

FORMAT - A
(Circular No. 28/2021)

To,
Maha RERA
BKC Housefin Bhavan
Plot No. C-21, Near RBI, E block,
Bandra Kurla Complex, Bandra (E),
Mumbai - 400051

LEGAL TITLE REPORT

Subject - Title Clearance Certificate with respect to Survey No. 155, Hissa No. 2/1/2 totally admeasuring 00 H 61 Ares out of which the property admeasuring 00 H 40 Ares i.e. 4000 sq.mtrs situated at Vadmukhwadi, Tal. Haveli, Dist. Pune (hereinafter referred to as Said Land).

We have investigated the Title of Said Land on the request of M/s. Akshay Builders A registered partnership firm Having its office at - 3rd Floor, R.K.Lunkad Business Centre, Pimpale Saudagar, Pune through its Partners Shri Rajendra Ramanlal Lunkad and Shri Parikshit Prakash Nahar and following documents :-

1) **DESCRIPTION OF THE PROPERTY**

All that piece and parcel of the property situate at **village Vadmukhwadi**, Taluka Haveli, District Pune within the limits of Registration District of Pune, Sub Registrar Haveli within the limits of Pimpri Chinchwad Municipal Corporation bearing **Survey No. 155, Hissa No. 2/1/2** totally admeasuring 00 H 61 Ares out of which the property admeasuring 00 H 40 Ares i.e. 4000 sq.mtrs and bounded as follows -

On or towards

- East - Property out of S.No. 155/2/1/2 owned by Mr Naresh Mulchand Oswal and others
South - S.No. 134
West - S.No. 156
North - 18 mtrs. D.P.Road



2) The documents of Said Land

a. Copy of Sale Deed dt. 23/08/1984 executed by Shri Raghunath Narayan Tapkir in favour of Shaikh Ilaahibaksh Abdul Rehman, Smt Shaikh Tahera Ibrahim and Shaikh Munir Dadamiya registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 6751/1984.

b. Copy of Sale Deed dated 22/7/2008 executed by Shri Shaikh Ilaahibaksh Abdul Rehman, Shri Shaikh Munir Dadamiya with the consent of Shri Hussain Ahmmed Pathan, Shri Rajesh Shankarlal Sharma and Smt. Nisha Harikisan Chavan in favour of Shri Somnath Pandurang Kate, Shri Vishal Bacchuram Kate, Shri Gorakshnath Sadashiv Balwadkar registered in the office of Sub- Registrar Haveli no.17 at serial no. 7727/2008.

c. Copy of Power of Attorney dated 22/7/2008 executed Shri Shaikh Ilaahibaksh Abdul Rehman, Shri Shaikh Munir Dadamiya in favour of Shri Somnath Pandurang Kate, Shri Vishal Bacchuram Kate, Shri Gorakshnath Sadashiv Balwadkar registered in the office of Sub-Registrar Haveli No.17 at Serial No. 7728/2008.

d. Copy of Sale Deed dated 26/10/2009 executed by Shri Somnath Pandurang Kate, Shri Vishal Baccuram Kate, Shri Gorakshnath Sadashiv Balwadkar in favour of M/s K.D.S. Infra Buildcons through its Partners Shri Maruti Budhaji Kadhale, Shri Bhupendra Singh Dhillan registered in the office of Sub-Registrar Haveli No 14 at Serial No. 5252/2009.

e. Copy of Sale Deed dated 1/11/2010 executed by M/s K.D.S. Infra Buildcons through its Partners Shri Maruti Budhaji Kadhale, Shri Bhupendra Singh Dhillan in favour of Shri Sudhakar Vinayak Joshi, Shri Suhas Sudhakar Joshi and Mrs Ashwini Suhas Joshi registered in the office of Sub - Registrar Haveli No.19 at Serial No. 10312/2010.

f. Copy of Sale Deed dated 25/07/2012 executed by Shri Sudhakar Vinayak Joshi, Shri Suhas Sudhakar Joshi and Mrs Ashwini Suhas Joshi with the consent of M/s Anand Lonkar Construction and Developers through its Partner Shri Anand Lonkar and Shri Pradeep Uttam Palandé and Shri Anil Jaywant Pinjan in favour of M/s Bandini Estates Pvt. Ltd. through its



