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Date: -11/10/2023

### **CONTINUING SEARCH REPORT**

I have been instructed by **MR. DNYANESHWAR ASARAM BORADE** Partner of **M/S D. A. BORADE AND SONS** a registered Partnership Firm Registered under the provisions of Indian Partnership Act 1932 having its office at Flat No. 1103, D Wing, Niko Sky Park, Vishal Nagar, Pimple Nilakh, Pune 411 027, to take continue search on the basis of previous Search and Title Report dated 07/04/2021 issued by Adv. Ajit Kumar D. Jadhav in respect of immovable property i.e land bearing S. No. 61/1 admeasuring in all 00 H 25.56 R out of that 00 H 09 R i.e., 900 Sq. Mtrs. and S. No. 61/2/1 admeasuring in all 01 H 46 R having Cess 04 Rs. 10 Paise out of that 00 H 73 R out of that 00 H 0.25 R totally admeasuring about 00 H 34 R i.e., 3400 Sq. Mtrs. and situated at village Ravet, Taluka Haveli, Dist Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune (more particularly described in the Schedule hereunder written) for the last 03 years (from 2021 to 2023). Accordingly, I have deposited the online search fee dated 11/10/2023 issued vide **GRAS Challan No. MH009358435202324E** of the same date and my report is as under:-

### **SCHEDULE OF THE PROPERTY**

All that piece and parcel of land bearing Survey No. 61/1 admeasuring in all 00 H 25.56 R out of that 00 H 09 R i.e., 900 Sq. Mtrs. and Survey No. 61/2/1 admeasuring in all 01 H 46 R having Cess 04 Rs. 10 Paise out of that 00 H 73 R out of that 00 H 0.25 R totally admeasuring about 00 H 34 R i.e., 3400 Sq. Mtrs. and situated at village Ravet, Taluka Haveli, Dist Pune, within the Registration District of Pune, Sub-District Taluka Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and the said Land is subject matter of these presents and which is bounded as under: -

East : By 6 Mtrs. Colony Road  
West : By property of S. No. 65  
North : By Remaining Property of S. No. 61  
South : By 24 Mtrs. Road.

The following documents were produced before me for my perusal and verification:



- 1) Copy of Search and Title Report dated 07/04/2021 issued by Adv. Ajit Kumar D. Jadhav.
- 2) Copy of Commencement Certificate No. BP/RAVET/09/2021 dated 17/03/2021 issued by the Pimpri Chinchwad Municipal Corporation (P.C.M.C).
- 3) Copy of N.A. Order Jamin/NA/SR/160/2021 dated 20/04/2021.
- 4) Copy of Revised Commencement Certificate No. BP/RAVET/88/2023 dated 03/05/2023 issued by the Pimpri Chinchwad Municipal Corporation (P.C.M.C).
- 5) Copy of RERA Certificate Registration no. P52100029698
- 6) Copy of Zone Certificate dated 18/01/2019 issued by Pimpri Chinchwad Municipal Corporation (P.C.M.C)
- 7) Copy of the 7/12 extract of Survey No. 61 Hissa No. 1 of Village Ravet, Tal. Haveli, Dist. Pune.
- 8) Copy of the 7/12 extract of Survey No. 61 Hissa No. 2/1 of Village Ravet, Tal. Haveli, Dist. Pune.
- 9) Copy of Registered sale Deed dated 16/10/2018.
- 10) Copy of Registered sale Deed dated 13/10/2018
- 11) Copy of Index II of Agreement to Sale dated 06/06/2023 of Flat No. A-401 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Dipika Vijaysinh Jadhav and Vijaysinh P. Jadhav registered at Jt. Sub-Registrar Haveli No. 18, Pune registered at serial No. 11290/2023 on 07/06/2023.
- 12) Copy of Index II of Agreement to Sale dated 18/07/2022 of Flat No. A-701 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Prakash Yashwant Pawar, Yashwant Shantaram Pawar, and Vandana Yashwant Pawar registered at Jt. Sub-Registrar Haveli No. 17, Pune registered at serial No 12042/2022
- 13) Copy of Index II of Agreement to Sale dated 24/01/2023 of Flat No. A-601 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Prakash Sagar Kacharu Nangare and Shraddha Sagar Nangare registered at Jt. Sub-Registrar Haveli No. 24, Pune registered at serial No. 1826/2023.



