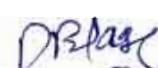




CHALLAN
MTR Form Number-6

GRN	MH003733848201718E	BARCODE			Date	21/07/2017-13:18:38	Form ID				
Department Inspector General Of Registration				Payer Details							
Search Fee				TAX ID (If Any)							
Type of Payment Other Items				PAN No.(If Applicable)							
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR			Full Name	Adv Rameshkumar Nage						
Location	PUNE										
Year	2017-2018 From 22/07/1987 To 21/07/2017			Flat/Block No.	G No 1284B and Old G No 2270						
Account Head Details			Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE			750.00	Road/Street	adm area 04H 61R of Village Wagholi						
				Area/Locality	Pune						
				Town/City/District							
				PIN	4	1	2	2	0	7	
				Remarks (If Any)							
				Search Fees for 30 years from year 1987 to 2017							
				Amount In	Seven Hundred Fifty Rupees Only						
Total			750.00	Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	00040572017072145440	IK00GEOOE4				
Cheque/DD No.				Bank Date	RBI Date	21/07/2017-13:20:22	Not Verified with RBI				
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणात्ताळीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तावेजी लागू नाही.

Mobile No. : Not Available

Rameshkumar B. Nage
 ADVOCATE B.A.(Hons), LL.B.,
 Manjari Farm, Tal. Haveli,
 Dist. Pune Mob. 9604974870
 16/8/2017

Rameshkumar B. Nage
ADVOCATE

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

Date- 22/07/2017

SEARCH AND TITLE REPORT

Sub- SEARCH AND TITLE REPORT of property described herein under is possessed1. Mrs. Jayshree Sharad Date 2. Mr. Sachin Sharad Date and is to be under development by the Partnership firm M/s. Sharad Shree Enterprises through its partners 1. Mrs. Jayshree Sharad Date 2. Mr. Sachin Sharad Date 3. Majestique Promoters and Builders through its partner Majestique Landmarks Pvt. Ltd. through its Director Mr. Manish Dwarkadas Maheshwari.

DESCRIPTION OF THE PROPERTY SCHEDULE

All that piece and parcel of land bearing G.No.1284B (Old G.No. 2270 and Old S.No. 260) admeasuring area 20H 01 R alongwith Potkharaba admeasuring area about 03H 08R totally admeasuring about 23H 09R out of which area admeasuring 05H 82R from which area admeasuring about 04H 61R i.e. 46,100 sq.mtrs is the subject matter of this search report, lying and situated at Village Wagholi, Taluka Haveli, District Pune and within the limits of Zilla Parishad Grampanchayat, and bounded as under.

On or towards East : ByRoad and Part of G.No. 1285
On or towards West: ByPart of G.No. 1344 and remaining land of G.No. 1284B.
On or towards South : By Part of G.No. 1284B of Mr. Dholepatil and Others
On or towards North : ByPart of G.No. 1284B and Part of G.No.1284C of
Mr.Ubale.

(Hereinafter referred as 'the saidLand')

THE SEARCH

The search and title report of the said captioned property 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 (1987 to 2017) in the office of the sub-registrar, Pune of the said captioned property.

R. Nage
Rameshkumar B. Nage
ADVOCATE B.A(Hons), LL.B.,
Manjri Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370
16/8/2017

Rameshkumar B. Nage
ADVOCATE

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

Before taking the said search the requisite fee was paid vide e-challan bearing GRN MH003733848201718E dated 21/07/2017.

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. Photocopy of 7/12 Extracts.
2. Photocopy of Mutation Entries.
3. Photocopy of Sale Deed between Mr. Sharad Dattatray Date AND 1. Mr. Manohar Baloba Ubale 2. Mr. Dattatray Manohar Ubale 3. Mr. Shivram Manohar Ubale 4. Mr. Bhanudas Manohar Ubale bearing Regn No. 1405/1991 of Haveli No. 07 of Pune dated 26/11/1991
4. Photocopy of Sale Deed between Mrs. Jayshree Sharad Date AND 1. Mr. Manohar Baloba Ubale 2. Mr. Dattatray Manohar Ubale 3. Mr. Shivram Manohar Ubale 4. Mr. Bhanudas Manohar Ubale bearing Regn No. 1406/1991 of Haveli No. 07 of Pune dated 26/11/1991.
5. Photocopy of Sale Deed between Mr. Sachin Sharad Date AND 1. Mr. Manohar Baloba Ubale 2. Mr. Dattatray Manohar Ubale 3. Mr. Shivram Manohar Ubale 4. Mr. Bhanudas Manohar Ubale bearing Regn No. 1407/1991 of Haveli No. 07 of Pune dated 26/11/1991.
6. Photocopy of Death Certificate of Late Sharad Dattatraya Date dated 20/02/2014.
7. Photocopy of Release Deed between Mr. Sachin Sharad Date AND 1. Mrs. Jayshree Sharad Date 2. Mrs. Manjiri Yogesh Akhegankar bearing Regn No. 659/2008 of Haveli No. 10 of Pune dated 18/01/2008.

