SANCHETI N.R.
Advocate

Add. :- S.No. 686/2C,
Plot No. 8, Bibwewadi,
Pune – 37.
M. No. 9422645485.

SEARCH REPORT

I am instructed By M/s. ELLORA ASIAN REALITY Private Limited. having its office at 703 skyline Epitome, Opp. Fatima High School next to Jolly Gymkhana, Vidyavihar West, Mumbai-400086 Through its Director / Authorised Signatory Shri. Bhimji Shivji Bhanushali to take search and give report of property mention herein below and issue title certificate in respect of the said property.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of the property bearing Sector No. CDC, Commercial Plot No. 26A & 46A area admeasuring 3275.10 sq. mrts. within the limits of Pimpri-Chinchwad New Town Development Authority (PRADHIKARAN). situated at Chikhali , Tal. Haveli, Dist. Pune and within the jurisdiction of Sub-Registrar Haveli.

THE DOCUMENTS PURSUED

M/s. ELLORA ASIAN REALITY Private Limited. has provided me following documents for search of the said property

1) Copy of ALLOTMENT CERTIFICATE DA/sanction-1/1039, 1/1038 dated 08/06/2018
2) Copy of Lease Deed Sr. No. 5940/2018, 5941/2018 Dated 15/05/2018
3) Copy Deed of Supplementary Lease Deed Sr. No. 2502/2019 Dated 21/02/2019
4) Copy of amalgamation Certificate No. Vipra/26/Niyo/Peth CDC/26A+46A /Ekatrikaram/1592 Dated 26/10/2018 Copy of Commencement Certificate No. Vipra/26/Chikhali District centre /26A+46A /304 Dated 26/02/2019
5) Copy of NA order PMH/NA/SR/14/2019 Dated 13/03/2019

A) I have investigated the Title of the property year 2018,2019 which is more particularly described in the schedule written here under I have paid Search Fee in respect of the said property. Vide GRN No. MH140236962018l9E dt-30/03/2019 I have not published public notice in respect of the said property. I taken e-search on official web site of Department of Registration & stamp, Government of Maharashtra. As per the available record and at the time of carrying out search no adverse entries were found in respect of the said property in the records made available to me. and I have gone through the documents referred above.

B) PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY (PRADHIKARAN). have executed LEASE DEED in favour of M/s. ELLORA ASIAN REALITY Private Limited. through its director Shri. Bhimji Shivji Bhanushali. In respect of property Sector No. CDC, Commercial Plot No. 26A. area admeasuring 1673.5 sq. mrts situated at Chikhali, Tal. Haveli, Dist. Pune. The said LEASE DEED was registered in Sub-registrar Haveli No. 24 noted & serial No. 5940/18 on dt. 15/05/18.

C) PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY (PRADHIKARAN). have executed LEASE DEED in favour of M/s. ELLORA ASIAN REALITY Private Limited. through its director Shri. Bhimji Shivji Bhanushali. In respect of property Sector No. CDC, Commercial Plot No. 46A. area admeasuring 1601.6 sq. mrts situated at Chikhali, Tal. Haveli, Dist. Pune. The said LEASE DEED was registered in Sub-registrar Haveli No. 24 noted & serial No. 5941/18 on dt. 15/05/18.

D) M/s. ELLORA ASIAN REALITY Private Limited., has Amalgamated the property bearing Sector No. CDC, Commercial Plot No. 26A & 46A area admeasuring 3275.10 sq. mrts. sanctioned from PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY (PRADHIKARAN). Pune vide amalgamation Certificate

No.Vipra/26/Niyo/PethCDC/26A+46A/Ekatrikaram/1592Dated26/10/2018.

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E) PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY (PRADHIKARAN). have executed Deed of Supplementary LEASE DEED in favour of M/s. ELLORA ASIAN REALITY Private Limited. through its director Shri. Bhimji Shivji Bhanushali. In respect of property bearing Sector No. CDC, Commercial Plot No. 26A & 46A area admeasuring 3275.10 sq. mrts. The said Deed of Supplementary LEASE DEED was registered in Sub-registrar Haveli No. 24 noted & serial No. 2502/19 on dt. 21/02/19.

F) M/s. ELLORA ASIAN REALITY Private Limited obtained the building construction plan on Commercial Plot No. 26A & 46A area admeasuring 3275.10 sq. mrts. sanctioned from PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY (PRADHIKARAN). Pune vide their letter Commencement Certificate No. Vipra/26/Chikhali District centre /26A+46A /304 Dated 26/02/2019.

G) M/s. ELLORA ASIAN REALITY Private Limited obtained NA Order on Commercial Plot No. 26A & 46A area admeasuring 3275.10 sq. mrts. No. PMH/NA/SR/14/2019 dated 13/3/2019 issued by Collector, Pune.

Certificate of title :- On the basis of the above I am of the opinion the said Property

a) That M/s. ELLORA ASIAN REALITY Private Limited, have an exclusive title ownership and possession As LESSEE/S over the said property absolute right, the said property is free from all encumbrances and absolutely clear and marketable Title and free from any defects whatsoever in the hands and have on absolute right, title and interest in the said property thus the said LESSEE/S

are alone entitled to construct, develop and sell the constructed units to the subsequent prospective buyers.

b) From the information supplied to me & going through the document supplied, I am of the opinion that :- M/s. ELLORA ASIAN REALITY Private Limited. are having marketable title of the said property and in possession of the said property .

THE SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

All that piece and parcel of the property bearing Sector No. CDC, Commercial Plot No. 26A & 46A area admeasuring 3275.10 sq. mrts. within the limits of Pimpri-Chinchwad New Town Development Authority (PRADHIKARAN). situated at Chikhali , Tal. Haveli, Dist. Pune and within the jurisdiction of Sub-Registrar Haveli. bounded as follows:-

East :- By Reservation for petrol pump no 2 and parking reservation no 1

South: By 12 mtr. Wide road

West :- By adj. Plot no 26 & 46

North:- By 75mtr. Wide spine road

Date:- 30/03/2019

Advocate.

Sancheti N. R. (Adv.)
Office No. 211, Decision Tower,
Near City Pride Theatre,
Pune-Satara Road, Pune-411037.

CHALLAN
MTR Form Number-6

GRN	MH014023696201819E	BARCODE		Date	30/03/2019-11:45:58	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	**Full Name**	Advocate Sancheti N R
Location	PUNE		
Year	2018-2019 One Time	**Flat/Block No.**	Sector No. CDC Plot No. 26A and 46 A
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	50.00	**Road/Street**	Chikhali
		Area/Locality	Pune
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Area 3275.10 sq. mtrs. search fee for 2018 to 2019	
		Amount In Words	Fifty Rupees Only
Total	50.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019033076097	CKI9971938
Cheque/DD No.		Bank Date	RBI Date	30/03/2019-11:46:26	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9422645485

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 लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 30-03-2019 11:46:27