Director Shri Suryakant Pawar registered in the office of Sub-Registrar Haveli no. 17 at serial no. 7539/2012.

g. Copy of Sale Deed dated 17/02/2014 executed by Shri M/s Bandini Estate Pvt. Ltd. through its Director Shri Suryakant Pundalik Pawar in favour of M/s Akshay Builders and Developers through its proprietor Shri Rajendra Ramanlal Lunkad registered in the office of Sub-Registrar Haveli No. 18 at Serial no. 1030/2014.

h. Copy of Irrevocable general power of attorney dated 17/02/2014 executed by Shri M/s Bandini Estate Pvt. Ltd. through its Director Shri Suryakant Pundalik Pawar in favour of M/s Akshay Builders and Developers through its proprietor Shri Rajendra Ramanlal Lunkad registered in the office of Sub-Registrar Haveli No. 18 at Serial no. 1031/2014.

i. Copy of affidavit dt. 27/3/2014 executed about loss of sale deed No. 7727/2008 and power of attorney No. 7728/2008 and sale deed No. 5252/2009 and sale deed No. 10312/2010.

j. Copy of certificate of property missing issued by Bhosari Police station.

k. Copy demarcation certificate dt. 28/4/2013 vide measurement reference No. 4595/13.

l. Copy of Sale Deed dated 29/07/2014 executed by M/s Akshay Builders and Developers through its proprietor Shri Rajendra Ramanlal Lunkad in favour of M/s Akshay Builders through its partners Shri Rajendra Ramanlal Lunkad and Shri Parikshit Prakash Nahar registered in the office of Sub-Registrar Haveli No. 18 at Serial No. 5260/2014 on 30/07/2014.

m. Copy of Irrevocable General Power of Attorney dated 29/07/2014 executed by M/s Akshay Builders and Developers through its proprietor Shri Rajendra Ramanlal Lunkad in favour of M/s Akshay Builders through its partners Shri Rajendra Ramanlal Lunkad and Shri Parikshit Prakash Nahar registered in the office of Sub-Registrar Haveli No. 18 at Serial No. 5261/2014 on 30/07/2014.

n. Copy of Commencement Certificate dt. 23/01/2015 along with the sanctioned plan



o. Copy of zoning demarcation certificate dt. 31/12/2020 along with the measurement map

p. Copy of order issued by the Collector of Pune dt. 22/07/2015 vide No. PCMC/NOC/SR/62/2015 along with the Sanad dt. 6/10/2015.

q. 7/12 extracts issued by Talathi village Vadmukhwadi, Pune from 1930 to 2021 mutation entries thereon.

3) On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that the title of M/s. Akshay Builders A registered partnership firm Having its office at - 3rd Floor, R.K.Lunkad Business Centre, Pimpale Saudagar, Pune through its Partners Shri Rajendra Ramanlal Lunkad and Shri Parikshit Prakash Nahar to the Said Land is clear, marketable and without any encumbrances. M/s. Akshay Builders A registered partnership firm Having its office at - 3rd Floor, R.K.Lunkad Business Centre, Pimpale Saudagar, Pune through its Partners Shri Rajendra Ramanlal Lunkad and Shri Parikshit Prakash Nahar having right and authority to develop the Said Land described in Para 1 above bearing Survey No. 155, Hissa No. 2/1/2 totally admeasuring 00 H 61 Ares out of which the property admeasuring 00 H 40 Ares i.e. 4000 sq.mtrs of village Vadmukhwadi, Tal. Haveli, Dist. Pune by causing the construction thereupon of building/s comprising of flats, shops etc. as contemplated under The Real Estate (Regulation and Development) Act, 2016 and to sell the flats, shops etc. situated therein on ownership basis or otherwise.

Owner of Said Land

M/s. Akshay Builders A registered partnership firm Having its office at - 3rd Floor, R.K.Lunkad Business Centre, Pimpale Saudagar, Pune through its Partners Shri Rajendra Ramanlal Lunkad and Shri Parikshit Prakash Nahar is the owner of land bearing Survey No. 155, Hissa No. 2/1/2 totally admeasuring 00 H 61 Ares out of which the property admeasuring 00 H 40 Ares i.e. 4000 sq.mtrs of village Vadmukhwadi, Tal. Haveli, Dist. Pune



4) The report reflecting the flow of the title of the said Land is enclosed herewith as annexure.