R. B. Nage
Rameshkumar B. Nage
ADVOCATE
Manjiriform, Pune
Dist. Pune, Maharashtra, India
Mob. No. 9604974370
16/8/2017

Rameshkumar B. Nage
ADVOCATE

Add:- S.No.36/1D.Pune-Solapur
Road, Manjriform. Pune
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8. Photocopy of Zone Certificate dated 08/08/2008.
9. Government Resolution bearing no. TPS-1814/655/Pr.Kr.212 v 213/14/navi-13 dated 27/08/2014.
10. Photocopy of Partnership Deed dated 06/01/2017.
11. Photocopy of Decree of suit bearing SCS No. 1324/2015 on dated 07/02/2016.
12. Photocopy of Demarcation Plan dated 03/02/2017
13. Photocopy of Challanpaid receipt payment made to ADTP office of Pune on dated 14/02/2017.
14. Photocopy of Order issued by Governor of Maharashtra Government bearing no. TPS-1814/655/Pr.Kr.212 v 213/14/navi-13 dated 11/04/2017.

• **Trace of Title / History of Passing of title**

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

1. **7/12 and Mutation Entries –**

On perusal of 7/12 extracts, it appears that the land bearing G.No. 2270 of village Wagholi, Tal-Haveli, Dist-Pune was owned and possessed by 1. Mr. Manohar Baloba Ubale 2. Mr. Dattatray Manohar Ubale 3. Mr. Shivram Manohar Ubale 4. Mr. Bhanudas Manohar Ubale.

Further, On perusal of Mutation entry no. 1 dated 26/03/1974 that Sub divisional Land Acquisition pune passed an order No. 266 (Pune) dated 06/03/1973 and Maharashtra Government passed Land Amalgamation Scheme for the Gat No. 1 to 2554 of village- Wagholi Tal- Haveli, Dist-Pune dated 31/3/1973 which was published or mentioned in the Gazette of Maharashtra Part 1 Page-845 dated 29/06/1973. And accordingly G.No. 2270 is revised with New G.No. 1284B.

2. **Sale Deed -**

On perusal of Photocopy of Sale Deed between Mr. Sharad Dattatray Date AND 1. Mr. Manohar Baloba Ubale 2. Mr. Dattatray Manohar Ubale 3. Mr. Shivram Manohar Ubale 4. Mr. Bhanudas Manohar Ubale bearing Regn No.

R. Nage
Rameshkumar B. Nage
ADVOCATE, M.A., LL.B.,
Manjriform, Haveli,
Dist. Pune Regn. No. 9604974370
16/07/2017

Rameshkumar B. Nage
ADVOCATE

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

1405/1991 of Haveli No. 07 of Pune dated 26/11/1991, it appears that 1. Mr. Manohar Baloba Ubale 2. Mr. Dattatray Manohar Ubale 3. Mr. Shivram Manohar Ubale 4. Mr. Bhanudas Manohar Ubale had sold of land admeasuring area about 01H 94R out of their share 10H 67R in favour of Mr. Sharad Dattatray Date vide registered Sale Deed bearing registration S.No. 1405/1991 of Haveli No. 07 of Pune dated 26/11/1991.

After that his name was mutated upon the 7/12 Extract of said land vide Mutation Entry No. 7367.

3. Sale Deed -

On perusal of Photocopy of Sale Deed between Mrs. Jayshree Sharad Date AND 1. Mr. Manohar Baloba Ubale 2. Mr. Dattatray Manohar Ubale 3. Mr. Shivram Manohar Ubale 4. Mr. Bhanudas Manohar Ubale bearing Regn No. 1406/1991 of Haveli No. 07 of Pune dated 26/11/1991, it appears that 1. Mr. Manohar Baloba Ubale 2. Mr. Dattatray Manohar Ubale 3. Mr. Shivram Manohar Ubale 4. Mr. Bhanudas Manohar Ubale had sold of land admeasuring area about 01H 94R out of their share 10H 67R in favour of Mrs. Jayshree Sharad Date vide registered Sale Deed bearing registration S.No. 1406/1991 of Haveli No. 07 of Pune dated 26/11/1991.

