On or towards South : Road.

On or towards North Property of Shri. Kothari.

As per instructions of M/s. Trimurti Developers, Partnership Firm. Through its Partner Shri Bhagvan Pandurang Khedekar I have taken the search through deeds, documents and available records in the office of Sub Registrar Haveli Pune for the period of last 30 years starting from 1991 to 2020. And I had examined the following documents in xerox for the said search report and title certificate

DEVOLUTION OF THE TITLE WITHIN LAST 30 YEARS:-

I have perused the following documents:-

- 1) The copy of 7/12 extract of 1.Survey No. 32 Hissa No. 6/1 2.Survey No. 32 Hissa No. 6/2/2, 3. Survey No.32 Hissa No. 6/2, 4.Survey No. 32 Hissa No. 6/1/1 Situated at Ambegaon Budruk, Pune ,
- 2) Copy of layout plan sanctioned by Pune Municipal Corporation Pune.
- 3) Copy of Development Agreement & Power of Attorney executed by Shri Subhas Chandra Balswarup Dixit Through its POA Aniruddha Achyut Joshi in favour of M/s. Trimurti Developers, Partnership Firm through its Partner Shri.Bhagvan Pandurang Khedekar, Shri Umesh V. Dangat & Shri. R.B. Kondhare Dt. 29/04/2004 which is registered in the office of Sub Registrar Haveli No.9 Pune at Serial No. 2586/04 & 2587/04 dt. 29/04/2004
- 4) Copy of Development Agreement & Power of Attorney executed by Shri Jayant Shivram Lakhmade & Shri Dnyaneshwar Shivram Lakhmade in favour of M/s Trimurti Developers Partnership Firm through its Partner Shri Bhagvan Pandurang Khedekar, Shri. Umesh V. Danagat and Shri. R.B. Kondhare Dt.1/6/2004 which is registered in the office of Sub Registrar Haveli No.9 Pune at Serial No.3355/04 & 3356/04 dt. 1/6/2004.

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- 5) Copy of Development Agreement and Power of Attorney executed by Sou. Meena Anand Hakke in favour of M/s Trimurti Developers Partnership Firm through its Partner Shri. Bhagvan Pandurang Khedekar, Shri. Umesh V. Danagat & Shri. R.B.Kondhare Dt 21/12/2004 which is registered in the office of Sub Registrar Haveli No.9 Pune at Serial No.7975/04 & 7976/04 dt.8/7/2004.
- 6) Copy of a sale deed between the M/s. Trimurti Developers and Shri. Subhash Chandra Balsawrup Dixit Dt. 25th Jan 2011 vide its No. 819/2011 duly registered in the office of Sub - Registrar Haveli No. 9 Pune.
- 7) Copy of Development Agreement & Power of Attorney executed by Sou. Sidhu Ramesh Hakke in favour of M/s.Trimurti Developers. Partnership Firm through its Partner Shri Bhagvan Pandurang Khedekar, Shri Umesh V.Dangat & Shri R.B. Kondhare Dt. 8/7/2003 which is registered in the office of Sub Registrar Haveli No. 9 Pune at Serial No: 3211/03 & 3212/03 Dt.8/7/2003
- 8) Copy of Commencement Certificate Dt. 30.01.2004 vide its No. CC/1558/2003.
- 9) Copy of revised Commencement Certificate Dt 14.06.2005 vide its No.CC/1040/2005.
- 10) Copy of revised Commencement Certificate Dt: 07.11.2007 vide its No. CC/2462/2007
- 11) Copy of revised Commencement Certificate Dt. 12.02.2015 vide its No. CC/3673/2015
- 12) Copy of revised Commencement Certificate Dt. 06.11.2015 vide its No. CC/2542/2015.
- 13) Copy of revised Commencement Certificate Dt. 04.12.2019 vide its No. CC/2022/2019.
- 14) Copy of Completion Certificate No. OCC/1162/17 Dated 03/10/2017
- 15) Copy of NA. Order No. NA/SR/141/2003 Dt. 9/3/2004 issued by Sub Divisional Officer Pune Sub Division Pune.
- 16) Copy of NA Order No. PRH/NA/SR/231/2005 Dt. 17/12/2005 issued by Collectorate Pune (Revenue Branch Pune)
- 17) Copy of Mutation Entry No.15629, 16283, 19874, 19943

