

Vijay G. Shinde

[Advocate]

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Date:- 31/08/2022

SEARCH AND TITLE REPORT

INTRODUCTION:-

On the request of my client, **M/S. GOVIND RAVIRAJ DEVELOPERS LLP**, A Limited Liability Partnership Firm registered under the provisions of the Limited Liability Partnership Act, 2008, under Identification No ABA - 9690, having its registered Office at: Office Nos.1 to 5, 2nd Floor, Millennium Star, Next to Ruby Hall Clinic, Dhole Patil Road, Pune – 01, through its designated/authorized Partners- (1) Shri. Ravindra Naupatla Sakla, (2) Shri. Bharat Sitaram Kate, (3) Shri. Shatrughan Sitaram Kate and (4) Shri. Abhinandan Ravindra Sakla I have prepared this report for the below mentioned subject property.

A] DESCRIPTION OF THE PROPERTY :

All that piece and parcel of land bearing **Survey no. 119/2A** (bearing Corresponding CTS no. 1211(Part), 1212), admeasuring **00 Hectares 71.56 Ares i.e. 7156 Sq.mtrs.** out of 01 Hectares 50.5 Ares situate, lying and being at Village **Pimple Saudagar**, within the limits of Pimpri Chinchwad Municipal Corporation, Taluka Haveli, Dist. Pune and bounded as under and the land admeasuring 00 Hectares 71.56 Ares i.e. 7156 Sq.mtrs. is bounded as follows:

On or towards East : By portion of land bearing Survey no. 119, CTS no. 1211 (Part)
On or towards South : By 18 meter wide Road and thereafter military boundaries
On or towards West : By S.no. 120, CTS No. 1213 and Road.
On or towards North : By part of S.no. 119, CTS no. 1212.

Along with the rights of way, easements and hereditaments.

hereinafter called as **"The Said Property"**.

B] I have been instructed by **M/S. GOVIND RAVIRAJ DEVELOPERS LLP**, A Limited Liability Partnership Firm registered under the provisions of the Limited Liability Partnership Act, 2008, under Identification No ABA - 9690, having its registered Office at: Office Nos.1 to 5, 2nd Floor, Millennium Star, Next to Ruby Hall Clinic, Dhole Patil Road, Pune – 01, through its designated/authorized Partners- (1)

(1) 

Shri. Ravindra Naupatlal Sakla, (2) Shri. Bharat Sitaram Kate, (3) Shri. Shatrughan Sitaram Kate and (4) Shri. Abhinandan Ravindra Sakla to investigate its title to the said land bearing Hissa Nos. 2A of Survey No. 119, Pimple Saudagar. The said Partnership Firm through its Partner Shri. Ravindra Naupatlal Sakla supplied to me various documents and information of the said property. I have carried out search of the said property from the concerned authority. At the instance of **"M/S. GOVIND RAVIRAJ DEVELOPERS LLP"**, I caused the 30 years search to be taken in respect of the captioned property by inspecting records in the office of Sub-Registrar Haveli No. I to XXVII from January 1990 till 28th August 2022 after paying necessary charges vide challan GRN No. MH006997154202223E dated 28/08/2022. I have carried out such investigation and my observations in respect thereof are as under:-

C] TRACING OF TITLE :

I have been supplied with the following photocopies of the documents and/Original documents for preparing this Title Report :

- i) 7/12 Extract for the years 1975-76 to 2006-2007 of the property bearing S.No. 119 Hissa No.2A, Pimple Saudagar, Pune
- ii) Mutation entry bearing Nos. (1) 298, (2) 741, (3) 748, (4) 818, (5) 872, (6) 873, (7) 1211, (8) 1377, (9) 1495 (10) 1497, (11) 1498, (12) 1499, (13) 1714, (14) 1736, (15) 1971, (16) 2040, (17) 2063, (18) 2556, (19) 4022, (20) 1377,(21) 4023, (22) 4459, (23) 4573, (24) 4022.
- iii) **Registered Release Deed dated 18/05/1995** by Smt. Changunabai Dnyaneshwar Gilbile, Mrs. Jijabai Ramchandra Mane, Mrs. Shantabai Nivrutti Pinjan, Smt. Muktabai Ramchandra Bhise in favour of Shri. Raghunath Babu Kate, Shri. Baban Mahadu Kate, Shri. Nivrutti Mahadu Kate, Shri. Sopan Mahadu Kate & Shri. Balkrishna Mahadu Kate.
- iv) **Registered Development Agreement dated 29/08/2001** [duly Registered under serial No. **8176 of 2001** with the Sub-Registrar, Haveli 05, Pune] by Shri. Raghunath Babu Kate, Mrs. Kalawati R. Kate & Shri. Santosh R. Kate in favour of Shri. Govind Laxman Kate, Dattatraya Laxman Kate, Shri Chandrakant Laxman Kate, Shri. Bharat Laxman Kate & Shri. Ganesh Laxman Kate.
- v) **Registered Power of Attorney dated 29/08/2001** [duly Registered under serial No. 8177 of 2001 with the Sub-Registrar, Haveli 05, Pune] executed by Shri. Raghunath Babu Kate, Mrs. Kalawati R. Kate & Shri. Santosh R. Kate in favour of Shri. Govind Laxman Kate.