Encl : Annexure

Date - 23/12/2021

For PANKAJ BHANDARI ASSOCIATES



PANKAJ BHANDARI
ADVOCATE



Housiey.com

ANNEXURE
FORMAT - A
(Circular 28/2021)

Date - 23/12/2021

FLOW OF THE TITLE OF SAID LAND

I. DESCRIPTION OF THE PROPERTY

All that piece and parcel of the property situate at **village Vadmukhwadi**, Taluka Haveli, District Pune within the limits of Registration District of Pune, Sub Registrar Haveli within the limits of Pimpri Chinchwad Municipal Corporation bearing **Survey No. 155, Hissa No. 2/1/2** totally admeasuring 00 H 61 Ares out of which the property admeasuring 00 H 40 Ares i.e. 4000 sq.mtrs and bounded as follows -

On or towards

- East - Property out of S.No. 155/2/1/2 owned by Mr Naresh Mulchand Oswal and others
- South - S.No. 134
- West - S.No. 156
- North - 18 mtrs. D.P.Road

Hereinafter for the sake convenience referred to as the **"Said Property"**

II. LIST OF DOCUMENTS:

1. Copies of 7/12 extracts
2. Copies of Mutation Entries



3. Copy of Sale Deed dt. 23/08/1984 executed by Shri Raghunath Narayan Tapkir in favour of Shaikh Ilaahibaksh Abdul Rehman, Smt Shaikh Tahera Ibrahim and Shaikh Munir Dadamiya registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 6751/1984.
4. Copy of Sale Deed dated 22/7/2008 executed by Shri Shaikh Ilaahibaksh Abdul Rehman, Shri Shaikh Munir Dadamiya with the consent of Shri Hussain Ahmed Pathan, Shri Rajesh Shankarlal Sharma and Smt. Nisha Harikisan Chavan in favour of Shri Somnath Pandurang Kate, Shri Vishal Dacchuram Kate, Shri Gorakshnath Sadashiv Balwadkar registered in the office of Sub- Registrar Haveli no.17 at serial no. 7727/2008.
5. Copy of Power of Attorney dated 22/7/2008 executed Shri Shaikh Ilaahibaksh Abdul Rehman, Shri Shaikh Munir Dadamiya in favour of Shri Somnath Pandurang Kate, Shri Vishal Bacchuram Kate, Shri Gorakshnath Sadashiv Balwadkar registered in the office of Sub-Registrar Haveli No.17 at Serial No. 7728/2008.
6. Copy of Sale Deed dated 26/10/2009 executed by Shri Somnath Pandurang Kate, Shri Vishal Baccuram Kate, Shri Gorakshnath Sadashiv Balwadkar in favour of M/s K.D.S. Infra Buildcons through its Partners Shri Maruti Budhaji Kadhale, Shri Bhupendra Singh Dhillan registered in the office of Sub- Registrar Haveli No 14 at Serial No. 5252/2009.



7. Copy of Sale Deed dated 1/11/2010 executed by M/s K.D.S. Infra Buildcons through its Partners Shri Maruti Budhaji Kadhale, Shri Bhupendra Singh Dhillan in favour of Shri Sudhakar Vinayak Joshi, Shri Suhas Sudhakar Joshi and Mrs Ashwini Suhas Joshi registered in the office of Sub - Registrar Haveli No.19 at Serial No. 10312/2010.
8. Copy of Sale Deed dated 25/07/2012 executed by Shri Sudhakar Vinayak Joshi, Shri Suhas Sudhakar Joshi and Mrs Ashwini Suhas Joshi with the consent of M/s Anand Lonkar Construction and Developers through its Partner Shri Anand Lonkar and Shri Pradeep Uttam Palande and Shri Anil Jaywant Pinjan in favour of M/s Bandini Estates Pvt. Ltd. through its Director Shri Suryakant Pawar registered in the office of Sub-Registrar Haveli no. 17 at serial no. 7539/2012.
9. Copy of Sale Deed dated 17/02/2014 executed by Shri M/s Bandini Estate Pvt. Ltd. through its Director Shri Suryakant Pundalik Pawar in favour of M/s Akshay Builders and Developers through its proprietor Shri Rajendra Ramanlal Lunkad registered in the office of Sub-Registrar Haveli No. 18 at Serial no. 1030/2014.
10. Copy of Irrevocable general power of attorney dated 17/02/2014 executed by Shri M/s Bandini Estate Pvt. Ltd. through its Director Shri Suryakant Pundalik Pawar in favour of M/s Akshay Builders and Developers through its proprietor Shri Rajendra Ramanlal Lunkad registered in the office of Sub-Registrar Haveli No. 18 at Serial no. 1031/2014.