- 14) Copy of Index II of Agreement to Sale dated 28/03/2023 of Flat No. A-702 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Sunita Subhash Kalagate registered at Jt. Sub-Registrar Haveli No. 18, Pune registered at serial No. 5544/2023.
- 15) Copy of Index II of Agreement to Sale dated 10/07/2023 of Flat No. B-301 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Veena registered at Jt. Sub-Registrar Haveli No. 18, Pune registered at serial No. 14176/2023.
- 16) Copy of Index II of Agreement to Sale dated 19/01/2023 of Flat No. B-302 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Suresh Kumar Chaudhary registered at Jt. Sub-Registrar Haveli No. 24, Pune registered at serial No. 1639/2023 on 20/01/2023.
- 17) Copy of Index II of Agreement to Sale dated 12/10/2022 of Flat No. B-401 executed by M/s. D.A. Borade and Sons through Partner Mr. D A Borade in favour of Dinesh Kumar Parmar and Aruna (Wife of Dinesh Kumar Parmar) registered at Jt. Sub-Registrar Haveli No. 24, Pune registered at serial No. 18221/2022.
- 18) Copy of Index II of Agreement to Sale dated 20/12/2022 of Flat No. B-501 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Gandhi Builtcon Pvt Ltd. Through its Director Mr. Somil Gandhi registered at Jt. Sub-Registrar Haveli No. 24, Pune registered at serial No. 22683/2022.
- 19) Copy of Index II of Agreement to Sale dated 18/07/2022 of Flat No. B-502 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Rashmi Umesh Sone registered at Jt. Sub-Registrar Haveli No. 17, Pune registered at serial No. 12043/2022.
- 20) Copy of Index II of Agreement to Sale dated 08/07/2022 of Flat No. B-504 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Kinjal Anil Sawala and Urvi Kinjal Sawala registered at Jt. Sub-Registrar Haveli No. 17, Pune registered at serial No. 11515/2022.
- 21) Copy of Index II of Agreement to Sale dated 20/12/2022 of Flat No. B-601 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of S V Realitors Pvt Ltd. through Directors Somil Gandhi registered at Jt. Sub-Registrar Haveli No. 24, Pune registered at serial No. 22682/2022.
- 22) Copy of Index II of Agreement to Sale dated 18/07/2022 of Flat No.



B-602 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Atul Vishnu Shivhare registered at Jt. Sub-Registrar Haveli No. 17, Pune registered at serial No. 12041/2022.

- 23) Copy of Index II of Agreement to Sale dated 30/03/2022 of Flat No. B-603 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Minu Saju Nair and Saju Raghupati Nair registered at Jt. Sub-Registrar Haveli No. 17, Pune registered at serial No. 5121/2022.
- 24) Copy of Index II of Agreement to Sale dated 18/07/2022 of Flat No. B-701 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Dipak Narayan Shahasane registered at Jt. Sub-Registrar Haveli No. 25, Pune registered at serial No. 11088/2022.
- 25) Copy of Index II of Agreement to Sale dated 25/07/2023 of Flat No. B-1203 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Yogesh Balu Chavan registered at Jt. Sub-Registrar Haveli No. 18, Pune registered at serial No. 15449/2023.
- 26) Copy of Index II of Agreement to Sale dated 19/01/2023 of Flat No. B-1203 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Ashish Namdev Yadav registered at Jt. Sub-Registrar Haveli No. 24, Pune registered at serial No. 1640/2023.
- 27) Copy of Index II of Agreement to Sale dated 08/09/2023 of Flat No. B-1202 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Jaidev Murlidhar Visave registered at Jt. Sub-Registrar Haveli No. 24, Pune registered at serial No. 20177/2023.
- 28) Copy of Index II of Agreement to Sale dated 30/08/2023 of Flat No. A-1102 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Dharmendra Kumar and Kruti Dharmendra Kumar registered at Jt. Sub-Registrar Haveli No. 05, Pune registered at serial No. 18403/2023.
- 29) Copy of Index II Lease Deed dated 12/08/2021 executed by Maharashtra State Electricity Distribution Company Ltd. through Additional Executive Engineer Mr. Milind B. Chaudhari in favour of M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade registered at Jt. Sub-Registrar Haveli No. 24, Pune registered at serial No. 12796/2021.
- 30) Copy of Index II Mortgage Deed dated 05/07/2022 executed by M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade in favour of Aditya Birla Finance Limited registered at Jt. Sub-Registrar Haveli No. 17, Pune registered at serial No. 11276/2022.