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- vi) Registered Sale Deed dated 09/05/2002** [duly Registered under serial No. **2447 of 2002** with the Sub-Registrar, Haveli 05, Pune] by Shri. Raghunath Babu Kate, Mrs. Kalawati R. Kate & Shri. Santosh R. Kate through their Power of Attorney holder Shri. Govind Laxman Kate in favour of Sau. Shobha Sharad Kokate.
- vii) Registered Sale Deed dated 09/05/2002** [duly Registered under serial No. **2506 of 2002** with the Sub-Registrar, Haveli 05, Pune] by Shri. Raghunath Babu Kate, Mrs. Kalawati R. Kate & Shri. Santosh R. Kate through their Power of Attorney holder Shri. Govind Laxman Kate in favour of Miss. Sonali Sharad Kokate.
- viii) Registered Sale Deed dated 13/05/2002** [duly Registered under serial No. **2557 of 2006** with the Sub-Registrar, Haveli 05, Pune] by Shri. Raghunath Babu Kate, Mrs. Kalawati R. Kate & Shri. Santosh R. Kate through their Power of Attorney holder Shri. Govind Laxman Kate in favour of Mr. Sharad Subrao Kokate.
- ix) Registered Development Agreement dated 30/12/2002** [duly Registered under serial No. **7946 of 2006** with the Sub-Registrar, Haveli 05, Pune] Shri. Raghunath Babu Kate, Mrs. Kalawati R. Kate & Shri. Santosh R. Kate through their Power of Attorney holder Shri. Govind Laxman Kate in favour of Mr. Sharad Subrao Kokate.
- x) Registered Power of Attorney dated 30/12/2002** [duly Registered under serial No. **7947 of 2006** with the Sub-Registrar, Haveli 05, Pune] by Shri. Raghunath Babu Kate, Mrs. Kalawati R. Kate & Shri. Santosh R. Kate through their Power of Attorney holder Shri. Govind Laxman Kate in favour of Mr. Sharad Subrao Kokate.
- xi) Registered Partition Deed dated 19/03/2003** [duly Registered under serial No. **1658 of 2003** with the Sub-Registrar, Haveli 05, Pune] between Shri. Baban Mahadu Kate, Shri. Nivrutti Mahadu Kate, Shri. Sopan Mahadu Kate, Shri. Balkrishna Mahadu Kate & Shri. Raghunath Baburao Kate.
- xii) Registered Development Agreement dated 13/01/2005** [duly Registered under serial No. **328 of 2005** with the Sub-Registrar, Haveli 05, Pune] between Mrs. Shobha Sharad Kokate & others and M/s. Shrinivas Enterprises through its partner Sau. Chaya Shyamkant Shende.
- xiii) Registered Power of Attorney dated 13/01/2005** [duly Registered under serial No. **329 of 2005** with the Sub-Registrar, Haveli 05, Pune] by Mrs. Shobha Sharad Kokate & others in favour of M/s. Shrinivas Enterprises through its partner Mrs. Chaya S. Shende.