11. Copy of affidavit dt. 27/3/2014 executed about loss of sale deed No. 7727/2008 and power of attorney No. 7728/2008 and sale deed No. 5252/2009 and sale deed No. 10312/2010.
12. Copy of certificate of property missing issued by Bhosari Police station.
13. Copy demarcation certificate dt. 28/4/2013 vide measurement reference No. 4595/13
14. Copy of Sale Deed dated 29/07/2014 executed by M/s Akshay Builders and Developers through its proprietor Shri Rajendra Ramanlal Lunkad in favour of M/s Akshay Builders through its partners Shri Rajendra Ramanlal Lunkad and Shri Parikshit Prakash Nahar registered in the office of Sub-Registrar Haveli No. 18 at Serial No. 5260/2014 on 30/07/2014.
15. Copy of Irrevocable General Power of Attorney dated 29/07/2014 executed by M/s Akshay Builders and Developers through its proprietor Shri Rajendra Ramanlal Lunkad in favour of M/s Akshay Builders through its partners Shri Rajendra Ramanlal Lunkad and Shri Parikshit Prakash Nahar registered in the office of Sub-Registrar Haveli No. 18 at Serial No. 5261/2014 on 30/07/2014.
16. Copy of Commencement Certificate dt. 23/01/2015 along with the sanctioned plan
17. Copy of zoning demarcation certificate dt. 31/12/2020 along with the measurement map



18. Copy of order issued by the Collector of Pune dt. 22/07/2015 vide No. PCMC/NOC/SR/62/2015 along with the Sanad dt. 6/10/2015.

III. TRACING (HISTORY) OF THE TITLE:

1] It appears from mutation entry no. 8520 dated 15/6/1974 that, Shri Ragunath Narayan Tapkir had purchased the property admeasuring 00 H 61 Ares out of Survey No. 794/2/1/1 of village Charholi Bk., Tal. haveli Dist. Pune from Shri Sopan Laxman Tapkir by registered Sale Deed dt. 23/10/1973. As a result of the said Sale Deed name of Shri Raghunath Narayan Tapkir has been mutated in the 7/12 extract of the said property.

2] It appears from the copy of Sale Deed dt. 23/08/1984 that, Shri Ragunath Narayan Tapkir has sold and conveyed the property admeasuring 00 H 61 Ares out of Survey No. 794/2/1/1 of village Charholi Bk., Tal. Haveli Dist. Pune in favour of Shri Shaikh Ilaahibaksh Abdul Rehman, Shri Shaikh Munir Dadamiya and Shaikh Tahera Ibrahim vide registered Sale Deed dated 23/8/1984 which is registered at Serial No.6751/1984. As a result of the said sale deed names of Shri Shaikh Ialahidin Abdul Rehman, Shri Shaikh Munir Dadamiya and Shaikh Tahera Ibrahim have been mutated in the 7/12 extract of the property bearing Survey No. 794/2/1/2 of village Charholi Bk. vide mutation entry No. 9544 and remark about the property subjected to provisions of Section 84C of Bombay Tenancy and Agricultural Lands Act has been put in the other column of 7/12 extract of the said Property.



3] It appears from mutation entry No. 1 dated 1/8/1991 that, as per the order of Collector of Pune, the old Survey No. 794 of village Charoli Bk. was converted into new Survey No 155 of village Wadamukhwadi. Effect of the same has been given to the record of the rights.

4] It appears from mutation entry No. 2089 dt. 14/3/2002 that, as per the order issued by Tehsildar Haveli vide No. SR/1808/2002 dated 20/02/2002, the remark about of the property subjected to the provisions of Section 84C of Bombay Tenancy and Agricultural Lands Act is removed with respect the property bearing Survey No 155/2/1/2 admeasuring 00 H 20.33 Ares and effect of the said order is given in the 7/12 extract.