Tracing/Flow of Title

History of the Property:

I (Survey No.32 Hissa No.6/1)

The property bearing Survey No.32 Hissa No.6/1 admeasuring area 00h 05.1R Le.510 Sq. Mtrs. (hand over to PMC for DP Road Area 89.60 Sq.Mtrs as per mutation entry no 19874) situated at Ambegaon BK. Pune. Originally belonged to Sou. Kamal Nagnath Paravde. who sold the said property to Sou. Meena Anand Hakke by sale deed dt.26/10/1988, who agrees to develop the property, entered into development agreement and Power of Attorney in favour of M/s. Trimurti Developers., Partnership Firm through its Partner Shri. Bhagvan Pandurang Khedekar, Shri Umesh V. Dangat and Shri. R.B. Kondhare Dt. 21/12/2004 which

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is registered in the office of Sub Registrar Haveli No.9 Pune at Serial No. 7975/04 & 7976/04 Dt. 8/7/2004.

II (Survey No.32 Hissa No.6/2/2)

The property bearing Survey No.32 Hissa No.6/2/2 admeasuring area 00H 02.45 R ie. 245 Sq. Mtrs (hand over to PMC for DP Road Area 55 Sq.Mtrs as per mutation entry no 19874) situated at Ambegaon BK Pune originally belonged to Smt. Tarabai Dagdoba Kale who sale said property to Shri Shri Jayant Shivram Lakhmade & Shri Dnyaneshwar Shivram Lakhmade by registered sale deed dt. 15/12/1988 who enter her name on the record of rights as owner who wants to develop the said property from the developer. They entered into development activities on the said plot and made Development Agreement & Power of Attorney in favour of M/s. Trimurti Developers., Partnership Firm through its Partner Shri. Bhagvan Pandurang Khedekar. Shri Umesh V. Danagat & Shri R.B. Kondhare Dt.1/6/2004 which is registered in the office of Sub Registrar Haveli No.9 Pune at Serial No.3355/04 & 3356/04 dt.1/6/2004.

III (Survey No.32 Hissa No.6/2)

The property bearing Survey No.32 Hissa No.6/2 admeasuring area 00h 2.45R Le 245 Sq. Mtrs (hand over to PMC for DP Road Area 55 Sq.Mtrs as per mutation entry no 19874) situated at Ambegaon BK Pune originally belonged to Sou Jaya Sanjivkumar Raje and Sou. Aanandibai Gokulprasad Trivedi sale said property to Shri. Subhash Chandra Balaswarup Dixit by sale deed dt.3/12/2001 who enter her name on the record of rights as owner who wants to develop the said property from the developer. They entered into development activities on the said plot and made Development Agreement & Power of Attorney in favour of M/s. Trimurti Developers., Partnership Firm through its Partner Shri. Bhagvan Pandurang Khedekar, Shri Umesh V. Dangat & Shri. R.B. Kondhare Dt. 29/04/2004 which is registered in the office of Sub Registrar Haveli No.9 Pune at Serial No. 2586/04 and 2587/04 dt.29/04/2004.

Later on the Sale Deed dt. 23/10/1010 Executed by Subhashchandra B. Dixit infavour of Sharad Gulabrao Wagh. Which is registered vide its No. 2396/2010 duly registered in the office of Sub - Registrar Haveli No. 9 Pune. Recorded as per mutation no. 15629. There after M/s. Trimurti Developers Partnership Firm through its Partner entered into the Deed of Sale with Shri Subhashchandra B. Dixit and Sharad Gulabrao Wagh on 25th Jan 2011 by a registered sale deed vide its No. 819/2011 duly registered in the office of Sub - Registrar Haveli No. 9 Pune. The name of Shri Subhashchandra B. Dixit replaced with M/s. Trimurti Developers by mutation entry no16283 on the 7/12 extract.

