

Ref: D:\old documents\Other Search Report\2022 files\Suppl. Abhijit Borse - 168 Tathawade.docx

SUPPLEMENTARY SEARCH REPORT

Date : 29/03/2022

GRN : MH011692641202122E

Dept. ID : 396647501

MH015650193202122E

To,

M/s. Shri Sai Promoters and Developers
Through its Prop. –

Mr. Abhijit Prakash Borse

R/at – Ravet, Tal – Haveli, Dist – Pune

Dear Sir,

Reg.: Supplementary Search & Title Report in respect of -

- a) Mr. Nathuram Balkrishna Darshale to and in respect of land admeasuring 00 H 23.05 R,
- b) Mr. Sanjay Trimbakrao Shinde to and in respect of land admeasuring 667 Sq. fts.;
- c) Mr. Dhananjay Trimbakrao Shinde to and in respect of land admeasuring 667 sq. fts. &
- d) Mr. Uttam Trimbakrao Shinde to and in respect of land admeasuring 667 sq. fts.
- e) Mr. Narendra Pralhad Shinde to and in respect of land admeasuring 500 sq. fts.;
- f) Mr. Dattatray Laxman Bhosale to and in respect of land admeasuring 500 sq. fts.;
- g) Mr. Rawindra Baban Mohite to and in respect of land admeasuring 1000 Sq. Fts.;

Dear Sir,

As per your instruction, I caused online search of IGR Govt. Website for last 3 years i.e. from 01/01/2019 to 29/03/2022 in respect of captioned properties;

Vide my Search & Title Report dtd. 17/06/2019, I have opined that, title of -

- a) Mr. Nathuram Balkrishna Darshale to and in respect of land admeasuring 00 H 23.05 R,



- b) Mr. Sanjay Trimbakrao Shinde to and in respect of land admeasuring 667 Sq. fts.;
- c) Mr. Dhananjay Trimbakrao Shinde to and in respect of land admeasuring 667 sq. fts. &
- d) Mr. Uttam Trimbakrao Shinde to and in respect of land admeasuring 667 sq. fts.
- e) Mr. Narendra Pralhad Shinde to and in respect of land admeasuring 500 sq. fts.;
- f) Mr. Dattatray Laxman Bhosale to and in respect of land admeasuring 500 sq. fts.;
- g) Mr. Rawindra Baban Mohite to and in respect of land admeasuring 1000 Sq. Fts.;

- out of Survey No. 168/1, lying and situated at Village Tathawade, Tal. Mulshi, Dist. Pune, is clear and marketable and the same is free from all encumbrances and M/s. Shree Sai Promoters and Builder, through its Prop. Mr. Abhijit Prakash Borse is having right and authority to develop the land admeasuring 00 H 23.05 R, out of S. No. 168/1, of Village Tathawade, Tal - Mulshi, Dist - Pune.

Thereafter, you have produced before me, photocopies of following documents -

- a) Development Agreement dtd. 31/03/2021, executed by Mr. Narendra P. Shinde and others, unto and in favour of M/s. Shree Sai Promoters & Builders, through its Prop. Mr. Abhijit P. Borse, which was registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 7721/2021, along with its Document Registration Receipt and Index II;
- b) Irrevocable Power of Attorney dtd. 31/03/2021, executed by Mr. Narendra P. Shinde and others, unto and in favour of M/s. Shree Sai Promoters & Builders, through its Prop. Mr. Abhijit P. Borse, which was registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 7721/2021, along with its Document Registration Receipt and Index II;
- c) D. P. Opinion dtd. 07/05/2018 issued by PCMC;
- d) Building Commencement Certificate bearing No. BP/Tathawade/67/2020, dtd. 21/10/2020;
- e) Correction Deed dtd. 15/03/2022, executed by Mr. Abhijit P. Borse Prop. Of M/s. Shree Sai Promoters & Developers, and Mr. Narendra Pralhad Shinde and others, which was registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 4304/2022, along with its Document Registration Receipt and Index II;



