

Rameshkumar B. Nage
ADVOCATE

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

SEARCH REPORT

Sub- **SEARCH AND TITLE REPORT** of property described herein under is owned by **M/S. BEAMS AND SHINES REALTIES PRIVATE LIMITED** through its authorized Person **MR. AMIT ANIL LALWANI**, is authorized to develop the said land.

DESCRIPTION OF THE PROPERTY

SCHEDULE

All that pieces and parcels of land Bearing **survey No. 729/1A** , **Final Plot No. 389**, **TPS – III**, having an area admeasuring about **00H 65R i.e. 6500 sq. mtrs.** of village **Gultekadi**, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and bounded as follows:-

On or towards the East : Property belongs to Shreyas Society from Final Plot No. 389.

On or towards the West : Saint Joseph Techniccal institution


On or towards the South : Government Water Canal

On or towards the North : Property belongs to Mr. Biramaland Road.

Hereinafter referred to as the said "**Land/property**".

THE SEARCH

The search and title report of the said captioned property taken at your instance is as follows.


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19/11/2023

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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 (1993 to 2022) 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 MH000831199202324E dated 19.04.2023.

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

Perused following documents for tracing the title of the captioned property:-

1. Photocopies of 7/12 Extracts from 1993 till 2021.
2. Photocopies of Property Card.
3. Will dated 27/5/1991 Registration No. 6135/1999 at Sub Registrar, Haveli No. 1.
4. Sale Deed bearing no 671/1995 of dated 19.07.1995 Haveli No.1.
5. Sale Deed bearing no 672/1995 of dated 19.07.1995 Haveli No.1.

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6. Lease deed dated 18/01/2000, bearing no 405/2000.
 7. Confirmation of dated 06.09.2022 registered at Haveli no. 10 at sr no. 22941/2022.
 8. Confirmation of dated 06.09.2022 registered at Haveli no 10 at sr no. 22938/2022.
 9. Confirmation of dated 06.09.2022 registered at Haveli no. 10 at sr no. 22944/2022.
 10. Sale Deed dated 22/04/2008, bearing **Sr.no. 2821/2008** at Haveli No 15.
 11. Sale Deed dated 12/01/2023, bearing **Sr.no. 1124/2023** at Haveli No 01
 12. Power of Attorney dated 12/01/2023 bearing No. 1125/2023 at Haveli No. 01.
 13. Demarcation copy from the SLR Pune of dated 03/12/2012 vide M.R. No. 1500/2012.
 14. Zoning the demarcation from the PMC Pune on dated 31/12/2019.
 15. Zone Certificate.

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

1. That, Said property is originally belonged to **Shri Jayant Ramkrishna Kulkarni** as his self acquired property. His father had purchased the same from Shri Raghu Dadu Dugane in the name of his then minor son Master Jayant Ramkrishna Kulkarni by registered Sale Deed dated **13/7/1956** which is **Registered at Sr. No. 813/1956** at Sub Registrar, **Haveli No. 2** and accordingly his name was entered on the 7/12 extract of the said property vide **Mutation Entry No. 19776**.
2. After the perusal of the documents it is seen that, in the year of 1973, Shri Jayant Ramkrishna Kulkarni entered into a Sathekhat Agreement **dated 01/2/1973** agreeing to sell and transfer the said land to one Mr. Govind Digambar Deshpande.
3. Letter on It is found that, Shri Jayant Ramkrishna Kulkarni executed his Will on dated **27/5/1991**. In the said Will he appointed his close friends Shri Moreshwar Shriram Joshi and Mr. Govind Digambar Deshpande as the Trustees of the Will. He bequeathed the said property along with his all other moveble and immoveble


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properties to his elder brother **Mr. Vijay Ramkrishna Kulkarni**. However, said Vijay Ramkrishna Kulkarni is mentally handicapped since birth and therefore, he directed that the said property shall be maintained by Mr. Moreshwar Shriram Joshi and Mr. Govind Digambar Deshpande who are the Trustees in the Will. Jayant Kulkarni has not given any moveable or immovable properties or their part to his three sisters.