5] It appears from the mutation entry No. 2377 dt. 1/7/2006 that, Shaikh Tahera Ibrahim with the consent of Shri Ashok Sakharam Pasalkar and Shri Satish Yadavrao Pasalkar has sold and conveyed the property to the extent of her 1/3rd share admeasuring 00 H 20.33 Ares out of the property bearing Survey No. 155/2/1/2 of village Vadmukhwadi in favour of Shri Vikas Maruti Jagtap and Shri Ajit Ashok Pasalkar by virtue of a registered Sale Deed dt. 22/01/2005 which is registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 2014/2005 on 12/03/2005.

6] It appears that Shri Shaikh Ilahibaksh Abdul Rehman, Shri Shaikh Munir Dadamiya with the consent of Shri Hussain Ahamad Pathan, Shri Rajesh Shankarlal Sharma, Mrs Nisha Harikishan Chavan have sold and conveyed the property admeasuring 00 H 40 Ares out of survey No 155/2/1/2 of



village Vadmukhwadi, Tal. haveli Dist. Pune in favour of Shri Somnath Pandurang Kate, Shri Vishal Bacchuram Kate and Shri Gorakshnath Sadashiv Balwadkar vide registered Sale Deed dated 22/07/2008 which is registered in the office of Haveli No. 17 at Serial No.7727/2008. As a result of the said Sale Deed names of Shri Somnath Pandurang Kate, Shri Vishal Bacchuram Kate, Shri Gorakshnath Sadashiv Balwadkar have been mutated in the 7/12 extract of the said property vide mutation entry No. 2682. It further appears that, the said owners Shri Shaikh Ilaahibaksh Abdul Rehman, Shri Shaikh Munir Dadamiya have also executed Irrevocable General Power of Attorney in favour of Shri Somnath Pandurang Kate, Shri Vishal Bacchuram Kate, Shri Gorakshnath Sadashiv Balwadkar in furtherance of the said Sale Deed, which is also registered in the office of Sub Registrar Haveli No. 17 at Serial No. 7728/2008 on 22/07/2008.

7] It appears from mutation entry No. 2736 dt. 3/11/2008 that, as per the order issued by Tenancy dept. officer Haveli vide No. 84C/SR/518/08 dated 15/09/2008, the remark about of the property subjected to the provisions of Section 84C of Bombay Tenancy and Agricultural Lands Act is removed with respect the property bearing Survey No. 155/2/1/2 and sale transaction of Shri Shaikh Ilaahibaksh Rehman is declared as valid and effect of the said order is given in the 7/12 extract thereby deleting the said remark.

8] It appears from the copy of Sale Deed dt. 26/07/2009 that, Shri Somnath Pandurang Kate, Shri Vishal Bacchuram Kate, Shri Gorakshnath Sadashiv Balwadkar have sold and



conveyed the property admeasuring 00 H 40 Ares out of Survey No. 155/2/1/2 of village Vadmukhwadi, Pune in favor of M/s K.D.S. Infra Buildcons, through its partners Shri Maruti Budhaji Kadhale and Shri Bhupendra Singh Dhillan vide registered Sale Deed dated 26/07/2009 which is registered in the office of Haveli No. 15 at Serial No. 5252/2009. As a result of the said Sale Deed name of M/s K.D.S. Infra Buildcons through its partners Shri Maruti Budhaji Kadhale and Shri Bhupendra Singh Dhillan have been mutated in the 7/12 extract of the said property vide mutation entry no.3221.

9] It appears from the copy of mutation entry No. 3166 that, Shri Ajit Ashok Pasalkar and Shri Vikas Maruti Jagtap have sold the property admeasuring 00 H 20.33 Ares of village Vadmukhwadi, Pune in favour of Shri Naresh Moolchand Oswal, Shri Rajesh Kisanrao Bhad and Shri Shrikrishna Vinaykarao Attarkar vide registered Sale Deed which is registered in the office of Sub Registrar Haveli No. 18 at Sr. No. 1562/2010. Accordingly, their names have been mutated in the 7/12 extract.

