

3) That the said Search Report is subject to the available records only and besides that if any transaction regarding to the said properties is carried out then those records are not available for my perusal. Therefore the said search is strictly based on the records which are available for my inspection in respect of the said properties.

HISTORY OF GAT NO. 643 :-

4) That the Property bearing Gat No. 643 having admeasuring area of 00 H. 57 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 58 Ares., which is totally assessed at Rs. 4.75 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune was originally owned and possessed by Shri. Rambhau Bhika Ozarkar and his name were recorded in the Revenue Records as owner of the said Property.

5) That Shri. Rambhau Bhika Ozarkar expired leaving behind his legal heirs i.e. five sons Shri. Dattu Rambhau Ozarkar, Shri. Dnyaneshawar Rambhau Ozarkar, Shri. Dashrath Rambhau Ozarkar, Shri. Vishnu Rambhau Ozarkar, Shri. Bhika Rambhau Ozarkar, and two daughters Smt. Nanibai Sahadu Phuge, Smt. Kalabai Sahadu Saste, and wife namely Smt. Taibai Rambhau Ozarkar and their names were mutated vide Mutation Entry No. 1512 in 7/12 extract as Owners of the said Property.

6) That Smt. Kalabai Sahadu Saste expired on 30/09/2004 leaving behind his legal heirs i.e. Shri. Dattu Sahadu Saste, Shri. Balu Sahadu Saste, Shri. Ashok Sahadu Saste, Shri. Jaywant Sahadu Saste. That the same is recorded in the Revenue Records vide Mutation Entry No. 2262.

7) That Shri. Dattu Rambhau Ozarkar expired on 25/04/2008 leaving behind his legal heirs i.e. son Shri. Ganpat Dattu Ozarkar, and two daughters Sou. Sulochana Sahebrao Saste, Sou. Manda Bhivaji Gonate, and wife Smt. Dagadabai Dattu Ozarkar and their names were mutated vide Mutation Entry No. 3148 in 7/12 extract as Owners of the said Property.

8) That Smt. Nanibai Sahadu Phuge, Shri. Balu Sahadu Saste, Shri. Ashok Sahadu Saste, Shri. Jaywant Sahadu Saste had executed Release Deed in favour of Shri. Ganpat Dattu Ozarkar for the Property bearing Gat No. 643 situated at Village Borhadewadi, Taluka Haveli, District Pune and Other some Properties. That the said Release Deed is registered with Serial No. 6037/2004 dated 11/06/2008. That the same is recorded in the Revenue Records vide Mutation Entry No. 3319.

9) That Shri. Ganpat Dattu Ozarkar and Others had executed Partition Deed for the Property bearing Gat No. 643



situated at Village Borhadewadi, Taluka Haveli, District Pune and other some Properties. That as per the terms and conditions in the said Partition Deed the Property bearing Gat No. 643 having admeasuring area of 00 H. 57 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 58 Ares., out of Property admeasuring area about 00 H. 29 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune came into the share of Shri. Ganpat Dattu Ozarkar, Smt. Dagadabai Dattu Ozarkar, Sou. Manda Bhivaji Gonate and Sou. Sulochana Sahebrao Saste. That the said Partition Deed is duly registered with the Sub Registrar Haveli No. 26 at their Serial No. 2702/2013 dated 06/12/2013. And the same is recorded in the Revenue Records vide Mutation Entry No. 7444.

10) That M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel and Shri. Ganpat Dattu Ozarkar, Sou. Manda alias Mandakini Bhivaji Gonate, Sou. Sulochana Sahebrao Saste have mutually exchanged their Properties. That as per the said Exchange Deed M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel transferred the Property bearing Gat No. 644 having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., out of Property admeasuring area about 00 H. 4.50 Ares i.e. 450 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune to Shri. Ganpat Dattu Ozarkar, Sou. Manda alias Mandakini Bhivaji Gonate, Sou. Sulochana Sahebrao Saste. And Shri. Ganpat Dattu Ozarkar, Sou. Manda alias Mandakini Bhivaji Gonate, Sou. Sulochana Sahebrao Saste transferred the Property bearing Gat No. 643 having admeasuring area of 00 H. 57 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 58 Ares., out of Property admeasuring area about 00 H. 6.50 Ares i.e. 650 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune to M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel. That the said Exchange Deed is duly registered with the Sub Registrar Haveli No. 14 at their Serial No. 8564/2021 dated 13/07/2021. And the same is recorded in the Revenue Records vide Mutation Entry No. 7756.

