



CHALLAN
MTR Form Number-6



GRN	MH001793578202021P	BARCODE	Date		30/06/2020-12:33:16	Form ID
Department			Inspector General Of Registration			
Type of Payment			Search Fee			
Type of Payment			Other Items			
Office Name			HVL10_HAVELI 10 JOINT SUB REGISTRAR		Full Name	
Location			PUNE		Adv Rameshkumar Nage	
Year			2020-2021 One Time		Flat/Block No.	
Account Head Details			Amount In Rs.		Premises/Building	
0030072201 SEARCH FEE			750.00		Road/Street	
					Area/Locality	
					Town/City/District	
					PIN	
					Remarks (If Any)	
					Search fee for 30 years from period 1991 to 2020	
					Amount In	
					Seven Hundred Fifty Rupees Only	
Total			750.00		Words	
Payment Details			SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque-DD Details			Bank CIN		Ref. No.	
Cheque/DD No.			Bank Date		RBI Date	
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 8360037496

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

सदर चलन "ट्रान्झॅक्शन पेमेंट" मध्ये नगद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

R. Nage
RAMESHKUMAR. B. NAGE
BA., (Hons.), LL.B.
ADVOCATE & NOTARY
Manjari Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370
30/6/2020

Rameshkumar B. Nage
ADVOCATE

Add:- S.No.36/1D,Pune-Solapur
Road, Manjri form, Pune
Reg. No. MAH/657/1986
Mob. No. 9604974370

Date- 01/07/2020

SEARCH AND TITLE REPORT

SEARCH AND TITLE REPORT of property described herein under is owned by 1.Mr. Bhagwan Sahadu Alias Sadba Lonkar 2. Late. Murlidhar Sahadu Alias SadbaLonkar Through Its Legal Heirs A) Smt. Shobha Murlidhar Lonkar B) Mr. Anand Murlidhar Lonkar C) Mr. Ajay Murlidhar Lonkar D) Mr. Ajit Murlidhar onkar 3.Mr. Narayan Sahadu Alias Sadba Lonkar and others.

My client i.e.MAJESTIQUE GIGAHOMES LLP Registered under Limited Liabilities Partnership Firm duly constituted under the provisions of the Limited Liability Partnership Act, 2008 Having its office at 3, 4 & 5 Swayambhu, Sujay Garden, Mukund Nagar Pune-411037 through its designated partner Majestique Landmarks Private Limitedthrough its authorized Director Mr. Manish D. Maheshwari (hereinafter referred as said developers)have instructed me to give this search in respect of the said land.

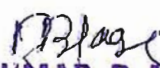
DESCRIPTION OF THE PROPERTY
SCHEDULE

ALL THAT PIECE AND PARCEL of land admeasuring area about 01H 00R out of 01H 52R situate and lying at S.No. 17/10/11A of Village KondhwaKhurd, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune and is bounded as follows:

On or towards East : By Remaining Land
On or towards South : By Land from S.No. 18
On or towards West : By 24 mtrs Road
On or towards North : By Land from S.No. 17/9

Along with all easementary rights of way and all benefits and other rights and all the things attached to it and on, over, above and below it.

(Hereinafter referred as 'the saidLand')


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THE SEARCH

The search and title report of the said land taken at your instance is as follows.
Due to decentralization from 1st November, 2005 any document can be registered in any of the Sub Registrar offices of Pune. I have caused the search of the Index II registers for the last 30 years (1991 to 2020) in the office of the sub-registrar, Pune of the said captioned property.

Before taking the said search the requisite fee was paid vide e-challan bearing GRN MH001793578202021P dated 30/06/2020.

During the said search, many of the Index II registers were found to be in bad condition and pages of many registers were in loose and torn condition. No entry with respect to the said captioned property except mentioned herein after was found in the available record for the above said period. Except for the following transactions, no other transactions were noticed during the search and on perusal of records.

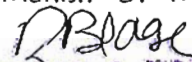
In the nutshell from the available record of the Index II registers, no disclosure of any adverse entry with respect to the captioned property was found.

From the available records in the office of the aforesaid Sub Registrar and concern documents and records made available for my inspection and search, the investigation has revealed as under :-

I. THE TITLE

I perused following documents for tracing the title of the captioned property.