- xiv) Registered Power of Attorney dated 01/02/2005** [duly Registered under serial No. **792 of 2005** with the Sub-Registrar, Haveli 05, Pune] by Shri. Santosh Raghunath Kate and Mrs. Kalawati Raghunath Kate in favour of M/s. Shrinivas Enterprises through its partner Mrs. Chaya S. Shende.
- xv) Registered Articles of Agreement dated 02/02/2005** [duly Registered under serial No. **707 of 2005** with the Sub-Registrar, Haveli 17, Pune] between Mrs. Shobha Sharad Kokate, Miss. Sonali S. Kokate, Shri. Sharad S. Kokate, Shri. Raghunath Kate & Others, M/s. Shrinivas Enterprises through its partner Mrs. Chaya S. Shende AND M/s. Nidhi Developers through its authorised partner Mr. Basantram Bulchandani.
- xvi) Registered Power of Attorney dated 02/02/2005** [duly registered under serial No. **708 of 2005** with the Sub-Registrar, Haveli 17, Pune] by Mrs. Shobha Sharad Kokate, Miss. Sonali S. Kokate, Shri. Sharad S. Kokate, Shri. Raghunath Kate & Others, M/s. Shrinivas Enterprises through its partner Mrs. Chaya S. Shende in favour of M/s. Nidhi Developers through their nominee Shri. Basantram Bulchandani and/or Shri. Shayam B. Bulchandani and/or Shri. Rajesh B. Bulchandani.
- xvii) Registered Deed of Cancellation dated 15/09/2005** [duly registered under serial No. **5840 of 2005** with the Sub-Registrar, Haveli 17, Pune] between M/s. Shrinivas Enterprises through its Partners 1. Mrs. Chayya Shamkant Shende and Mrs. Jayashree Kailas Wani, Mr. Sharad S. Kokate & Others AND M/s. Nidhi Developers through its Partners Mr. Basant Bulchandani and Mr. Rajesh B. Bulchandani.
- xviii) Registered Assignment of Development Agreement dated 17/12/2005** [duly registered under serial No. **4751 of 2005** with the Sub-Registrar, Haveli 19, Pune] between M/s. Shrinivas Enterprises through its partner Mrs. Chaya Shende and Mrs. Jayashree Wani and M/s. Sanskruti Properties a Joint Venture between M/s. Shewani Properties through its Partner Shri. Chuhamal Gangaram Shewani and M/s. B. U. Bhandari Habitat through it's Partner Shri. Anuj Maneklal Bhandari and Mr. Sharad S. Kokate & Others.
- xix) Registered Power of Attorney dated 17/12/2005** [duly registered under serial No. **4752 of 2005** with the Sub-Registrar, Haveli 19, Pune] by Mr. Sharad S. Kokate & Others through their Power of Attorney holder Mrs. Chaya S. Shende, M/s. Shrinivas Enterprises through its partner Mrs. Chaya Shende and Mrs. Jayashree Wani in favour M/s. Sanskruti Properties a Joint Venture by M/s. Shewani Properties through its partner

Shri. Chuharmal G. Shewani and M/s. B.U.Bhandari Habitat through its partner Shri. Rajnish M. Bhandari.

xx) Deed of Partnership dated 15/09/2005 executed in between Shri. Rajnish Maneklal Bhandari, Shri. Anuj Maneklal Bhandari, Shri. Dinesh Hirachand Munot, Shri. Praksh Ratanchand Bafana and Shri. Prasanna Shantilal Mutha in respect of "M/s. B.U. Bhandari Habitat".

xxi) Articles of Agreement dated 21/10/2005 executed in between M/s. B.U. Bhandari Habitat through its Partner Shri. Anuj Maneklal Bhandari and M/s. Shewani Properties through its authorised partner Shri. Chuharmal Gangaram Shewani.

xxii) Supplementary Deed dated 02/01/2016 executed in between M/s. B.U. Bhandari Habitat through its Partner Shri. Anuj Maneklal Bhandari and M/s. Shewani Properties through its authorised partner Shri. Satish Chuharmal Shewani.

xxiii) Reconstitution Deed of Partnership dated 15/12/2018 executed in between Shri. Rajnish Maneklal Bhandari, Shri. Anuj Maneklal Bhandari, Shri. Dinesh Hirachand Munot, Shri. Praksh Ratanchand Bafana, Shri. Prasanna Shantilal Mutha, Shri. Ravindra N. Sakla, Shri. Bharat Sitaram Kate, Shri. Shatrughna Sitaram Kate and Shri. Abhinandan Ravindra Sakla in respect of "M/s. B.U. Bhandari Habitat".

xxiv) Articles of Agreement dated 15/12/2018 executed in between M/s. B.U. Bhandari Habitat through its Partner Shri. Rajnish Maneklal Bhandari, M/s. Shewani Properties through its authorised partner Shri. Satish C. Shewani, Shri. Ravindra N. Sakla, Shri. Bharat Sitaram Kate, Shri. Shatrughna Sitaram Kate and Shri. Abhinandan Ravindra Sakla.

xxv) Articles of Agreement dated 16/12/2018 executed in between M/s. B.U. Bhandari Habitat through its Partner Shri. Rajnish Maneklal Bhandari, Shri. Ravindra N. Sakla, Shri. Bharat Sitaram Kate, Shri. Shatrughna Sitaram Kate, Shri. Abhinandan Ravindra Sakla and M/s. Shewani Properties.

xxvi) Reconstitution Deed of Partnership dated 01/04/2019 executed in between Shri. Ravindra N. Sakla, Shri. Bharat Sitaram Kate, Shri. Shatrughna Sitaram Kate, Shri. Abhinandan Ravindra Sakla, Shri. Rajnish Maneklal Bhandari and Shri. Anuj Maneklal Bhandari in respect of "**M/s. Govind Habitat**".

xxvii) Registered Sale Deed dated 08/08/2022 [duly registered under serial No. **13982 of 2022** with the Sub-Registrar, Haveli 24, Pune] between Shri. Sharad Subrav Kokate, Sau. Shobha Sharad Kokate, Sonali Sharad

