



SEARCH/TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN



Respected Sir,

As per instruction given by Mr. Manoj Khimjibhai Patel in order to ascertain the clarity and marketability of the property bearing survey No. 236, Hissa No. 5A/1+5B/1+5B/2, area about 02-Hector 32.80-Ares i.e. 23280 Sq.Mtrs. out of totally admeasuring 03-Hector 03-Ares including potkharaba, assed at Rs09=75ps, situated at revenue village Phursungi Taluka Haveli, and city District Pune with the limits of the office of Sub-register Haveli more particularly described in schedule for the sake of brevity and convenience hereinafter called as "The said property"

Mr. Manoj Khimjibhai Patel have also handed over to us the copies of the documents which were made available with him for scrutinize and examination are as under:

- 1) 7/12, 8A extracts from 1960 and relevant entries.
- 2) Xerox copy of Release deed registered at Sr. No. 3864/2012 executed by Smt. Janabai Mukashi & others in favour of Mr. Uttam Shivram Pawar & others.
- 3) Xerox copy of Release deed registered at Sr. No. 4542/2012 dated 30/04/2012 executed by Smt. Samindarabai Taware & others in favour of Mr. Dnyanoba Bhimaji Pawar & others.
- 4) Xerox copy of Release deed registered at Sr. No. 5041/2012 dated 16/05/2012 executed by Smt. Samindarabai Taware & others in favour of Mr. Dnyanoba Bhimaji Pawar & others.
- 5) Xerox copy of Release deed registered at Sr. No. 7162/2012 dated 30/07/2012 executed by Mr. Dnyanoba Bhimaji Pawar & others in favour of Mr. Vasant Dnyanoba Pawar & others.
- 6) Partition Deed registered at Sr. No. 9901/2012 dated 19/12/2012 executed by Mr. Dattatray Hiranman Pawar & others.
- 7) Zone Certificate No. DPO/Zone/4070 dated 29/03/2012 issued by Additional Director, Town Planning, Pune.
- 8) Public Notice Published in daily "Sakal" dated 12/04/2012 published in "Prabhat" dated 26/10/2012.
- 9) Copy of Development Agreement dated 30/07/2012 registered on 30/07/2012 at Sr. No. 7147/2012 between M/s. AGN Venture, through its



partner Mr. Anand Manikrao Bhosale (Builders and Developers/vendor) and
Mr Dnyanoba Bhimaji Pawar & Others (Vendor)

- 10) Partition Deed Deed Reg. No. 9901 dt. 29/12/2012 execute by Mr. Dattatraya Hiranman Pawar & Others
- 11) Zone Certificate no DPO/Zone/4070 dated 29/03/2012 issued by Additional Director, Town Planning, Pune.
- 12) Public Notice Published in daily "sakal" dt. 12/04/2012 published in daily "Prabhat" dt. 26/10/2012.
- 13) Development Agreement Registration No 7147 dt. 30/07/2012 executed by Shri Dnyanoba Bhimaji Pawar & Others in favour of AGN Ventures.
- 14) Power of Attorney Registration No 7148 dt. 30/07/2012 executed by Shri Dnyanoba Bhimaji Pawar & Others in favour of AGN Ventures.
- 15) Development Agreement Registration No 7164 dt. 30/07/2012 executed by Shri Dnyanoba Bhimaji Pawar & Others in favour of Eagle Developers.
- 16) Power of Attorney Registration No 7165 dt. 30/07/2012 executed by Shri Dnyanoba Bhimaji Pawar & Others in favour of Eagle Developers.
- 17) Development Agreement Registration No 9957 dt. 21/12/2012 executed by Shri Vijay Dnyanoba Pawar & Others in favour of Eagle Developers.
- 18) Power of Attorney Registration No 9959 dt. 21/12/2012 executed by Shri Vijay Dnyanoba Pawar & Others in favour of Eagle Developers.
- 19) Development Agreement Registration No 7732 dt. 13/05/2013 executed by Shri Uttam Shivram Pawar & Others in favour of Bhosale Patel Parmar Properties.
- 20) Power of Attorney Registration No 3733 dt. 13/05/2013 executed by Shri Vijay Dnyanoba Pawar & Others in favour of Bhosale Patel Parmar Properties.
- 21) Letter dt. 20/02/2015 issued by Phursungi Vikas Seva Sahakari Society Ltd. Phursungi, Pune regarding release of charge from the said properties.
- 22) Sanctioned Plan No 1745, dt. 19/03/2013 from A.D.T.P., Pune
- 23) Non Agriculture permission No PMH/NA/SR/1016/2013 dt. 18/12/2013 issued by the Collector, Pune.