### **BRIEF HISTORY OF DEVOLUTION OF TITLE**

- 1) That it reveals from the copy of continuing Search and Title Report dated 07/04/2021 issued by Adv. Ajit Kumar D. Jadhav that M/s. D.A. Borade and Sons through Partner Mr. Dnyaneshwar Asaram Borade and Mr. Ajinkya Dnyaneshwar Borade have absolute Legal right and title to develop all that piece and parcel of open Land Survey No. 61/1 admeasuring in all 00 H 25.56 R out of that 00 H 09 R i.e., 900 Sq. Mtrs. and Survey No. 61/2/1 admeasuring in all 01 H 46 R having Cess 04 Rs. 10 Paise out of that 00 H 73 R out of that 00 H 0.25 R totally admeasuring about 00 H 34 R i.e., 3400 Sq. Mtrs. and situated at village Ravet, Taluka Haveli, Dist Pune, within the Registration District of Pune, Sub-District Taluka Haveli and within the limits of Pimpri Chinchwad Municipal Corporation more particularly described in Schedule written above.
- 2) That it reveals from the Copy OF Zone Certificate dated 18/01/2019 issued by Pimpri Chinchwad Municipal Corporation (P.C.M.C) that the said Land bearing Survey No. 61/2/1 and 61/1 is under Commercial Zone.
- 3) It is reveals from the copy of 7/12 extract of the Survey No. 61 Hissa No. 1 and the Survey No. 61/2/1, the name of M/s. D.A Borade and Sons have mutated as per M.E. No. 10217 and 10219 respectively.
- 4) That it reveals from the Copy of Commencement Certificate No. BP/RAVET/09/2021 dated 17/03/2021 and Revised Commencement Certificate No. BP/RAVET/88/2023 dated 03/05/2023 issued by the Pimpri Chinchwad Municipal Corporation (P.C.M.C), that the said M/s. D.A. Borade and Sons have merged the above mentioned said land with other adjacent lands and got sanctioned a building Plan over the said Land from P.C.M.C on the basis of registered Sale Deed dated 16/10/2018 executed by Mr. Ravishankar Shashikant Sahastrbuddhe in favour of M/s. D.A. Borade and Sons through Partner Mr. Dnyaneshwar Asaram Borade and Mr. Ajinkya Dnyaneshwar Borade in respect of Survey No. 61/1 admeasuring 00 H 09 Ares out of 00 H 13.60 Ares registered in the office of Sub-Registrar Haveli No. 25 Pune at Serial No.15951/2021 and Sale Deed dated 11/10/2018 executed by Subhadra Balu Sane, Somnath Balu Sane and Gokul Balu Sane in favour of M/s. D.A. Borade and Sons through Partner Mr. Dnyaneshwar Asaram Borade and Mr. Ajinkya Dnyaneshwar Borade in respect of Survey No. 61/2/1 admeasuring 00 H 25 Ares out of 01 H 46 Ares registered in the office of Sub-Registrar Haveli No. 25 Pune at Serial No.15805/2021 on 13/10/2018 and the P.C.M.C has issued the above mentioned Commencement Certificate to commence the construction work over the said land.
- 5) That it reveals from the copy of N.A. Order bearing No. Jamin/NA/SR/160/2021 dated 20/04/2021, that the said M/s. D.A. Borade and Sons obtained Non



Agricultural Permission from Appar Tahsildar Pimpri Chinchwad Tal. Haveli Dist. Pune in respect of land bearing Survey No. 61/1 and 62/2/1 of Village Ravet Tal. Haveli Dist. Pune.