4. After perusal of said will it is noticed that, trustee i.e. Mr. Moreshwar Shriram Joshi and Mr. Govind Digambar Deshpande has a right to deal with the said property similarly they can give said property on rent or lease or if considered fit to or even they has right to dispose of the said property at proper price and the sale proceeds should be kept by Mr. Moreshwar Shriram Joshi and Mr. Govind Digambar Deshpande in the name of Mr. Vijay Ramkrishna Kulkarni and the interest thereof should be utilized for maintenance, medication and looking after of Mr. Vijay Ramkrishna Kulkarni.
5. Leter on said Mr. Jayant Ramkrishna Kulkarni died on 10/6/1991 at Haridwar. In terms of his Last Will dated 27/5/1991 name of Shri Vijay Ramkrishna Kulkarni was entered and names of Shri Moreshwar Shriram Joshi and Shri Govind Digambar Deshpande were also entered as the Executors vide **Mutation Entry No. 19977**.
6. The Last Will of Late Jayant Ramkrishana Kulkarni dated 27/5/1991 executed by him was not registered. However, the said Last Will dated 27/5/1991 executed by Shri Jayant Ramkrishna Kulkarni was registered by Shri Moreshwar Shriram Joshi and Shri Govind Digambar Deshpande vide **Registration No. 6135/1999** at Sub Registrar, **Haveli No. 1**. With effect of the same names of Shri Moreshwar Shriram Joshi and Shri Govind Digambar Deshpande came to be entered on the 7/12 extract vide **Mutation Entry No. 23565** dated 24/1/2008 and on the property card extract vide **Mutation Entry No. 509** dated 02/6/2008.


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19th 12 2023

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7. It is also seen from the old records that, before the execution of the will Jayant kulakarni had done various another transactions like, in the year of 1984 said Mr. Jayant Ramkrushana Kulkarni had executed Agreement to sale in favour of one Mr. Yashawant Shrikrushan Paranjape along with the Power of Attorney on 22/08/1984. After the excution of the said agreement to sale said Mr. Yashawant Paranjape had executed memorandum of understandin in favour of one Mr. Arun Baban Kadam on 15/09/2003. Thenafter he had executed Powers of Attorney in favour of one Mr. Parasad Chandrakant Parab on 07/03/2019.
 8. Afterthat, Mr. Shyamlal Jagadishprasad Agarwal has purchased part of the said land from its earlier owner i.e Jayant Ramakrishna Kulkarni vide Sale Deed bearing no **671/1995 of dated 19.07.1995** having area admeasuring 00H 05R. And Mr. Vijay Jagadishchandra Agarwal had purchased 00H 05R vide Sale Deed bearing no **672/1995 of dated 19/07/1995** having area admeasuring 00H 05R.
 9. Afterthat One Bagmal Champamal Trust through Mr. Jagadishprasad Bagmal Agarwal has entered into a Lease of a portion of land out of the entire said land from Shri. Jayant Ramakrishna Kulkarni vide a lease deed dated 18/01/2000, bearing no 405/2000.
 10. That, in the meantime Mr. Govind Digamabar Deshpande executed and registered Sale Deed in favour of **M/s Samruddhi Promoters & Builders** (a partnership firm) in the said sale deed Mr. Govind Digamabar Deshpande acted for himself and as Executor of Late Mr. Jayant Ramkrishana Kulkarni and transferred and assigned the said land **admeasuring 00H 65R** in favour of M/s Samruddhi Promoters & Builders the said Sale Deed was registered on dated 22/04/2008, bearing **Sr.no. 2821/2008** at Haveli No 15, Pune. Accordingly name of **M/s Samruddhi Promoters & Builders** has been recorded on revenue record vide Mutatuion entry no. **510**.