Kokate, Shri. Raghunath Baburao Kate and others signed, executed and presented for registration through their duly constituted Attorney Holder Mrs. Chayya Shamkant Shende through her duly constituted Attorney Holder Mr. Rajnish Maneklal Bhandari (therein referred to collectively as "the Vendors/Owners") and M/S. Sanskruti Properties (AOP) Joint Ventures between M/S. Govind Habitat, (Earlier known as M/s. B.U.Bhandari Habitat) a registered partnership firm registered under the Indian Partnership Act, 1932 through its authorized Partners Mr. Ravindra Naupatlal Sakla & Mr. Shatrughna Sitaram Kate And Mr. Ravindra Naupatlal Sakla, Mr. Abhinandan Ravindra Sakla, Mr. Bharat Sitaram Kate, Mr. Shatrughna Sitaram Kate (therein referred to collectively as "the Confirming Parties") and **M/S. GOVIND RAVIRAJ DEVELOPERS LLP**, A Limited Liability Partnership Firm registered under the provisions of the Limited Liability Partnership Act, 2008, under Identification No ABA - 9690, having its registered Office at: Office Nos.1 to 5, 2nd Floor, Millennium Star, Next to Ruby Hall Clinic, Dhole Patil Road, Pune - 01, through its designated/authorized Partners- Mr.Ravindra Naupatlal Sakla, Mr. Abhinandan Ravindra Sakla, Mr. Bharat Sitaram Kate, Mr. Shatrughna Sitaram Kate (therein referred to as "The Purchaser").

xxviii) Zone Certificate

xxix) Order of Urban Land (Ceiling and Regulation) Act, 1976 u/s. 8(4).

xxx) Photocopy of Challan paid on 11/07/2012 by M/s. Nidhi Developers towards remaining stamp amount with penalty of Rs. 6,64,000/- for agreement registered at Sr. No. 707/05 dated 03/02/2005.

D]. I HAVE CARRIED OUT SUCH INVESTIGATION AND MY OBSERVATIONS IN RESPECT THEREOF ARE AS UNDER:-

1. All that piece and parcel of property bearing **S.No.119 Hissa No. 2A** admeasuring 1 H 50.5 R situated at Village Pimple Saudagar, within the limits of Pimpri Chinchwad Municipal Corporation, Taluka Haveli, Dist. Pune was originally owned by Shri. Mahadu Narayan Kate. He acquired the said land by mutual partition and 7/12 extract of the same land reflected by the Mutation entry No. 1495 and therefore, the name of Mr. Mahadu Narayan Kate was recorded to the 7/12 extract of the said land.
2. Mahadu Narayan Kate expired on 19/07/1979 leaving behind 5 sons namely 1) Shri. Baban, 2) Shri. Nivrutti, 3) Shri. Sopan, 4) Shri. Balkrishna & 5) Shri. Babu Mahadu Kate and four daughters namely 1) Changunabai Dnyaneshwar Gilbile, 2) Jijabai Ramchandra Mane, 3) Shantabai Nivrutti Pinjan & 4) Muktabai

Ramchandra Bhise as a legal heirs. The name of the said legal heirs were recorded on 7/12 extract of the said land by mutation entry No. 1714. The name of the married daughter were recorded in other rights column of said 7/12 extract.

3. One of the legal heirs/son of Mahadu Narayan Kate i.e. Babu M. Kate expired on 10/09/1984 leaving behind his only son Raghunath Babu Kate as a legal heir. The name of Raghunath Babu Kate was recorded to the 7/12 extract of the said land by mutation entry No. 1971.
4. The daughters of Mahadu N. Kate namely 1) Changunabai Dnyaneshwar Gilbile, 2) Jijabai Ramchandra Mane, 3) Shantabai Nivrutti Pinjan & 4) Muktabai Ramchandra Bhise executed Release Deed dated 19.05.1995, which is duly registered in the office of the Sub-Registrar, Haveli No. V at Sr.No. 3981/95 in favour of their brothers i.e. 1) Shri. Baban, 2) Shri. Nivrutti, 3) Shri. Sopan, 4) Shri. Balkrishna Mahadu Kate & their nephew 5) Shri. Raghunath Babu Kate. Hence, the name of the above named married daughters of Shri. Mahadu N. Kate were deleted from the other right of the 7/12 extract of the said land by mutation entry No. 2040.
5. Thereafter, oral partition was made between 1) Shri. Baban, 2) Shri. Nivrutti, 3) Shri. Sopan, 4) Shri. Balkrishna Mahadu Kate & their nephew 5) Shri. Raghunath Babu Kate. From the said oral partition Raghunath Babu Kate acquired right related to the property admeasuring about 0 H 75.25 R out of S.No. 119/2A thus, the property admeasuring 0 H 75.25 R out of S.No. 119/2A came to share of Raghunath Babu Kate.
6. Raghunath B. Kate executed the Development Agreement of the area admeasuring 0 H 75.25 R out of S.No. 119/2A of Pimple Saudagar in favour of Govind Laxman Kate. The said Development Agreement is duly registered in the office of the Sub-Registrar, Haveli No. V at Sr.No. 8176/2001 and the Power of Attorney was also executed by Raghunath B. Kate in favour of Govind Laxman Kate, which is duly registered in the office of the Sub-Registrar, Haveli No. V at Sr.No. 8177/2001 both dated 29.08.2001.
7. Shri. Govind Laxman Kate being the Power of Attorney holder of Raghunath B. Kate has sold out the area admeasuring 40 R out of the said property by executing four different Sale Deeds of area admeasuring 10 R each in favour of Mrs. Shobha Sharad Kokate area admeasuring 10 R, Miss. Sonali S. Kokate area