On perusal of the aforesaid documents, it is observed that, 1) Mr. Sanjay Trimbakrao Shinde (667 sq. fts.), 2) Mr. Dhananjay Trimbakrao Shinde (667 sq. fts.) and 3) Mr. Uttam Trimbakrao Shinde (667 sq. fts.) and 4) Mr. Narendra Pralhad Shinde (500 sq. fts.), 5) Mr. Dattatray Laxman Bhosale (500 sq. fts.) and 6) Mr. Rawindra Baban Mohite (1000 sq. fts.) granted, assigned and transferred the Development Rights of land admeasuring land admeasuring 4001 Sq. Fts. i.e. 371.70 Sq. Mtrs. out of Survey No. 168/1, lying and situated at Village Tathawade, Tal. Mulshi, Dist. Pune, unto and in favour of M/s. Shri Sai Promoters and Developers, through its Prop. Mr. Abhijit Prakash Borse, by executing Development Agreement & Irrevocable Power of Attorney both dtd. 31/03/2021, which were registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 7721/2021 & 7722/2021 respectively read with Correction Deed dtd. 15/03/2022, which was registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 4304/2022 (for correction of Name of Promoter).

Thereafter, it is observed that, M/s. Shri Sai Promoters and Developers, through its Prop. Mr. Abhijit Prakash Borse prepared the Building plans and got it sanctioned from Pimpri Chinchwad Municipal Corporation vide Building Commencement Certificate bearing No. BP/TATHWADE/67/2020, dtd. 21/10/2020.

Thereafter, as per your instructions, I caused online search of IGR Govt. Website for last 3 year i.e. from 01/01/2019 to 29/03/2022 under Challan dtd. 15/01/2022 read with e-Challan dtd. 29/03/2022 and, I come across following entries –

- a) Development Agreement dtd. 31/03/2021, executed by Mr. Narendra P. Shinde and others, unto and in favour of M/s. Shree Sai Promoters & Buildings, through its Prop. Mr. Abhijit P. Borse, which was registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 7721/2021, along with its Document Registration Receipt and Index II;
- b) Irrevocable Power of Attorney dtd. 31/03/2021, executed by Mr. Narendra P. Shinde and others, unto and in favour of M/s. Shree Sai Promoters & Buildings, through its Prop. Mr. Abhijit P. Borse, which was registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 7721/2021, along with its Document Registration Receipt and Index II;
- c) Correction Deed dtd. 15/03/2022, executed by Mr. Abhijit P. Borse Prop. Of M/s. Shree Sai Promoters & Developers, and Mr. Narendra Pralhad Shinde and others, which was registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 4304/2022, along with its Document Registration Receipt and Index II;

- and except aforesaid entries, I did not come across any adverse entry to and in respect of aforesaid property.

Place : Chinchwad, Pune

Date : 29/03/2022



Adv. ABHIJIT S. NIKAM
BSL, LL.B., LL.M.
Flat No. 09, Renuka Avishkar,
Premlok Park, Chinchwad,
Pune-411033. (M):9028366746

CHALLAN
MTR Form Number-6



GRN	MH015650193202122E	BARCODE			Date	29/03/2022-13:21:03	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)			
Office Name HVL24_HAVELI 24 JOINT SUB REGISTRAR				Full Name		ADV ABHIJIT S NIKAM	
Location PUNE				Flat/Block No.			
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201 SEARCH FEE			50.00	Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				ONLINE SEARCH FOR LAST ONE YEAR FOR S NO 168 TATHAWADE			
				TAL MULSHI DIST PUNE			
				Amount In Fifty Rupees Only			
Total			50.00	Words			
Payment Details CANARA BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02400412022032900706	1062903202202400706
Cheque/DD No.				Bank Date	RBI Date	29/03/2022-13:22:01	Not Verified with RBI
Name of Bank				Bank-Branch		CANARA BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "लॉफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताल्याच्या दस्तांसाठी लागू नाही.