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The M/s. Trimurti Developers Partnership Firm through its Partner by making amalgamation of (1) Survey No.32 Hissa No.6/1 adm area 06R ie 600 Sq.Mtrs, (2) Survey No.32 Hissa No. 6/2/2 adm area 03R Le. 300 Sq.Mtrs (3) Survey No.32 Hissa No. 6/2 adm area 03R ie. 300 Sq.Mtrs. Totally 00H 12R and started development activities on the aforementioned Property and started commercial & residential building thereon consisting flats, shops & offices etc. with consent and approval Plan of Pune Municipal Corporation and obtains commencement Certificate No. CC/1040/05 dated 14/05/2005 From the respective authority of Pune Municipal Corporation.

The M/s. Trimurti Developers obtained the N.A. permission (1) Survey No.32 Hissa No. 6/1 adm area 06R Le. 600 Sq.Mtrs. (2) Survey No.32 Hissa No.6/2/2 adm area 03R Le. 300 Sq.Mtrs (3) Survey No.32 Hissa No. 6/2 adm area 03R ie. 300 Sq Meters.) Totally 00H 12R from the office of Collectorate office Pune make the land Non Agriculture use by the order No. PRH/NA/SR/231/2005 Dt. 17/12/2005 issued by Collector of Pune. Has granted permission for the Non Agriculture use of said plot for Residential and Commercial Purpose as per the plan sanctioned. There after hand over to PMC for DP Road Area as per mutation entry no 19874.

IV (Survey No.32 Hissa No.6/1/1)

The Property bearing Survey No.32 Hissa No.6/1/1, admeasuring area 06R ie 600 Sq.Mtrs, (less hand over to PMC for DP Road Area 89.60 Sq.Mtrs as per mutation entry no 19874) situated at Ambegaon Bu, Pune originally belonged to Sou, Kamal Nagnath Paravade who sold said property to Sou. Sindhu Ramesh Hakke by sale Deed dt.26/10/1988 who enter her name on the record of rights as owner who wants to develop the said property from the developer entered into Development activities on the said plot and made Development Agreement and Power of Attorney in favour of M/s. Trimurti Developers, Partnership Firm through its Partner which is which is registered in the office of Sub Registrar Haveli No.9 Pune at Serial No. 3211/03 & 3212/03 dt. 8/7/2003. M/s. Trimurti Developers hand over to PMC for DP Road Area 89.60 Sq.Mtrs as per mutation entry no 19874. And as per mutation entry no. 19943 the record of 7/12 extract transfer towards CTS record and remark on 7/12 as 7/12 closed.

A. M/s. Trimurti Developers, Partnership Firm through its Partner agrees to develop the said property and started development activities upon the aforementioned Property and started commercial & residential building thereon consisting flats, shops and offices etc. with consent and approval plan of Pune Municipal Corporation and obtains commencement Certificate No. CC/1558/03 dated 30/1/2004 from the respective authority of Pune Municipal Corporation.

B. M/s. Trimurti Developers obtained the N.A. permission from the office of Sub Divisional officer Pune. Sub Division Pune, by the order No. NA/SR/141/2003 Dt.

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9/3/2004 issued by Sub Divisional officer Pune Sub Division Pune has granted permission for the Non Agriculture use of said plot for Residential and Commercial Purpose as per the plan sanctioned revised time to time as mentioned herein above.

C. That thereafter M/s. Trimurti Developers obtains Part Completion certificate From the respective authority of Pune Municipal Corporation By their Completion Certificate No. OCC/1162/17 Dated 03/10/2017

D. The M/s. Trimurti Developers herein amalgamated the both the properties and obtained the revised commencement certificate from the PMC as mentioned herein below. (1) Copy of Commencement Certificate from Pune Municipal Corporation Pune of Survey No.32 Hissa No.6/1/1, Dt. 30.01.2004 vide its No. CC/1558/2003. (2) Copy of revised Commencement Certificate from Pune Municipal Corporation Pune of Survey No.32 Hissa No.6/1/1+2/2 Dt. 14.06.2005 vide its No. CC/1040/2005. (3) Copy of revised Commencement Certificate from Pune Municipal Corporation Pune of Survey No.32 Hissa No.6/1+6/2/2+6/2, Dt.07.11.2007 vide its No. CC/2462/2007.(4) Copy of revised Commencement Certificate from Pune Municipal Corporation Pune of Survey No.32 Hissa No.6/1+6/2/2+6/2, Dt. 12.02.2015 vide its No. CC/3673/2015.(5) Copy of revised Commencement Certificate from Pune Municipal Corporation Pune of Survey No.32 Hissa No.6/1+6/2/2+6/2, Dt. 06.11.2015 vide its No. CC/2542/2015)