HISTORY /TITLE OF THE SAID LAND

With the instruction of Mr Manoj Khimjibhai Patel and document produced before me Mr Manoj Khimjibhai Patel I have come across following entries.

- a. The title of survey No.236, HissaNo.5A/1+5B/1+5B/2 of revenue village Phursungi, Taluka haveli, Dist. Pune can be conveniently traced from the



year of 1945-46 and the said entire property bearing No.221/5A/1+5B/1+5B/2 was belongs to Shri Bhimaji Santu Pawar. It is seen from the mutation entry No.3376 dated 09/10/1946 Shri. Bhimaji Santu Pawar sold/transfer and convey area admeasuring about 01-Acre out of survey no. 221/5/1A to Shri Babu Sakharan Mhaskute through sale deed dt. 29/05/1946.

- b. By virtue of the said sale deed dated 29/05/1946 the said survey number was divided in to two parts and the name of aforesaid purchaser Shri. Babu Shakharam Mhaskute mutated on survey No.221/5/1B and the name of original owner remains on survey No. 221/5/1A.
- c. It is seen from the mutation entry No. 4103 and 4119 . Shri. Shivram Genu Holkar was entered on revenue record of S.No 221/5/1B and 221/5/1A as protected tenant under the provisions of Bombay Tenancy and agri culture land act 1948. By virtue of the mutation entry No. 5755, the name of aforesaid tenant was deleted due to non cultivation of said lands.
- d. It is seen from the mutation entry No. 4921, Shri. Mahadu Ramoshi and Shri. Sopan Bhimrao Pawar were entered on revenue record of S. No. 221/5A/1A, 221/5B/ 2and 221/5B/1 as protected tenant under the provisions of Bombay Tenancy and Agriculture land Act 1948 By virtue of the mutation entry No- 5719 and the name of aforesaid tenants was deleted due to non cultivation of said lands.
- e. It is seen from the mutation entry No. 4861 Shri Bhimaji Santu Pawar purchased the land from S.No. 221/5/1 from Shree Babu Sakharan Mhaskute vide Sale Deed dated 09/04/1953 Accordingly an effect has been given to the record of rights of the said property.
- f. It is seen from the mutation entry No 6630 and applicaton filled by Shri Bhimaji Santu Pawar ,The adjacent lands owned by him bearing Survey No 221/5A/1,221/5B/1 and 221/5B/2,was amalgamated with each other and got revised Survey No 221/5A/1+5B/2, totally admeasuring about 03-Hector 03-Ares including Pot Kharaba.
- g. It appears from mutation Entry No 7383.Maharashtra State Weights and Measurements Act 1958 and Indian Coins Act 1955 had been implemented and in pursuance thereof area of all Survey Numbers of village Phursungi had been converted into Hectors and Ares and assessments have been converted into Rupees and Paise.
- h. It is from the mutation entry no 8396 Shri Bhimaji santu Pawar was died intestate on 14/07/1973 leaving behind his son namely 1)Shri Dnyanoba Bhimaji Pawar 2)Shri Hiranman Bhimaji Pawar,nephew 1)Shri Uttam Shivram



Pawar 2) Shri Vilas shivram Pawar 3) Shri Dilip shivram pawar and their daughters 1) Smt. Parvatibai Shankar Gaikwad and 2) Smt Samindrabai Namdeo Taware as his legal heirs, accordingly an effect has been given to the record of rights of the said property, together with other properties.