1. Photocopies of 7/12 Extracts.
2. Photocopies of Mutation Entries.
3. Photocopy of Commencement Certificate bearing no. CC/3880/2018 dated 11/03/2019.
4. Photocopy of Revised Commencement Certificate bearing no. CC/0894/2019 dated 22/07/2019.
5. Photocopy of NA Order bearing no. NA/SR/70/19 dated 13/09/2019.
6. Photocopy of Development Agreement between Majestique Giga homes LLP through its designated partner Majestique Landmarks Private Limited through its authorized Director Mr. Manish D. Maheshwari AND 1. Mr. Bhagwan Sahadu Alias Sadba Lonkar and others bearing regn. S.no. 7914/2020 of Haveli no.10 Pune dated 24/06/2020.
7. Photocopy of Power of Attorney between Majestique Giga homes LLP through its designated partner 1. Majestique Landmarks Private Limited through its authorized Director Mr. Manish D. Maheshwari 2.


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Mr.Amit Anil Lalwani AND 1. Mr. Bhagwan Sahadu Alias Sadba Lonkar and others bearing regn. S.no. 7915/2020 of Haveli no.10 Pune dated 24/06/2020.

• Trace of Title / History of Passing of title

On perusal of 7/12 Extracts alongwith Mutation Entries and other documents, I am giving title report as under ~

1. 7/12 Extracts -

On perusal of 7/12 extracts, it appears that initially the land bearing S.No. 17/10+11 of village Kondhve Khurd, Tal-Haveli, Dist-Pune was owned and possessed by Mr. Sahadu Genu Lonkar. And after demise of Mr. Sahadu Genu Lonkar his legal heirs is recorded on 7/12 extracts of the said land namely three sons 1. Mr. Bhagwan Sahadu Lonkar 2. Mr. Murlidhar Sahadu Lonkar 3. Mr. Narayan Sahadu Lonkar and three married daughter 4. Mrs. Bhimabai Ramchandra Kamthe 5. Mrs. Hausabai Shrirang Kankate 6. Mrs. Nanibai Sadba Lonkar.

2. Mutation Entries -

- On perusal of Mutation Entry bearing no. 779, it appears that on dated 11/06/1943, as per phalni form no. 12, the land area of S.No. 17 of Kondhve Khurd has be allotted to the respective land owners. Accordingly, S.No. 17/10+11 was belongs to Mr. Sahadu Genu Lonkar.
- On perusal of Mutation Entry bearing no. 1345, it appears that Mr. Sahadu Genu Lonkar had taken loan by way of ikrarpatra from KondhveKhurdVikasSahakari Society.
- On perusal of Mutation Entry bearing no. 1378, it appears that the admeasuring area of S.No. 17/10+11 has been change to 01H 50R plus 02R as potkharaba totally admeasuring area about 01H 52R.
- On perusal of Mutation Entry bearing no. 1139, it appears that, on dated 28/12/1960, that Mr. Sahadu Genu Lonkar had taken loan by way of ikrarpatra from Kondhve Khurd Vikas Sahakari Society.

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- e) On perusal of Mutation Entry bearing no. 2071, it appears that on 22/08/1982 Sahadu Genu Lonkar died leaving behind him as his legal heirs three sons 1. Mr. Bhagwan Sahadu Lonkar 2. Mr. Murlidhar Sahadu Lonkar 3. Mr. Narayan Sahadu Lonkar and three married daughter 4. Mrs. Bhimabai Ramchandra Kamthe 5. Mrs. Hausabai Shrirang Kankate 6. Mrs. Nanibai Sadba Lonkar.
- f) On perusal of Mutation Entry bearing no. 20412, it appears that Murlidhar Sahadu Alias Sadba Lonkar died leaving behind his Legal Heirs namely A) Mrs. Shobha Murlidhar Lonkar B) Mr. Anand Murlidhar Lonkar C) Mr. Ajay Murlidhar Lonkar D) Mr. Ajit Murlidhar Lonkar. Thus, the names of legal heirs of Late Murlidhar Sahadu Alias Sadba Lonkar are mutated upon the 7/12 extracts of the said land.

3. Commencement Certificate -

On perusal of Photocopy of Commencement Certificate bearing no. CC/3880/2018 dated 11/03/2019 and Revised Commencement Certificate bearing no. CC/0894/2019 dated 22/07/2019 along with True Copy of Blue Print of Sanction Plan, it appears that the said land owners and developers had prepared and submitted the building plan of the proposed building, constructed /to be constructed on the said Land to Pune Municipal Corporation of Pune for sanction. The Pune Municipal Corporation of Pune have sanctioned the building plan vide the said Commencement Certificates and the said land owner / developer accordingly commenced construction of the said building in accordance with the said plan.