After that her name was mutated upon the 7/12 Extract of said land vide Mutation Entry No. 7368.

4. Sale Deed -

On perusal of Photocopy of Sale Deed between Mr. Sachin Sharad Date AND 1. Mr. Manohar Baloba Ubale 2. Mr. Dattatray Manohar Ubale 3. Mr. Shivram Manohar Ubale 4. Mr. Bhanudas Manohar Ubale bearing Regn No. 1407/1991 of Haveli No. 07 of Pune dated 26/11/1991, it appears that 1. Mr. Manohar Baloba Ubale 2. Mr. Dattatray Manohar Ubale 3. Mr. Shivram Manohar Ubale 4. Mr. Bhanudas Manohar Ubale had sold of land admeasuring area about 01H

Rameshkumar B. Nage
ADVOCATE (S. No. 36/1D, Solapur)
Manjri Farm, Haveli,
Dist. Pune 437017
16/8/2017

Rameshkumar B. Nage
ADVOCATE

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

94R out of their share 10H 67R in favour of Mr. Sachin Sharad Date vide registered Sale Deed bearing registration S.No. 1407/1991 of Haveli No. 07 of Pune dated 26/11/1991.

After that his name was mutated upon the 7/12 Extract of said land vide Mutation Entry No. 7369.

5. Death Certificate –

On perusal of Photocopy of Death Certificate of Late Sharad Dattatraya Date dated 20/02/2014, it appears that Late Mr. Sharad Dattatray Date was died intestate leaving behind his legal heirs i.e. 1 son namely Mr. Sachin Sharad Date, 1 Married Daughter namely Mrs. Manjiri Yogesh Akhegankar, and his widow wife Smt. Jayshree Sharad Date.

6. Release Deed –

On perusal of Photocopy of Release Deed between Mr. Sachin Sharad Date AND 1. Mrs. Jayshree Sharad Date 2. Mrs. Manjiri Yogesh Akhegankar bearing Regn No. 659/2008 of Haveli No. 10 of Pune dated 18/01/2008 alongwith Index-II & Registration receipt, it appears that 1. Mrs. Jayshree Sharad Date 2. Mrs. Manjiri Yogesh Akhegankar released their all rights in respect of said land bearing G.No. 1284B(Old G.No. 2270) area admeasuring 01 H 94 R in favour of Mr. Sachin Sharad Date vide registered release deed bearing Regn No. 659/2008 of Haveli No. 10 of Pune dated 18/01/2008.

7. Zone Certificate –

On perusal of Photocopy of Zone Certificate issued by ADTP, Pune on dated 08/08/2008, it appears that the said G.No. 1284B (Old G.No. 2270) of village Wagholi Comes under the Agricultural and Non Development Zone category.

R. Blage
Rameshkumar B. Nage
ADVOCATE
Manjriform
Dist. Pune
Date 16/01/2019
16/01/2019

Rameshkumar B. Nage
ADVOCATE

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

8. Government Resolution –

On perusal of Government Resolution bearing no. TPS-1814/655/Pr.Kr.212 v 213/14/navi-13 dated 27/08/2014, it appears that the said land should be deleted from 'Agriculture/No Development' Zone and be included in 'Residential' Zone, subject to the conditions given therein, as it was necessary to modify the Sec 20(2) of the MRTP Act, 1966. Therefore, as per Sec.20(3)of the MRTP Act, 1966 Governemt declares it intention to make the proposed modification.

9. Partnership Deed -

On perusal of Photocopy of Deed of Reconstitution of Partnership of "M/s. Sharad Shree Enterprises" dated 06/01/2017, it appears that 1. Mrs.JayshreeSharad Date 2. Mr. Sachin Sharad Date partners of the said Partnership firm had admitted to the Majestique Promoters and Builders through its partner Majestique Landmarks Pvt. Ltd. through its Director Mr. Manish Dwarkadas Maheshwari, as partners of M/s. Sharad Shree Enterprises in the said Business of the Partnership firm for development of the said land.

10. Civil Suit -

M/s. NirmitiJairaj Ventures (AOP) through its members 1. Mr. Sunil Ramchandra Puranik 2. Mr. Jagdish Prabhakar Deshpandehad filed a suit bearing Special Civil Suit no. 1324/2015 in the court of Civil Judge, Senior Division Pune against the said 1. Mrs. Jayshree Sharad Date 2. Mr. Sachin Sharad Date and others seeking specific performance of contract and such other incidental relief mentioned in the said suit.