admeasuring 10 R and Sharad S. Kokate area admeasuring 20 R by different Sale Deed. The said Sale Deeds are registered in the office of the Sub-Registrar, Haveli No. V at Sr.No. 2447, 2557, 2506 & 4989 in the year 2002 respectively. The name of Mrs. Shobha Sharad Kokate, Miss. Sonali S. Kokate & Sharad S. Kokate were recorded to the 7/12 extract of the said land by mutation entry No. 2804, 2805 & 3062 respectively.

8. Shri. Raghunath Babu Kate, Shri. Santosh Raghunath Kate and Sau. Kalawati Raghunath Kate through Power of Attorney holder Shri. Govind Laxman Kate has executed the Development Agreement and Power of Attorney dated 30.12.2002 of the area admeasuring 35.25 R out of the Said property in favour of Sharad S. Kokate, which is duly registered with the Sub-Registrar, Haveli No. V at Sr.No. 7946/2002 & 7947/2002.
9. Thereafter, Mrs. Shobha Sharad Kokate, Miss. Sonali S. Kokate, Sharad S. Kokate and Raghunath Kate executed Development Agreement dated 13.01.2005 of the property totally admeasuring 0 H 75.25 R in favour of M/s. Shrinivas Enterprises through its partner Mrs. Chayya Shamkant Shende. The said Development Agreement is duly registered with the Sub-Registrar, Haveli No. V at Sr. No. 328/2005.
10. Mrs. Shobha Sharad Kokate, Miss. Sonali S. Kokate, Sharad S. Kokate and Raghunath Kate also executed Power of Attorney dated 13.01.2005 in favour of M/s. Shrinivas Enterprises through its partner Mrs. Chayya Shamkant Shende, which is duly registered with the Sub-Registrar, Haveli No. V at Sr. No. 329/2005.
11. Shri. Santosh Raghunath Kate and Mrs. Kalawati Raghunath Kate also executed Power of Attorney dated 01.02.2005 in favour of M/s. Shrinivas Enterprises through its partner Mrs. Chayya Shamkant Shende, which is duly registered with the Sub-Registrar, Haveli No. V at Sr.No. 792/2005.
12. Mrs. Shobha Sharad Kokate, Miss. Sonali S. Kokate, Sharad S. Kokate, Raghunath Kate, Santosh Raghunath Kate, Sachin Raghunath Kate and Mrs. Kalawati Raghunath Kate and M/s. Shrinivas Enterprises executed Article of Agreement & Power of Attorney dated 02.02.2005 infavour of M/s. Nidhi Developers through its authorised partner Shri. Basantram Bulchandani, which is duly registered with the Sub-Registrar, Haveli No. XVII at Sr.No. 707/2005 & 708/2005 respectively.