- i. It is seen from the mutation entry No 8895 Shri Hiranman bhimaji was died intestate on 27/09/1978 leaving behind his son shri Dattatraya Hiranman Pawar, daughter Ms. Asha Hiranman Pawar, widow Smt. Janabai Hiranman Pawar, as his legal heirs, Accordingly an effect has given to the record of rights of the said property, together with other properties.
- j. By virtue of mutation entry No 14446, village Phursungi got independent revenue rights whereas the Survey no 229 and accordingly an effect has been given on the said property together with other properties.
- k. It is seen from the mutation entry No 30662, shri Subhash Genba Modak & others have purchased land admeasuring about 00 Hector, 01-ares, out and from Survey No 236/5A/1+5B/1+5B/2, Phursungi Pune. Accordingly an effect has been given on the said property.
- l. It is seen from the Release deed dt 30/04/2012 smt Samindrabai Namdeo Taware, and legal heirs of late Smt Parvatibai Shankar Gaikwad namely Shri Bapu Shankar Gaikwad, Shri Suryakant Shankar Gaikwad, Sou Suman Dagdu Shinde have released, relinquished and surrender all their undivided rights, title and interest in respect of the said property to and in favour of Shri Dnyanoba Bhimaji Pawar & other. The said Release deed is duly registered in the office of the Sub Registrar, Haveli No 6, Pune at Sr. N. 4542 on even date.
- m. It is seen from the Release deed dt. 15/05/2012, legal heirs of late Smt. Parvatibai Shankar Gaikwad namely Sou. Sarika Rajesh Dhumal and Shri Kiran Shankarrao Nikam have released, relinquished and surrender and all their undivided rights, title and interest in respect of the said property to and in favour of Shri Dnyanoba Bhimaji Pawar & Others. The said Release deed is duly registered in the office of the Sub registrar, Haveli No. 6, Pune at Sr No. 5041 on even date.
- n. It is seen from the Release Deed dt. 07/06/2012, Smt Janabai Laxman Mokashi and Smt. Ashabai Hiranman Pawar have released, relinquished and surrender all their undivided rights, title and interest in respect of the said property to and in favour of Shri Uttam Shivram Pawar & Others. The said Release Deed is duly registered in the office of the Sub Registrar, Haveli No 12, Pune at Sr. No. 3864 on even date.



- o. It is seen from the Release Deed dt. 30/07/2012 Shri Dnyanoba Bhimaji Pawar, Smt Ratan Damodar Javalkar, Smt. Leelabai Ishwar Kankata alias Bhosale, Smt. Kamal Prabhakar Pavale, legal heirs of Late Smt. Vimal Dnyaneshwar Jawalkar namely Sou. Manisha Ramdas Modak, Sou. Asha Rajaram Mathephod, Sou. Savita Sambhaji Chobe, Ms. Nirmaia Dnyaneshwar Jawalkar and Sou. Jyoti Abhijit Modak have released, relinquished and surrender all their undivided rights, title and interest in respect of the said property to and in favour of Shri Vasant Dnyanoba Pawar & Others. The said Release Deed is duly registered in the office of the Sub Registrar, Haveli No 1, Pune at sr. no 7162 on even date.
- p. It appears from the Partition Deed dt. 19/12/2012, which is duly registered in the office of the Sub Registrar, Haveli No 2, Pune at Sr. no 9901/2012, Shri Dattatraya Hiranman Pawar i.e. party of the First Part Shri Vasant Dnyanoba Pawar Shri Vijay Dnyanoba Pawar, Shri Rajendra Dnyanoba Pawar i.e. Party of the Second Part, Shri Uttam Shivram Pawar, Shri Vilas Shivram Pawar, Shri Dilip Shivram Pawar, i.e. Party of the Third Part and Sou. Baby Vasant Pawar & Others are the consenting Party have mutually separated their shares out of the land admeasuring about 01-Hector, 03-03 Ares out of S.No. 236/5A/1+5B/1+5B/2, Phursungi, Pune with mutual understanding and as per terms and conditions particularly mentioned therein.
- q. The said property is out of the limits of U.L.C.