E. That thereafter is seems and observed that M/s. Trimurti Developers started development activity upon the said Property by making Amalgamation + Lay out building plan From the respective authority of Pune Municipal Corporation By their Revised Commencement Certificate from Pune Municipal Corporation Pune of S. No:32 Hissa No.6/1+6/2/2+6/2,Dt.04.12.2019 vide its No. CC/2022/2019.

F. The Search conducted by me as said herein above. I deed not come across any entry repugnant into the title of the said property and or present owner/developer of the said properties.

J. I have not come across any entry showing encumbrances such as sale, mortgages, charge in respect of property bearing 1.Survey No. 32 Hissa No. 6/1 2.Survey No. 32 Hissa No. 6/2/2, 3. Survey No.32 Hissa No. 6/2 4.Survey No. 32 Hissa No. 6/1/1 situated at Ambegaon Budruk, Tal - Haveli, Dist - Pune from the records made and available to me by the M/s. Trimurti Developers, I am of the opinion that the owners Shri. Jayant Shivram Lakhmade and Shri. Dnyaneshwar Shivram Lakhmade and Sou: Meena Aanand Hakke , AND Sou. Sidhu Ramesh Hakke holds valid and marketable title in respect of the above property and the present developer M/s Trimurti Developers having development rights in respect of the said properties by virtue of Development Agreement & Power of Attorneys as mentioned herein above and the ownership of S. No. 32 Hissa No. 6/2.

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CONCLUSION:-

I have not come across any entry showing encumbrances such as sale, mortgages, charge in respect of property bearing 1. Survey No. 32 Hissa No. 6/1, 2. Survey No. 32 Hissa No. 6/2/2, 3. Survey No. 32 Hissa No. 6/2, 4. Survey No. 32 Hissa No. 6/1/1 situated at Ambegaon Budruk Pune within limits of Pune Municipal Corporation Pune and within the Jurisdiction of Sub Registrar Haveli Pune. From the records made and available I am of the opinion that the owner of Survey No. 32 Hissa No.6/2 M/s. Trimurti Developers valid and marketable title in respect of the above property and the present developer M/s. Trimurti Developers having developments rights in respect of the Survey No. 32 Hissa No. 6/1, Survey No. 32 Hissa No. 6/2/2 and Survey No. 32 Hissa No. 6/1/1 by virtue of Development Agreements and Power of Attorney. I hereby return all the enlisted documents to the partners of M/s. Trimurti Developers along with the copy of this Search and Title Report.

Pune :

Date : 06/02 /2020.


D. M. WALHEKAR

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CHALLAN
MTR Form Number-6



GRN MH012895879201920E		BARCODE		Date 03/03/2020-19:43:57		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name HVL9_HAVELI 9 JOINT SUB REGISTRAR				Full Name		ADV D M WALHEKAR	
Location PUNE				Flat/Block No.		S.NO.19 KUMAR TRADE CENTER	
Year 2019-2020 One Time				Premises/Building			
Account Head Details			Amount in Rs.	Road/Street		DHANKAWADI	
0030072201 SEARCH FEE			750.00	Area/Locality		PUNE	
				Town/City/District			
				PIN		4 1 1 0 4 3	
				Remarks (If Any)			
				S.NO.32 H.NO.6/1 6/2 6/2/2 6/1/1 AREA 1511.44 SQ.MTRS AT			
				AMBEGAON BK PUNE SEARCH FROM 1991 TO 2020			
				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.	02300042020030333451 008733260	
Cheque/DD No.				Bank Date	RBI Date	03/03/2020-19:46:52 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइम ऑफ पेमेंट" जायते नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करण्याच्या दुरुवांसाठी लागू नाही.
Mobile No. : 9622017707