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13. M/s. Shrinivas Enterprises have mutually cancelled the said Article of Agreement & Power of Attorney dated 02.02.2005 executed in favour of M/s. Nidhi Developers through its authorised partner Shri. Basantram Bulchandani by Cancellation Deed dated 15.09.2005, which is duly registered with the Sub-Registrar, Haveli No. XVII at Sr.No. 5840/2005.
14. Thereafter Shri. Sharad S. Kokate, Mrs. Shobha S. Kokate, Sonali S. Kokate, Raghunath Babu Kate, Kalawati R. Kate, Santosh R. Kate & Sachin R. Kate, through their constituted Power of Attorney holder M/S. SHRINIVAS ENTERPRISES a partnership firm through it's Partners 1) Mrs. Chayya Shamkant Shende & 2) Mrs. Jayashree Kailas Wani executed Development Agreement dated 17/12/2005 in favour of M/S. SANSKRUTI PROPERTIES a Joint Venture by 1) M/S. Shewani Properties through it's Partner Shri. Chuhamal Gangaram Shewani 2) B. U. Bhandari Habitat through it's Partner Shri. Anuj Maneklal Bhandari and thereby given the area admeasuring 0 H 75.25 R out of S.No. 119 Hissa No. 2A for the development and also handed over the license possession thereof to them on the terms and conditions mentioned therein. The said Development Agreement is duly registered with the Sub-Registrar, Haveli No. 19 at Sr.No. 4751/2005. In pursuance of the aforesaid Development Agreement M/S. SHRINIVAS ENTERPRISES a partnership firm Through it's Partners 1) Mrs. Chayya Shamkant Shende & 2) Mrs. Jayashree Kailas Wani also executed Irrevocable Power of Attorney dated 17/12/2005 in favour of of M/S. SANSKRUTI PROPERTIES a Joint Venture by 1) M/S. Shewani Properties through it's Partner Shri. Chuhamal Gangaram Shewani 2) B. U. Bhandari Habitat through it's Partner Shri. Rajnish Maneklal Bhandari thereby authorised them to develop the said property and to do and execute various acts, deeds and things on their behalf for the purpose of carrying out the development of the said property. The said Power of Attorney is duly registered with the Sub-Registrar, Haveli No. 19 at Sr. No. 4752/2005.
15. Then after Hon'ble Joint District Registrar and Collector of Stamp on the basis of letter from Hon'ble Sub-Registrar Haveli No. 17, Pune bearing No. स. दु. नि. /हवेली /17/289/10, dated 16/10/2010, issued a certificate bearing No. स.जि.नी. /मु. शु. /थकीत वसुली /३२००/१० dated 20/05/2010 stating the balance amount of stamp Rs.3,32,000/- towards the agreement registered at Sr. No. 707/05, dated 03/02/2005. Accordingly the pending balance amount of Stamp duty of Rs. Rs.

3,32,000/- is mutated on the other rights of column of 7/12 extract of the said property by Mutation Entry No. 3834 on 24/11/2010.

16. Then after M/s. Nidhi Developers through its Partners Shri Basantram I. Bulchandani has paid the balance remaining stamp duty towards their agreement bearing No. 707/05, dated 03/02/2005 with penalty which is amounting of Rs. 6,64,000/- on 11/07/2012.
17. It appears from the record that by a Deed of Partnership dated 15th September 2005 made between Shri. Rajnish Maneklal Bhandari, Shri. Anuj Maneklal Bhandari, Shri. Dinesh Hirachand Munot, Shri. Praksh Ratanchand Bafana and Shri. Prasanna Shantilal Mutha interse agreed to carry on business in the firm name and style of 'B.U.BHANDARI HABITAT' for the purpose and upon the terms and conditions therein mentioned;
18. It appears from the record that the said Partnership Firm is duly registered as per the provisions of the Indian Partnership Act, 1932, with the Registrar of Firms, Pune vide Registration Number :- MPA-61616.
19. It appears from the record that by Deed of Reconstitution Cum Admission dated 15th December 2018, Shri. Ravindra Naupatlal Sakla, Shri. Bharat Sitaram Kate, Shri. Shatrughan Sitaram Kate and Shri. Abhinandan Ravindra Sakla admitted as partner of the said Firm with effect from 16th December 2018 and Shri. Dinesh Hirachand Munot, Shri. Prakash Ratanchand Bafana, Shri. Prasanna Shantilal Mutha retired as partner of the said Firm with effect from 15th December 2018;
20. Vide Articles of Agreement dated 15th December 2018 executed in between M/s. B.U. Bhandari Habitat through its Partner Shri. Rajnish Maneklal Bhandari, M/s. Shewani Properties through its authorised partner Shri. Satish C. Shewani, Shri. Ravindra N. Sakla, Shri. Bharat Sitaram Kate, Shri. Shatrughna Sitaram Kate and Shri. Abhinandan Ravindra Sakla the said Shri. Ravindra Naupatlal Sakla, Shri. Bharat Sitaram Kate, Shri. Shatrughna Sitaram Kate and Shri. Abhinandan Ravindra Sakla joined and admitted as members in the said "SANSKRUTI PROPERTIES", association of Persons with the effect from the opening hours of 15th December 2018 to carry on the business of the said association of Persons on the terms and conditions therein contained;