4. NA Order -

On perusal of NA Order bearing no. NA/SR/70/19 dated 13/09/2019, it appears that the said land owners / developer had applied for the NA to concern authority and thereby prepared and submitted the proposed construction plans to the concern authority. The said Authority accordingly


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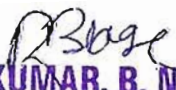
sanctioned vide NA Order bearing no. NA/SR/70/19 dated 13/09/2019, and also granted permission to use the land for non-agricultural use vide the same.

5. Development Agreement -

On perusal of Photocopy of Development Agreement between Majestic Gigahomes LLP through its designated partner Majestic Landmarks Private Limited through its authorized Director Mr. Manish D. Maheshwari AND 1. Mr. Bhagwan Sahadu Alias Sadba Lonkar and others bearing regn. S.no. 7914/2020 of Haveli no.10 Pune dated 24/06/2020, it appears that 1. Mr. Bhagwan Sahadu Alias Sadba Lonkar and others had granted the development rights in respect of the said Land C in favour of M/s. Majestic Giga homes LLP, through its designated Partner Majestic Landmarks Pvt. Ltd. through its Authorised Director Mr. Manish D. Maheshwari vide Development Agreement bearing Sr. No. 7914/2020 of dated 24/06/2020, which was duly registered in the Sub-registrar Haveli No. 10, Pune.

6. Power of Attorney -

On perusal of Photocopy of Power of Attorney between Majestic Gigahomes LLP through its designated partner 1. Majestic Landmarks Private Limited through its authorized Director Mr. Manish D. Maheshwari 2. Mr. Amit Anil Lalwani AND 1. Mr. Bhagwan Sahadu Alias Sadba Lonkar and others bearing regn. S.no. 7915/2020 of Haveli no.10 Pune dated 24/06/2020, it appears that in pursuance of the aforesaid Development Agreement, said Land owners i.e. 1. Mr. Bhagwan Sahadu Alias Sadba Lonkar and others had executed Power Attorney, nominating Majestic Giga homes LLP through its designated partner 1. Majestic Landmarks Private Limited through its authorized Director Mr. Manish D. Maheshwari 2. Mr.


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Amit Anil Lalwani, as their attorney/ies to do various acts, deeds, matters, things etc. in relation to the development of the said land which was duly authenticated before the Sub-Registrar Haveli no. 10, Pune on dated 30/06/2020 at Sr. No. 7915/2020.

IN VIEW OF THE DISCUSSION MADE IN PARAS ABOVE I CONCLUDE THAT:

1. Encumbrances: No entry showing any encumbrance such as sale, transfer, mortgage, charge or otherwise in respect of the said Land was found during the search.
2. Remarks: In the office of Sub-registrar Haveli 1, 2, 10, 11, 12 of Pune, search is taken from the available for records for my inspection. However from the available records for my inspection, there was no adverse entry showing any transaction in respect of the said Land.

Apart from manual search I have also taken e-search on official web site of Department of Registration & stamp, Government of Maharashtra.

3. On the basis of all the above facts, records, documents perused by me which are provided by client and relying on them, I have no hesitation to opine that Majestique Gigahomes LLP through its designated partner 1. Majestique Landmarks Private Limited through its authorized Director Mr. Manish D. Maheshwari is having good, marketable title to develop, construct upon the said land as per development agreement and power of attorney mentioned herein above.

Note :- This Search and Title Report is based upon the information and documents made available to me. All the copies of the documents given for my inspection are returned herewith.

Pune
Dated:- 01/07/2020.


ADVOCATE

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TITLE CERTIFICATE

This is to certify that, my client Majestique Giga homes LLP through its designated partner 1. Majestique Landmarks Private Limited through its authorized Director Mr. Manish D. Maheshwari has instructed me to give the Search & title opinion in respect of the land more particularly described hereunder. The said land is owned by 1. Mr. Bhagwan Sahadu Alias Sadba Lonkar and others AND the said developers i.e. Majestique Giga homes LLP through its designated partner 1. Majestique Landmarks Private Limited through its authorized Director Mr. Manish D. Maheshwari is having good, marketable title to develop, construct upon the said land as per development agreement and power of attorney mentioned herein above and the said land is free from all encumbrances, lien, lease, charges etc.

DESCRIPTION OF THE LAND

ALL THAT PIECE AND PARCEL of land admeasuring area about 01H 00R out of 01H 52R situate and lying at S.No. 17/10/11A of Village Kondhwa Khurd, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune and is bounded as follows:

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Along with all easementary rights of way and all benefits and other rights and all the things attached to it and on, over, above and below it.

(hereinbefore called and referred as "said land")

Date- 01/07/2020

Pune

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