Later on, M/s. Nirmiti Jairaj Ventures (AOP) through its members 1. Mr. Sunil Ramchandra Puranik 2. Mr. Jagdish Prabhakar Deshpande and 1. Mrs. Jayshree Sharad Date 2. Mr. Sachin Sharad Date and Majestique Promoters and Builder through Majestique Landmarks Pvt. Ltd. through its director Mr. Manish

R. Blage
Rameshkumar B. Nage
ADVOCATE (A/House), LL.B.
Manjri Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370

16/8/2017

Rameshkumar B. Nage
ADVOCATE

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

Dwarkadas Maheshwari have resolved all their disputes in respect of the said schedule landed property and on mutually agreed terms and conditions which are set out and expressly mention in consent Terms i.e. all disputes were resolved with the terms and condition mentioned in this consent terms and the Hon'ble Court has passed a Decreed on 07/02/2017 recording the terms of the said compromise and by such consent terms and decree the said landed property mentioned in schedule. Hence, the said suit was withdrawn on 07/02/2017 before Civil Judge Senior Division Pune. And thereby the said land is free from all encumbrances of whatsoever nature.

11. Challan paid -

On perusal of Photocopy of Challan paid receipt payment made to ADTP office of Pune on dated 14/02/2017, it appears that for conversion of Zone from Agricultural and Non Development Zone category to Residential Zone, the land owners had paid the requisite fees Rs.2,90,98,840/- vide challan bearing GRN MH008345778201617M dated 14/02/2017 and Rs.4,84,980/- vide challan bearing GRN MH008345975201617M dated 14/02/2017.

12. Govt. Demarcation Copy -

On perusal of Photocopy of Govt. Demarcation bearing Mo.Ra.No. 020697/17 dated 02/03/2017 issued by the Land Measurement Department, it appears that the said land is property measured and it doesn't have any adverse remark of the said Authority.

R. Nage
Rameshkumar B. Nage
ADVOCATE
Manjari
Dist. Pune
16/02/2017

Rameshkumar B. Nage
ADVOCATE

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

13. Order of Maharashtra State Government-

On perusal of Order issued by Governor of Maharashtra Government bearing no. TPS-1814/655/Pr.Kr.212 v 213/14/navi-13 dated 11/04/2017, it appears that the said land is deleted from 'Agriculture/No Development' Zone and included in 'Residential' Zone, subject to the conditions given in the said order.

Date- 22/07/2017

Pune

Advocate

Rameshkumar B. Nage
ADVOCATE B.A.(Hons), LL.B.,
Manjri Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370
16/8/2017

Rameshkumar B. Nage
ADVOCATE

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TITLE OPINION

This is to certify that, my client 1.Mrs. Jayshree Sharad Date 2. Mr. Sachin Sharad Date possesses good, clear and marketable title over the said Land and M/s. Sharad Shree Enterprises through its partners 1. Mrs. Jayshree Sharad Date 2. Mr. Sachin Sharad Date 3. Majestique Promoters and Builders through its partner Majestique Landmarks Pvt. Ltd. through its Director Mr. Manish Dwarkadas Maheshwari are instructed me to give the Search & title opinion in respect of the property bearing Gat no. 1284B (Old G.No. 2270 and Old S.No. 260) lying and situate at Wagholi Tal. Haveli, Dist. Pune. The search is taken in the Sub-Registrar Offices Haveli no. 1 to 28 in particular for last 30 years i.e from 1987 to 2017. That, my client is having absolute right to develop the said Property and is having marketable title and is free from all encumbrances such as sale, transfer, mortgage, charge, lien, lease of the Property.

SCHEDULE

All that piece and parcel of land bearing G.No.1284B (Old G.No. 2270 and Old S.No. 260) admeasuring area 20H 01 R alongwith Potkharaba admeasuring area about 03H 08R totally admeasuring about 23H 09R out of which area admeasuring 05H 82R from which area admeasuring about 04H 61R i.e. 46,100 sq.mtrs is the subject matter of this search report, lying and situated at Village Wagholi, Taluka Haveli, District Pune and within the limits of Zilla Parishad Grampanchayat, and bounded as under.

On or towards East : By Road and Part of G.No. 1285
On or towards West: By Part of G.No. 1344 and remaining land of G.No. 1284B.
On or towards South : By Part of G.No. 1284B of Mr. Dhole patil and Others
On or towards North :By Part of G.No. 1284B and Part of G.No.1284C of
Mr.Ubale.

Date- 22/07/2017

Pune

Advocate

Rameshkumar B. Nage
ADVOCATE B.A.(Hon's), LL.B.,
Manjri Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370
16/8/2017