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21. Vide Articles of Agreement dated 16th December 2018 executed in between M/s. B.U. Bhandari Habitat through its Partner Shri. Rajnish Maneklal Bhandari, M/s. Shewani Properties through its authorised partner Shri. Satish C. Shewani, Shri. Ravindra N. Sakla, Shri. Bharat Sitaram Kate, Shri. Shatrughna Sitaram Kate and Shri. Abhinandan Ravindra Sakla, the said M/s. Shewani Properties, a registered partnership firm having its office at Dulhan Complex, 375, Narayan Peth, Pune – 411030 through its authorised partner Shri. Satish Chuharmal Shewani retired as member from the said "SANSKRUTI PROPERTIES", association of Persons with the effect from the opening hours of 16th December 2018 on the terms and conditions therein contained;
22. It appears from the record that by Reconstitution Deed of Partnership for Retirement dated 01st day of April 2019, Shri. Ravindra Naupatlal Sakla, Shri. Bharat Sitaram Kate, Shri. Shatrughan Sitaram Kate, Shri. Abhinandan Ravindra Sakla and Shri. Rajnish Maneklal Bhandari, Shri. Anuj Maneklal Bhandari the said Shri. Rajnish Maneklal Bhandari and Shri. Anuj Maneklal Bhandari retired as a partner of the said Firm viz. "B.U. BHANDARI HABITAT" with effect from 01st April 2019 on the terms and conditions therein contained and the name of the Firm changed to its present name –"GOVIND HABITAT".
23. It appears from the record that all that piece and parcel of land bearing Survey no. 119/2A (bearing Corresponding CTS no. 1211 (Part), 1212), admeasuring 00 Hectares 71.56 Ares i.e. 7156 Sq.mtrs. out of 01 Hectares 50.5 Ares situate, (as Per 7/12 Extract) lying and being at Village Pimple Saudagar, Taluka Haveli, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation was conveyed Vide a Registered Sale Deed dated 08/08/2022 [duly registered under serial No. 13982 of 2022 with the Sub-Registrar, Haveli 24, Pune] by said Shri. Sharad Subrav Kokate, Sau. Shobha Sharad Kokate, Sonali Sharad Kokate, Shri. Raghunath Baburao Kate signed, executed and presented for registration through their duly constituted Attorney Holder Mrs. Chayya Shamkant Shende through her duly constituted Attorney Holder Mr. Rajnish Maneklal Bhandari (therein referred to collectively as "the Vendors/Owners") AND Mrs. Kalawati Raghunath Kate, 2) Mr. Santosh Raghunath Kate, 3) Mr. Sachin Raghunath Kate, M/S. Sanskruti Properties (AOP) Joint Ventures between M/S. Govind Habitat, (Earlier known as M/s. B.U.Bhandari Habitat) a registered partnership firm registered under the Indian Partnership Act, 1932 through its

authorized Partners Mr. Ravindra Naupatlal Sakla & Mr. Shatrughna Sitaram Kate And Mr. Ravindra Naupatlal Sakla, Mr. Abhinandan Ravindra Sakla, Mr. Bharat Sitaram Kate, Mr. Shatrughna Sitaram Kate (therein referred to collectively as "the Confirming Parties") to and in favour of **M/S. GOVIND RAVIRAJ DEVELOPERS LLP**, A Limited Liability Partnership Firm registered under the provisions of the Limited Liability Partnership Act, 2008, under Identification No ABA - 9690, having its registered Office at: Office Nos.1 to 5, 2nd Floor, Millennium Star, Next to Ruby Hall Clinic, Dhole Patil Road, Pune – 01, through its designated/authorized Partners- Mr. Ravindra Naupatlal Sakla, Mr. Abhinandan Ravindra Sakla, Mr. Bharat Sitaram Kate, Mr. Shatrughna Sitaram Kate (therein referred to as "The Purchaser") at or for the consideration mentioned therein.

24. PERMISSIONS:

The said property is in Residential Zone and same is within the limits of Pune Agglomeration, one of the owner Shri. Sharad Subrao Kokate & others filed return under Section 6(1) of the Urban Land (Ceiling & Regulation) Act, 1976.

An enquiry was held by the Deputy Collector & Competent Authority, Pune Urban Agglomeration, Pune and order was passed under Sec. 8(4) of the Urban Land (Ceiling & Regulation) Act 1976 on 30.08.2005 by Ceiling proceeding bearing No. 2481-KO. By the said orders it has been held that Shri. Sharad Subrao Kokate & Others does not hold vacant land in excess of the ceiling limit of the said Act.

25. PUBLIC NOTICE :

As part of the investigation of title of the said previous owners to their respective holdings Out of the above captioned land, I had Notice published in the usual form in the daily newspapers "PRABHAT" and which Notice appeared on 13/12/2018. I have received no objection, claim or other communication from any person or party in response to my said Public Notice. This report is issued in continuation of my previous search and title report dated 15/11/2019 & 15/09/2020.

26. As part of investigation of title carried out by me, I have inspected the Revenue Record pertaining to the above captioned property for the past Thirty years.

27. I have carried out search of available, unmutilated and relevant Index II Record in the Offices of the concerned Sub-Registrars of Assurances, Pune for the past thirty years in respect of the above captioned property. Such search of the said Index II Record has not disclosed any outstanding encumbrances on or in respect of the above captioned land, on any entry adverse to the title of the said Owners to the same.

28. The said property is in the possession of **M/S. GOVIND RAVIRAJ DEVELOPERS LLP**, A Limited Liability Partnership Firm registered under the provisions of the Limited Liability Partnership Act, 2008, under Identification No ABA - 9690, having its registered Office at: Office Nos.1 to 5, 2nd Floor, Millennium Star, Next to Ruby Hall Clinic, Dhole Patil Road, Pune - 01, through its designated/authorized Partners- Mr.Ravindra Naupatlal Sakla, Mr. Abhinandan Ravindra Sakla, Mr. Bharat Sitaram Kate, Mr. Shatrughna Sitaram Kate as an absolute Owners of the same.