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11. Then after the perusal of the documents it is observed that, In year of 2022 all others claimant mentioned above i.e. Yashawant Paranjpe and Others has executed and registered deed of conferimation alongwith the Powers of Attorney in Favour **M/S. BEAMS AND SHINES REALTIES PRIVATE LIMITED** through its authorized Person **MR. AMIT ANIL LALWANI**, details are as below :

Sr No.	Name	Document	Details of Document
1.	Mr. Yashawant Shrikrushan Paranjape	Deed of Confirmation	Date - 06/09/2022 Document No. 22938 Registered at HVI - 10
2	Mr. Yashawant Shrikrushan Paranjape	Power of Attorney	Date - 06/09/2022 Document No. 22939 Registered at HVI - 10
3	Mr. Arun Baban Kadam	Deed of Confirmation	Date - 06/09/2022 Document No. 22941 Registered at HVI - 10
4	Mr. Arun Baban Kadam	Power of Attorney	Date - 06/09/2022 Document No. 22942 Registered at HVI - 10
5	Mr. Parasad Chandrakant Parab	Deed of Confirmation	Date - 06/09/2022 Document No. 22944 Registered at HVI - 10
6	Mr. Parasad Chandrakant Parab	Power of Attorney	Date - 06/09/2022 Document No. 22945 Registered at HVI - 10


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12. After availing all the confirmations from the above mentioned claimant M/s. Beams And Shines Realities Private Limited through Its Authorized Person Mr. Amit Anil Lalwani, had purchased said entire land from M/s. Samruddhi Promoters & Builders, Mr. Shyamlal Jagadishprasad Agarwal, Mr. Vijay Jagadishchandra Agarwal along consenting party i.e. i) Bagmal Champamal Trust through Mr. Jagadishprasad Bagmal Agarwal , ii) Swati Ashok Shah vide Sale Deed **dated 12.01.2023** registered at **Serial No. 1124/2023** at **Haveli No. 01** along with Power of Attorney **dated 12.01.2023** registered at **Serial No. 1125/2023** at **Haveli No. 01**

• **Zone and Demarcation :-**

M/s. Samruddhi Promoters & Builders has availed the demarcation copy from the SLR Pune of dated 03/12/2012 vide M.R. No. 1500/2012 for the said land and also availed Zoning the demarcation from the PMC Pune on dated 31/12/2019, where in the said land has PS-25(PSP)i.e. primary School (PSP) reservation of the PMC Pune.

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

1. **Encumbrances:** There is no any adverse entry has been found which is shown as 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, 23 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.


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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 **Samruddhi Promoters and Builder** is owned the said land and having marketable title over the said Land, and Further, I have no hesitation to opine that **Samruddhi Promoters and Builder** sale said entire land to **M/S. BEAMS AND SHINES REALTIES PRIVATE LIMITED** through its authorized Person **MR. AMIT ANIL LALWANI** and they 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

Date :- 19.04.2023

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TITLE OPINION

This is to certify that, **M/S. BEAMS AND SHINES REALTIES PRIVATE LIMITED** through its authorized Person **MR. AMIT ANIL LALWANI**, are instructed me to give the Search & title opinion in respect of the land Bearing survey No. 729/1A , Final Plot No. 389, TPS – III, having an area admeasuring about 00H 65R i.e. 6500 sq. mtrs. of village Gultekadi, Taluka Haveli, District Pune is the subject matter of this search report. The search is taken in the Sub-Registrar Offices Haveli no. 1 to 28 in particular for last 30 years i.e from 1993 to 2022. The said land is owned by **Samruddhi Promoters and Builder** through its authorized Partner **Mr. Sunil Shankarrao Jadhav and Mr. Radhakisan Jagannath Lahoti**. And vide Sale Deed M/S. Beams And Shines Realities Private Limited has aquire said land and said land is free from all encumbrances, lien, lease, charges etc. except the charges mentioned above.

SCHEDULE

All That Piece And Parcel Of Property Land Bearing S. No. 729/1A, Final Plot No.389 In TPS – III Admeasuring 00 H 65 Are i.e 6500 sq.mtrs Situated At Village: Gultekadi, Taluka Pune city, District:Pune & Within The Limits Of Pune Municipal Corporation Below Herein Under :-

NORTH : Property belonging to Mr. Birmaland Road
SOUTH : Government Water Canal
EAST : Property belonging to Shreyas Society out of Final Plot No. 389
WEST : Saint Joseph Technical Institute

Date- 19.04.2023

Place- Pune

Advocate

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