10] It appears from the copy of Sale Deed dt. 1/11/2010 that, M/s K.D.S. Infra Buildcons through its partners Shri Maruti Budhaji Kadhale and Shri Bhupendra Singh Dhillan have sold and conveyed the property admeasuring 00 H 40 Ares out of survey No 155/2/1/2 in favour of Shri Sudhakar Vinayak Joshi, Shri Suhas Sudhakar Joshi and Mrs Ashwini Suhas Joshi vide registered Sale Deed dated 1/11/2010 which is registered in the office of Haveli No. 19 at Serial No.10312/2010. As a result of the said Sale Deed names Shri



Sudhakar Vinayak Joshi, Shri Suhas Sudhakar Joshi and Mrs Ashwini Suhas Joshi have been mutated in the 7/12 extract of the said Property vide mutation entry No.3537.

11] It appears that Shri Sudhakar Vinayak Joshi, Shri Suhas Sudhakar Joshi and Mrs Ashwini Suhas Joshi with the consent of M/s Anand Lonkar Construction & Developer through Shri Anand Lonkar, Shri Pradeep Uttam Palande, Shri Anil Jaywant Pinjan have sold and conveyed the property admeasuring 00 H 40 Ares out of Survey No. 155/2/1/2 in favour of M/s Bandini Estates Pvt. Ltd. through its Director Mr Suryakant Pawar vide registered Sale Deed dated 25/7/2012 which is registered in the office of Haveli No. 17 at Serial No. 7539/2012. As a result of the said Sale Deed name of of M/s Bandini Estates Pvt. Ltd through its Director Mr Suryakant Pawar has been mutated in the 7/12 extract of the said property vide mutation entry No.4112.

12] It appears from the copy of Sale Deed dt. 17/02/2014 that, M/s Bandini Estates Pvt. Ltd. through its Director Mr Suryakant Pundalik Pawar has sold and conveyed the property admeasuring 00 H 40 Ares out of Survey No.155/2/1/2 of village Vadimukhwadi in favour M/s Akshay Builders and Developers through its Proprietor Shri Rajendra Ramanlal Lunkad vide registered Sale Deed dated 17/02/2014 which is registered in the office of Haveli No. 18 at Serial No.1030/2014 on 17/02/2014. As a result of the said Sale Deed name M/s Akshay Builders and Developers through its Proprietor Shri Rajendra Ramanlal Lunkad has been mutated in 7/12 extract the said property vide mutation entry No. 4499. It further



appears that, M/s Bandini Estates Pvt. Ltd. through its Director Mr Suryakant Pundalik Pawar has also executed Irrevocable General Power of Attorney in favour M/s Akshay Builders and Developers through its Proprietor Shri Rajendra Ramanlal Lunkad which is registered in the office of Sub Registrar Haveli No. 18 at Serial No. 1031/2014 on 17/02/2014.

13] It appears that, an affidavit is executed by the employee of M/s Bandini Estates Pvt. Ltd. Shri Rajesh Suresh Jadhav about the loss of Sale Deed dt. 22/7/2008 executed by Shaikh Ila Habibaksh Abdul Rehman and Shaikh Munir Dadamiya in favour of Shri Somnath Pandurang Kate and others and loss of Sale Deed No. 5252/2009 executed by Shri Somnath Pandurang Kate and others in favour of M/s K.D.S. Infra Buildcons through its partner Shri Maruti Budhaji Kadhale and Shri Bhupendra Singh Dhillan and also loss of Sale Deed No. 10312/2010 executed by M/s K.D.S. Infra Buildcons through its partner Shri Maruti Budhaji Kadhale and Shri Bhupendra Singh Dhillan in favour of Shri Sudhakar Vinayak Joshi, Shri Suhas Sudhakar Joshi and Mrs Ashwini Suhas Joshi and upon receipt of the said affidavit the Bhosari Police station has issued a certificate about the same.