HISTORY OF GAT NO. 644 :-

11) That the Property bearing Gat No. 644 having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., situated at Village Borhadewadi, Taluka Haveli, District Pune was originally owned and possessed by Shri. Maruti Sakharam Borhade and his name were recorded in the Revenue Records as owners of the aforesaid Property.



12) That Shri. Maruti Sakharam Borhade expired on 01/08/1992 leaving behind his legal heirs i.e. son Shri. Dattu Maruti Borhade, and five daughters namely Smt. Subhadrabai Sopan Kalokhe, Smt. Zababai Bhaguji Kalate, Smt. Sindhubai Laxman Kalokhe, Smt. Muktabai Babu Kalate and Smt. Janabai Kisan Lande and their names were mutated vide Mutation Entry No. 946 in 7/12 extract as Owners of the said Property.

13) That Smt. Subhadrabai Sopan Kalokhe, Smt. Zababai Bhaguji Kalate, Smt. Sindhubai Laxman Kalokhe, Smt. Muktabai Babu Kalate and Smt. Janabai Kisan Lande had executed Release Deed in favour of Shri. Dattu Maruti Borhade and Shri. Govind Dattu Borhade for the Property bearing Gat No. 644 situated at Village Borhadewadi, Taluka Haveli, District Pune and Other some Properties. That the said Release Deed is duly registered with the Sub Registrar Haveli No. 14 at their Serial No. 11132/2004 dated 04/12/2004. That the same is recorded in the Revenue Records vide Mutation Entry No. 5067.

14) That Shri. Dattu *alias* Dattatray Maruti Borhade had executed Gift Deed in favour of Shri. Govind Dattu *alias* Dattatray Borhade, Shri. Pandit Dattu *alias* Dattatray Borhade, Smt. Lata Namdev Borhade, Shri. Santosh Namdev Borhade and Shri. Sandip Namdev Borhade for the Property bearing Gat No. 644 having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., situated at Village Borhadewadi, Taluka Haveli, District Pune and Other some Properties. That the said Gift Deed is duly registered with the Sub Registrar Haveli No. 25 at their Serial No. 3410/2016 dated 04/05/2016. That the same is recorded in the Revenue Records vide Mutation Entry No. 6210.

15) That Shri. Govind Dattu *alias* Dattatray Borhade, Shri. Pandit Dattu *alias* Dattatray Borhade, Smt. Lata Namdev Borhade, Shri. Santosh Namdev Borhade and Shri. Sandip Namdev Borhade with the consent of Shri. Dattu *alias* Dattatray Maruti Borhade had executed Sale Deed and Irrevocable Power of Attorney in favour of M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel for the Property bearing Gat No. 644 having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., situated at Village Borhadewadi, Taluka Haveli, District Pune. That the said Sale Deed and Irrevocable Power of Attorney is registered with the Sub Registrar Haveli No. 25, Pune at their Serial No. 3681/2016 and 3682/2016 dated 15/05/2016. That the same is recorded in the Revenue Records vide Mutation Entry No. 6212.