AS PER 7/12 CHARGES AND ENCUMBRANCES :-

- a) It appears from the Mutation Entry No 17767, Shri Dnyanoba Bhimaji Pawar repaid the amount borrowed from Phursungi Vividh Karyakari Society Accordingly the effect has been given on S. No. 236/5A/1+5B/1+5B/2 Phursungi, Pune.
- b) It appears from the Mutation Entry No 25884, Shri Hiranman Pawar borrowed loan of Rs. 1,50,000/- From Sadhana Sahakari Bank, Ltd, Pune which fully repaid by Shri Dattatraya Pawar. Accordingly the said bank issued no dues certificate and accordingly the effect has been given on S. No. 236/5A/1+5B/1+5B/2 Phursungi, Pune, vide Mutation Entry no 37065
- c) It appears from the Mutation Entry no 26821 Shri Uttam, Shri Vilas, Shri Dilip Shivram Pawar secured the said land to Phursungi Vividh Karyakari Seva Society Ltd., for Rs 7,00,000/- , Rs 1,83,000/- , Rs 2,00,000/- , Rs 3,00,000/-



, Rs 40,000/- , and Rs 75,000/- which were repaid on or before dt.20/02/2015 accordingly the said bank issued no dues certificate and accordingly and effect has been given on survey No. 236/5A/1+5B/1+5B/2 Phursungi, Pune, vide Mutation Entry no 36971.

AS TO POSITION OF CONSTRUCTION PLAN & N.A. PERMISSION

The owners Shri Dattatray Hiran Pawar and other through their attorney holders M/S AGN venture and others have prepared primary contrutions plan through their architect and submitted to the Assistance Director of town planning pune of section After due Compliances and corrections the aforesaid contruction plan is sanctioned by the ADTP, Pune vide its letter No.Rakhankan/NABP/Mouje-Phursungi/Tal. Haveli/ S.No.236/ 5A/1/ 5B/ 1/5B/2/ SSP/1745 dt. 19/03/2013 in respect of area admeasuring about 11040 sq. mtrs. Out of survey No. 236/5A/1+5B/1+5B/2,situated at village Pfursungi, Taluka Haveli, Dist Pune.

After Recommendation letter from the Assistant Director of Town planning, Pune, the collector pune, revenue branch, Pune has granted permission to use of Non Agricultural purpose under section 44 of Maharashtra Land Revenue Code 1966 and section 13 of Maharashtra Regional Toun planning Act 1966 by its order No.PMH/NA/SR/1016/2013.

AS TO PRESENT ZONING POSITION :-

The entire Survey No. 236 old 221 is situad in the "Agriculture and No Development Zone" and partly affected by cannoi as per the zone certificate bearing No. DPO/Zone/4070 dated 29/03/2012 issued by Assistant Director, Town Planning, pune, the Regional Plan of Pune District.

As per the Zoning Demarcation issued by the ADTP, Pune, the aforesaid property situated within 200 meters radiation from Phursungi Gaothan.

DEVELOPMENT AGREEMENTS IN FAVOUR OF

A) M/S.AGN VENTURES

The Owners Shri Dnyanoba Bhimaji Pawar & Others, thereafter, pursuant to the Development Agreement dated 30/07/2012, which is duly registered at Haveli No 1, Pune at Sr. No. 7147/2012 assigned, transferred



all development rights with respect to the area totally admeasuring about 01 Hector 10.4 Ares equivalent to 11040 Sq.Mtrs. out of Survey No 236/5A/1+5B/2, to and in favour of the M/S. AGN Ventures having its office at G-605, Mega Center, Magarpatta City, Hadapsar, Pune 411028 at or for the total consideration and on the terms and conditions particularly mentioned therein. In support of the Development agreement the Owners above named have also executed a power of attorney to enable and facilitate the development and sale of the tenements to be constructed on the said property. The aforesaid Power of Attorney is duly registered in the office of the Sub Registrar, Haveli No 1, Pune at Sr.No 7148/2012.

As per the terms and conditions of the Development Agreement dated 30/07/2012, Developer M/S. AGN Ventures has to allot 42% built up area in constructed forms to the owners.