14] It appears from the copy of Sale Deed dt. 29/07/2014 that, M/s Akshay Builders and Developers through its Proprietor Mr Rajendra Ramanlal Lunkad has sold and conveyed the property admeasuring 00 H 40 Ares out of Survey No. 155/2/1/2 of village Vadmukhwadi, Tal. Haveli, Dist. Pune in favour of M/s Akshay Builders, a partnership firm through its Partner Shri Rajendra Ramanlal Lunkad and Shri Parikshit



Prakash Nahar vide registered Sale Deed dt. 29/07/2014 which is registered in the office of Sub Registrar Haveli No. 18 at Sr. No. 5260/2014 on 30/07/2014. As a result of this Sale Deed name of M/s Akshay Builders, a partnership firm through its Partner Shri Rajendra Ramanlal Lunkad and Shri Parikshit Prakash Nahar have been mutated in the 712 extract vide mutation entry No. 4622. It further appears that, M/s Akshay Builders and Developers through its Proprietor Mr Rajendra Ramanlal Lunkad has also executed an Irrevocable General Power of Attorney in favour M/s Akshay Builders, a partnership firm through its Partner Shri Rajendra Ramanlal Lunkad and Shri Parikshit Prakash Nahar which is registered in the office of Sub Registrar Haveli No. 18 at Sr. No. 5261/2014 on 30/07/2014. It further appears from the copy of computerized 7/12 extract that, area of 00 H 40.67 Ares is shown in front of name of M/s Akshay Builders. It is informed by Mr Rajendra Ramanlal Lunkad that, by mistake it might have been written.

15] It appears that, Taluka Inspector Land Records, Pune has issued a demarcation map bearing No. 4595/2013 dated 28/04/2013 on the application given by M/s Bandini Estates Pvt. Ltd. through its Director Mr Suryakant Pundalik Pawar. It further appears that, M/s Akshay Builders, a partnership firm through its Partner Shri Rajendra Ramanlal Lunkad has obtained the zoning demarcation certificate from the office of Pimpri Chinchwad Municipal Corporation on 31/12/2020.

16] It appears from the copy of commencement certificate that, M/s Akshay Builders, a partnership firm through its Partner Shri Rajendra Ramanlal Lunkad has obtained the



sanction to the layout from Pimpri Chinchwad Municipal Corporation vide Commencement Certificate No. B.P./layout/Vadmukhwadi/2/2015 dt. 23/01/2015. It also appears that, M/s Akshay Builders, a partnership firm through its Partner Shri Rajendra Ramanlal Lunkad has got the permission to use the said Property for Non-Agricultural Purpose from the Collector of Pune vide order No. PCMC/NOC/SR/62/2015 and also obtained the sanad in respect hereof on 6/10/2015.

IV. SCRUTINY OF ENCUMBRANCES

Upon my instructions my colleague Advocate Saurabh Katariya and Advocate Mayuri Talwar took search of the said Property described in Schedule hereunder written in the Offices of Sub-Registrar for the last 30 years i.e. from 1991 to 2021 (both years inclusive) after payment of government fees on 08/06/2021 vide receipt GRN No. MH002001094202122E. As such from the record made available for inspection and also online search available for inspection no entry other than mentioned above was found than above stated documents, no encumbrances and / or defect in title was located to them. However, this Report is restricted to the records made available to them for search and in the condition they were made available.

Public Notice so as to call the objections from the public at large so as to verify the title of M/s Akshay Builders, a partnership firm through its Partner Shri Rajendra Ramanlal Lunkad and Shri Parkshit Prakash Nahar in respect of the Said Property was published by me on behalf of the M/s Akshay Builders, a partnership firm through its Partner Shri Rajendra Ramanlal



Lunkad and Shri Parikshit Prakash Nahar in daily 'Prabhat' on 16/06/2021. However, nobody has raised any written objection to the said public notice.

V. CERTIFICATE OF TITLE

From the verification of the above documents as referred in the present report and which are made available to me by M/s Akshay Builders, a partnership firm through its Partners Shri Rajendra Ramanlal Lunkad and Shri Parikshit Prakash Nahar the list of which is given herein above and also on the basis of Index II registers available as aforesaid and also on the basis of online search made available, I am of the opinion that, the owner M/s Akshay Builders, a partnership firm through its Partner Shri Rajendra Ramanlal Lunkad and Shri Parikshit Prakash Nahar is having sufficient, clear and marketable title with respect to the said property bearing Survey No. 155/2/1/2 admeasuring 00 H 40 Ares i.e. 4000 sq.mtrs. situate at village Vadmukhwadi, TalukaHaveli, District Pune.

This Search Report is issued on this 23rd December 2021.

For PANKAJ BHANDARI ASSOCIATES



PANKAJ BHANDARI
Advocate



