



**CHALLAN**  
**MTR Form Number-6**



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 घलन ठरुप अँफ पर्मेट गर्दै नेपाल कार्यालाई लागू आहे. इतर कार्यालाई किंवा जोदणी न करतायाच्या पर्च्यालाई लागू जाई.

**DRBage**  
**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, Manjriform, 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  
Sadba Lonkar Through Its Legal Heirs A) Smt. Shobha Murlidhar Lonkar B) Mr.  
Anand Murlidhar Lonkar C) Mr. Ajay Murlidhar Lonkar D) Mr. Ajit Murlidhar  
Lonkar 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 Limited through 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 Kondhwa Khurd, 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 said Land')**

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*20/6/2020*

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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 1<sup>st</sup> 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 : -

#### 1. 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 -

- a) 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.
- b) On perusal of Mutation Entry bearing no. 1345, it appears that Mr. Sahadu Genu Lonkar had taken loan by way of ikrarpatra from Kondhve Khurd Vikas Sahakari Society.
- c) 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.
- d) 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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2016/2020

**Rameshkumar B. Nage**  
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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. BhagwanS ahadu 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 SadbaLonkar.
- 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 alongwith 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 MajestiqueGigahomes LLPthrough 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, it appears that 1.Mr. Bhagwan Sahadu Alias SadbaLonkar and othershad granted the development rights in respect of the said Land C in favour of M/s. Majestique Giga homes LLP, through its designated Partner Majestique Landmarks Pvt. Ltd. through its Authorised Director Mr. Manish D. Maheshwari vide Development Agreement bearing Sr. No. 7914/2020 of dated24/06/2020, 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 Majestique Gigahomes LLPthrough its designated partner 1. Majestique 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 SadbaLonkar and othershad executed Power Attorney, nominating Majestique Giga homes LLPthrough its designated partner 1. Majestique 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 30/06/2020at 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 MajestiqueGigahomes LLP through its designated partner 1. Majestique Landmarks Private Limitedthrough its authorized Director Mr. Manish D. Maheshwariis 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.

  
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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:

- On or towards East : By Remaining Land
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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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