And thereafter the owners Shri Dattatray Hiranman Pawar & Others and M/S. AGN Ventures made correction in the Development Agreement dated 30/07/2012. As per said Correction Deed Developer M/S. AGN Ventures has to allot 42% built up area in stead of 39% built up area in constructed forms to the owners. The aforesaid Correction Deed is duly registered in the office of the Sub Registrar, Haveli No 2, Pune at Sr.No 2895/2017 dated 18/04/2017.

B) i) M/S. EGAL DEVELOPERS

The Owners Shri Dnyanoba Bhimaji Pawar & Others, thereafter, pursuant to the Development Agreement dated 30/07/2012 which is duly registered at Haveli No 1, Pune at Sr. no 7164/2012 assigned, transferred all development rights with respect to the area totally admeasuring about 00 Hector 89.6 Ares equivalent to 8960 Sq.mtrs. Out of Survey No 236/5A/1+5B/1+5B/2, to and in favour of the M/s Eagle Developers having its office at 38-D, Mithapalli estate Gultekdi Pune 411037 at or for total consideration and on the terms and conditions particularly mentioned therein. In support of the Development agreement the Owners above named have also executed a power of Attorney to enable and facilitate the development and sale of the tenements to be constructed on the said property. The aforesaid power of Attorney is duly registered in the office of the Sub Registrars, Haveli No. 1 Pune at Sr.no. 7165/2012. As per the terms and conditions of the Development Agreement dt.30/07/2012 Developer M/s Eagle Developers has to allot 42% built up area in constructed forms to the owners.



ii) M/S. EAGLE DEVELOPERS:-

The Owners Shri vijay dnyanoba pawar & Other, hereafter, pursuant to the Developers Agreement dated 21/12/2012 which is duly registered at Haveli No 1, Pune at Sr. No. 9957/2012 assigned, transferred all development rights with respect to the Plot No "F" as per partition Deed at 19/12/2012 admeasuring about 00 Hector 20.80 Ares equivalent to 2080 SqMtrs. Out of Survey No 236/5A/1+5B/1+5B/2, to and in favour of the M/s. Eagle Developers having its office at 38-D, Mithapalli estate, Gultakedi, Pune 411037 at or for the total consideration and on the terms and conditions particularly mentioned therein. In support of the Development agreement the Owners above named have also executed a power of attorney to enable and facilitate the development and sale of the tenements to be constructed on the said property. The aforesaid Power of Attorney is duly registered in the office of the Sub Registrar, Haveli No 11, Pune at Sr. No. 9959/2012. As per the terms and conditions of the Development Agreement dt. 21/12/2012 Developer M/s Eagle Developers has to allot 42% bulk of area in constructed forms to the owners.

And thereafter the owners Shri Dattatray Hiranman Pawar & Others and M/s Eagle Developers made correction in the Development Agreement dated 30/07/2012 and 21/12/2012, As per said Correction Deed Developer M/S. AGN Ventures has to allot 42% built up area in stead of 39% built up area in constructed forms to the owners. The aforesaid Correction Deed is duly registered in the office of the Sub Registrar, Haveli No 2, Pune at Sr. No 2893/2017 dated 18/04/2017.

C) M/S. BHOSALE-PATEL-PARMAR PROPERTIES:-

The owner shri Uttam Shivram Pawar & Others, thereafter, pursuant to the Development Agreements dated 13/05/2013, which is duly registered at Haveli No 11 Pune, at Sr.no. 3732/2013 assigned, transferred all development rights with respect to the Plot No "E" as per Partition Deed dt. 19/12/2012, admeasuring about 00 Hector 12 Ares equivalent to 1200 Sqmtrs out of Survey No 236/5A/1+5B/1+5B/2, to and in favour of the M/s Bhosale-patel-Properties having its office at S.No26, Hingane Khurd, Vitthalwadi, Pune 411051 at or for the total consideration and on the terms and conditions particularly mentioned therein. In support of the Development agreement the Owners above named have also executed a power of Attorney to enable and facilities the development and sale of the



tenements to be constructed on the said property. The aforesaid Attorney is duly registered in the office of the Sub Registrar, Haveli No. 11, Pune at Sr.No.3733/2013

As per the terms and conditions of the Development Agreement dt. 13/05/2013, Developer M/s Bhosale-Patel-Parmar Properties has to allot 42% built up residential area and 50% built up commercial are in constructed forms to the owners.