29. Encumbrances :

- i. I have not found any register entry creating any encumbrances on the said property by the owners and developers.
- ii. The 7/12 Extract and Mutation Extract of the said property, which have been supplied to me does not bear any entry of encumbrances.
- iii. This search and title report is issued subject to the availability of the Index II registers and information and documents made available to me as discussed above.

CONCLUSION/OPINION

As a result of such investigation of title carried out by me, I am opinion that the title of **M/S. GOVIND RAVIRAJ DEVELOPERS LLP**, A Limited Liability Partnership Firm registered under the provisions of the Limited Liability Partnership Act, 2008, under Identification No ABA - 9690, having its registered Office at: Office Nos.1 to 5, 2nd Floor, Millennium Star, Next to Ruby Hall Clinic, Dhole Patil Road, Pune - 01, through its designated/authorized Partners- Mr.Ravindra Naupatlal Sakla, Mr. Abhinandan Ravindra Sakla, Mr. Bharat Sitaram Kate, Mr. Shatrughna Sitaram Kate to the above captioned property **Survey no. 119/2A** (bearing Corresponding CTS no. 1211(Part), 1212), admeasuring **00 Hectares 71.56 Ares i.e. 7156 Sq.mtrs.** out of 01 Hectares 50.5 Ares situate, lying and being at Village **Pimple Saudagar**, within the limits of Pimpri Chinchwad Municipal Corporation, Taluka Haveli, Dist. Pune is free, clear and marketable and that there are no outstanding encumbrances

on or in respect thereof as far as can be diligently ascertained. By virtue of the above recited Agreements M/S. GOVIND RAVIRAJ DEVELOPERS LLP are fully entitled to develop the above captioned land in accordance with the applicable Development Control Regulations and building plans and specifications sanctioned by the Municipal Corporation of Pimpri Chinchwad in respect of construction to be carried out thereon and to enjoy and appropriate all benefits arising out of such development.

This report is accordingly issued.

Place: Pune.

Date: 31/08/2022.


Vijay Govardhan Shinde
B.S.L.,LL.B.,LL.M.,
MAH/1807/2005
502, A-10, Brahma Aashram,
Kondhwa Khurd, Pune-411048

ADVOCATE

Note:

Present Search and Title Report is prepared as per best of my knowledge and on the basis of the document submitted to me. It is presumed that the submitted documents and information given is genuine. All documents submitted are returned herewith without keeping photocopy of it.

It is pertinent to note that since 2005 the office of Inspector General of Registration has granted permission to people at large to register any instrument/document of any of the offices of the Sub-Registrar Municipal Corporation, therefore it is made clear that entire total Sub-Registrar Haveli in Pune, Pimpri Chinchwad and Gram Panchayat offices Limits are 28 in all. Considering the number of Sub-Registrar offices where anyone is entitled to register the document anywhere of his choice and the said offices are not interlinked with each other and cannot have direct access for search. Therefore this search having various limitations as practically it is not possible to carry out the search in the all the offices of the Sub-registrar.

However, any Court litigation/other disputes or personal business disputes; if any of current or previous Owner/Partner of the said property are not subject of this search and title report. It is my observation that my many Banks or Financial Institutions not registered their Equitable Mortgages of Property so it cannot be traceable under this Index-II search of various Sub-Registrar Haveli; I also observed that Computer Search System of various Sub-Registrar, Haveli are not proper working, so I submit this report only on the basis of the documents produced before me as mentioned above.



GRN	MH006997154202223E	BARCODE			Date	28/08/2022-16:12:56		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)		BXXPS2384C						
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		ADV VIJAY G SHINDE						
Location PUNE												
Year 2022-2023 From 01/08/1991 To 28/08/2022				Flat/Block No.		502 BUILDING A 10 BRAMHA AVENUE						
Account Head Details			Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE			750.00	Road/Street		KONNDHWA KHURD						
				Area/Locality		PUNE						
				Town/City/District								
				PIN			4	1	1	0	4	8
				Remarks (If Any)								
				S.NO 118-2A CTS no. 1211 1212 00 Heclares 71.56 Ares PIMPLE								
				SAUDAGAR								
				Amount In		Seven Hundred Fifty Rupees Only						
Total			750.00	Words								
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	69103332022082812080			2783833052			
Cheque/DD No.				Bank Date	RBI Date	28/08/2022-16:14:26			Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID : Mobile No. : 9511730990
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 सदर चलन 'टायर ऑफ पेन्ट' जाग्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा कोणतीच कलकलच्या दस्तासाठी लागू नाही.