16) That M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel and Shri. Ganpat Dattu Ozarkar, Sou. Manda *alias* Mandakini Bhivaji Gonate, Sou. Sulochana Sahebrao Saste have mutually exchanged



their Properties. That as per the said Exchange Deed M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel transferred the Property bearing Gat No. 644 having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., out of Property admeasuring area about 00 H. 4.50 Ares i.e. 450 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune to Shri. Ganpat Dattu Ozarkar, Sou. Manda alias Mandakini Bhivaji Gonate, Sou. Sulochana Sahebrao Saste. And Shri. Ganpat Dattu Ozarkar, Sou. Manda alias Mandakini Bhivaji Gonate, Sou. Sulochana Sahebrao Saste transferred the Property bearing Gat No. 643 having admeasuring area of 00 H. 57 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 58 Ares., out of Property admeasuring area about 00 H. 6.50 Ares i.e. 650 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune to M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel. That the said Exchange Deed is duly registered with the Sub Registrar Haveli No. 14 at their Serial No. 8564/2021 dated 13/07/2021. And the same is recorded in the Revenue Records vide Mutation Entry No. 7756.

17) That as per the Order of the Hon'ble Additional Tahasildar, Pimpri Chinchwad, Pune bearing Order No. Hano/155/SR/442/2021 dated 27/08/2021 the name of M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel was corrected in 7/12 extract and the same is recorded in the Revenue Records vide Mutation Entry No. 7885.

18) That M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel has proposed to construct a multistoried building consisting of ownership Flats, Tenements, Galas and etc., in accordance with the plans as sanctioned by the concerned Government Authority. That the concerned Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411018 has sanctioned the said building plan and has issued Commencement Certificate on 10/03/2023 by the Commencement Certificate No. B.P./Borhadewadi/22/23 dated 10/03/2023.

19) That M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel also applied to The Hon'ble Additional Tahasildar, Pimpri-Chinchwad, Pune (Revenue Branch) for granting permission to make use of said property for Non-Agricultural purpose and accordingly the Concerned Government Authority has granted permission under Order No. Jamin/NA/SR/150/2023 dated 15/03/2023.

20) That M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel have right of



Development over the said properties and also have absolute authority to evolve a scheme on ownership basis on the said properties as per the aforesaid documents. And also have clear and marketable title for the said properties.

That I have perused the available records i.e. 7/12 extract, Mutation Entries, Sale Deed, Irrevocable Power of Attorneys, Release Deed, Gift Deed, Exchange Deed and other Documents and also taken 30 years i.e 1992 to 2022 search in Sub Registrar Haveli, Dist. Pune and as per the said documents I have arrived at the conclusion that M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel have the right to Develop the said properties, which is more particularly described in the schedule written herein under subject to the existing provision of law.

SCHEDULE "A" OF THE PROPERTY

All that piece and parcel of the Property bearing Gat No. 643 having admeasuring area of 00 H. 57 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 58 Ares., out of Property admeasuring area about 00 H. 6.50 Ares i.e. 650 Sq. Mtrs., which is totally assessed at Rs. 4.75 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Dist. Pune which is bounded as under :-

- | | | |
|---------------------|----|---|
| On or towards East | :- | By Property of Gat No. 648 (Old Gat No. 1014). |
| On or towards West | :- | By 12 Mtrs., vide Internal Road in Gat No. 643 & 644. |
| On or towards South | :- | By remaining Property of Gat No. 644. |
| On or towards North | :- | By remaining Property of Gat No. 643. |

Along with all right of apparent things thereto.

SCHEDULE "B" OF THE PROPERTY

All that piece and parcel of the Property bearing Gat No. 644 having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., out of Property admeasuring area about 00 H. 52.50 Ares i.e. 5250 Sq. Mtrs., which is totally assessed at Rs. 4.49 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal



Corporation and within the Jurisdiction of Sub-Registrar Haveli,
Dist. Pune which is bounded as under :-

- On or towards East :- By Property of Gat No. 648 (Old Gat
No. 1014).
- On or towards West :- By 12 Mtrs., vide Internal Road in
Gat No. 643 & 644.
- On or towards South :- By 18 Mtrs., vide D.P Road.
- On or towards North :- By Property admeasuring about 650
Sq. Mtrs., in of Gat No. 643.

Along with all right of apparent things thereto.



AMIT A. CHOUDHARY
ADVOCATE

(Note:-Correspondence to be done on Residential address)