And thereafter the owners Shri Dattatray Hiranman Pawar & Others and M/s Bhosale-Patel-Parmar Properties made correction in the Development Agreement dated 13/06/2013. As per said Correction Deed Developer M/s Bhosale-Patel-Parmar Properties has to allot 42% built up area in stead of 39% built up area in constructed forms to the owners. The aforesaid Correction Deed is duly registered in the office of the Sub Registrar, Haveli No 2, Pune at Sr.No 2894/2017 dated 18/04/2017.

SERCH IN THE OFFICE OF THE SUB REGISTER HAVELI

I have caused the search of the said property. I reached at the office of Sub-register Haveli No 3 since 1992 and Haveli No 6 since 2004 in respect of the Survey No 236 Hissa No 5A/1+5B/1+5B/2 30 situated at village Phursungi, Taluka Haveli, Dist Pune accordingly vide search receipt no MH010797689201819E I commenced my search work from the available index register on 18/01/2019 and completed the same on 18/01/2019. I have caused on line search on website – www.igrmaharashtra.gov.in

I have also cause search for index II registers kept at the sub Registrars office No 1, 2 since 1985, in respect of the Survey No 236 Hissa No 5A/1+5B/1+5B/2 situated at village Phursungi, Taluka Haveli, Dist Pune for the last 30 years accordingly vide search receipt no MH010797689201819E. Since 2005-2006 the documents can be registered in any office of Sub Registrar, haveli situated within the PMC, PCMC and Haveli area hence it has been difficult to carry out search in all office within short period. This search Report prepared on the basis of available Index II Registers from which no entry pertaining to any other charge or encumbrance on the said property is disclosed. The registers in sub-Registrars offices are not up to date and the old record is poorly maintained.

SCHEDULE

ALL THAT place and parcels of the land collectively admeasuring about 02-Hector 32.80-Ares i.e. 23280 Sq Mtrs. out of survey No. 236 Hissa No. 5A/1+5B/1+5B/2, totally admeasuring 03-Hector 03-Ares including potkharaba, assed at Rs09=75ps, situated at revenue village Phursungi Taluka Haveli, and city District Pune, within the limits of Zila Parishad Pune, Taluka Panchayat Samitee Haveli and Grampanchayat Phursungland within the jurisdiction of Registration District of Pune, Sub- Registrar, Haveli, Pune.

From above in my opinion:-

- On the basis of documents available and referred above, in my opinion the title of Shri Dattatray Hiranjan Pawar, Shri Dnyanoba Bhimaji Pawar, Shri Uttam, Shri Vilas, Shri Dilip Shivram Pawar in respect of Survey No 226 Hissa No 5A/1+5B/1+5B/2 Area about 02-Hector 32.80 Ares i.e. 23280 Sq mtrs out of survey No 236, Hissa No 5A/1+5B/1+5B/2, totally admeasuring 03 Hector 03 Ares including potkharaba, assessed at Rs.09=75 ps. Situated at revenue village Phursungi, Taluka Haveli and City District Pune, is clean, clear, marketable and free from all charges, encumbrances, and reasonable doubts.
- By virtue of the Development agreements I) registration No 7147 dt 30/07/2012 in favour of Developer M/s. AGN Ventures, II) registration No 7164 dt. 30/07/2012 in favour of Developer M/s Eagle Developers, III) registration No. 7232 dt 13/05/2013 in favour of M/s. **Bhosale Patel Parmar properties** the aforesaid Developers having absolute right and authority to develop and construct the buildings on the scheduled property in accordance with the Development control Rules and Regulations of Town Planning authority and to sell, transfer the residential/commercial units therein as per terms and conditions particularly mentioned in their respective Development agreements.

RETURN OF PAPER.

After completing the scrutiny, inspection, observation of present title report in respect of the said flat all paper submitted to me by applicant is returned herewith

Place : Pune

Date : 16/02/2019


SUBHASH K. KOLAPE
 B.A.L.L.B. (Advocate)
 Reg. No. 708/2006
 Off. G-107 Megacentre
 Hadapsar, Pune-13