- 6) That it reveals from the copy of RERA Certificate Registration no. P52100029698; that the said M/s. D.A. Borade and Sons has registered the said construction Project with Real Estate Regulatory Authority, Maharashtra. Accordingly said RERA Maharashtra has issued a RERA Registration Certificate No. P52100029698 for the construction of a Housing project over the said land which named as "**SAMARTH COUNTY**".
- 7) That it reveals from the copy of Index II Lease Deed dated 12/08/2021 that Maharashtra State Electricity Distribution Company Ltd. through Additional Executive Engineer Mr. Milind B. Chaudhari executed Lease Deed in favour of M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade registered at Jt. Sub-Registrar Haveli No. 24, Pune registered at serial No. 12796/2021.
- 8) That it reveals from the copy of Index II Mortgage Deed dated 05/07/2022 that M/s. D.A. Borade and Sons through Partner Mr. Ajinkya D Borade executed Mortgaged Deed in favour of Aditya Birla Finance Limited registered at Jt. Sub-Registrar Haveli No. 17, Pune registered at serial No. 11276/2022 and availed loan from Aditya Birla Finance Limited.
- 9) That it reveals from the copy of following Index II of Agreement to Sale, the said M/s. D.A. Borade and Sons agreed to sold the said the said Flats to the Purchasers.

Sr. No.	Date	Name of Purchaser	Flat No.	Haveli No	Registration No.
01.	06/06/2023 (registration date : 07/06/2023)	Dipika Vijaysinh Jadhav and Vijaysinh P. Jadhav	A-401	18	11290/2023
02.	18/07/2022	Yashwant Pawar, Yashwant Shantaram Pawar, and Vandana Yashwant Pawar	A-701	17	12042/2022
03.	24/01/2023	Sagar Kacharu Nangare and	A-601	24	1826/2023



		Shraddha Sagar Nangare			
04.	28/03/2023	Sunita Subhash Kalagate	A-702	18	5544/2023
05.	10/07/2023	Veena	B-301	18	14176/2023
06.	19/01/2023 (registration date : 20/01/2023)	Suresh Kumar Chaudhary	B-302	24	1693/2023
07.	12/10/2022	Dinesh Kumar Parmar and Aruna (Wife of Dinesh Kumar Parmar)	B-401	24	18221/2022
08.	20/12/2022	Gandhi Buildcon Pvt Ltd. Through its Director Mr. Somil Gandhi	B-501	24	22683/2022
09.	18/07/2022	Rashmi Umesh Sone	B-502	17	12043/2022
10.	08/07/2022	Kinjal Anil Sawala and Urvi Kinjal Sawala	B-504	17	11515/2022
11.	20/12/2022	S V Realitors Pvt Ltd. through Directors Somil Gandhi	B-601	24	22682/2022
12.	18/07/2022	Atul Vishnu Shivhare	B-602	17	12041/2022
13.	30/03/2022	Minu Saju Nair and Saju Raghupati Nair	B-603	17	5121/2022
14.	17/06/2022	Dipak	B-701	25	11088/2022



		Narayan Shahasane			
15.	25/07/2023	Yogesh Balu Chavan	B-1203	18	15449/2023
16.	19/01/2023 (registration date : 20/01/2023)	Ashish Namdev Yadav	B-402	24	1640/2023
17.	08/09/2023	Jaidev Murlidhar Visave	B-1202	24	20177/2023
18.	30/08/2023	Dharmendra Kumar and Kruti Dharmendra Kumar	A-1102	5	18403/2023

I have verified the Index II registers available online on the government website [esearchigr.maharashtra.gov.in](http://esearchigr.maharashtra.gov.in) for the said period of Three Years i.e 2021 to 2023 and other documents made available to me as stated above. Thus, taking into consideration above mentioned documents, online search of Index II registers, on the basis of documents supplied to me as stated above. Thus, taking into consideration of the said documents, online search of documents in Index II registers, in my opinion the said M/s. D.A. Borade and Sons through its partners has absolute Legal right and title to develop the said land described in Schedule written above and the said properties are free from all encumbrances.

Hence, this Continue certificate of Search and Title.

Pune  
Date:11/10/2023

*Deosthali*  
Advocate

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