

Add.: 'Sushant', 642/6/2 Bibwewadi,
Trimurti Prasanna Co-op. Hsg. Society,
Inside Mahesh Society, Pune - 411 037.
e-mail.: sachindra38@yahoo.co.in
Mob.: 9011787701



Sachindra H. Jadhav
Advocate
B.com., LLB, MPM, DLL & LW



SEARCH REPORT

Sub: Search Report with respect to having Non-Agricultural new S. No. 213/4/293/7/A/3 admeasuring 22.50 R, S. No. 213/4/293/7/A/1 admeasuring 112.50 R, S. No. 213/4/293/7/A/2 admeasuring 15 R and Old S. No. 213 Hissa no. 4 admeasuring 01H 45 R and Old S. No. 293 Hissa No. 7 admeasuring 05R, totally admeasuring 1 H 50R i.e. 15000Sq. mts situated at Sus Taluka- Mulshi District Pune and within limits of Sub-Registrar Mulshi /Haveli and within the limits of PMRDA, Pune, hereinafter referred as the "said land".

I have investigated the title of the said plot on the request of Mr. Kiran Ranjeet Nimhan, the Partners of M/s S. S. Properties, a registered Partnership Firm having address Pashan Sus Road, Sus, Pune., a developer of said Land.

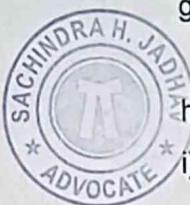
I have perused following documents and searches: -

- a) Description of properties.
- b) Documents pertaining to the Title of Mr. Sugriv Hiraman Bhote and others along with Development Agreements executed by them related with said S. / Gat No. 213 Hissa No. 4, Mouje Sus, Taluka Mulshi, Pune
- c) Document pertaining to the Title of M/s S. S. Properties related with said S. / Gat No. 293 Hissa No. 7, Mouje Sus, Taluka Mulshi, Pune.
- d) The Related Mutation Entries related with said S. / Gat No. 213 Hissa No. 4, Mouje Sus, Taluka Mulshi, Pune.
- e) The Related Mutation Entries related with said S. / Gat No. 293 Hissa No. 7, Mouje Sus, Taluka Mulshi, Pune.
- f) 7/12 Extract of S. / Gat No. 213 Hissa No. 4, Mouje Sus, Taluka Mulshi, Pune.

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- g) 7/12 Extract of S. / Gat No. 293 Hissa No. 7, Mouje Sus, Taluka Mulshi, Pune.
- h) Search of 30 years from year 1994 till date.
- i) Letter of Hon'ble Tehsildar District Collector bearing no. 70/2023 dated 12/01/2024.
- j) Mutation Entry no. 11729 of Village Sus Tal. Mulshi District Pune.
- k) Order of Hon'ble Tehsildar Mulshi bearing no. 1397/2024 dated 09/08/2024.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, Said lands bearing . / Gat No. 213 Hissa No. 4 and S. / Gat No. 293 Hissa No. 7, Mouje Sus, Taluka Mulshi, Pune, I am of the opinion that the title of Owner Mr. Sugriv Hiraman Bhote and others to S. / Gat No. 213 Hissa No. 4 and M/s S. S. Properties to S. / Gat No. 293 Hissa No. 7, Mouje Sus, Taluka Mulshi, Pune is clear, marketable and without any encumbrances.

The Owner Mr. Sugriv Hiraman Bhote and others to S. / Gat No. 213 Hissa No. 4 and M/s S. S. Properties to S. / Gat No. 293 Hissa No. 7, Mouje Sus, Taluka Mulshi, Pune is also having valid and legal Right regarding the Development of said Plot as per the Terms and Conditions of Development Agreement executed with Owner of said Plot.

Owner of said Land No. 1 :-

S. / Gat No. 213 Hissa No. 4 - Mr.

Sugriv Hiraman Bhote and others.

Owner of said Land No. 2 :-

S. / Gat No. 293 Hissa No. 7 - M/s S. S.

Properties

The Report reflecting the flow of the title of the Owners and Developer Firm on the said land is as under:

FLOW OF TITLE AND FINDINGS :-

A) Regarding Old S. No. 213/ 4



1) Description of property



All that piece and parcel of land bearing S. No. 213/ 4, admeasuring area of 01 H 36 R + Pot Kharaba 0 H , 9 R (equal to 1 H 45 R) and equal to 14500 Sq. Mtrs situated at village Sus, Taluka- Mulshi (Poaud) District Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Mulshi (Poaud), Registration District Pune, Sub Registrar Mulshi (Poaud), and described herein under in which is bounded by as under :

On or towards East : By Land bearing S. No. 293.
On or towards West : By Land bearing S. No. 214 / 3.
On or towards North : By Land bearing S. No. 213 / 3.
On or towards South : By Land bearing S. No. 213 / 7

The property more particularly described herein above and Schedule I herein under, hereafter referred to as the "Said Land Property No. 1" for the sake brevity and convenience.

2) The Land Property No.1 herein above mentioned in para No 1 was originally owned by one Smt. Sai Ko Ramoshi. IN the said property Mr. Sayaji Bappu Bhote was a Tenant. As per the MRT Tribunal Order in Dispute bearing No 48 dated 31/08/1965, the said Tenant has received rights as Owner, as per the S.32 of the Maharashtra Tenancy and Agriculture lands Act 1948. Accordingly Mutation entry, bearing No 1502 is came into existence on the 7/12 extract of S. NO 213 /4 and names of Sayaji Bappu Bhote came in the column of owner. The said Sayaji Bappu Bhote has also paid the "Purchase Price" and then after he was in receipts of Certificate accordingly and Mutation entry No. 1899 came in to existence on the Record of Rights and name of original owner Smt. Sai Ko Ramoshi was deleted.

3) The said Sayaji Bappu Bhote has died in the year 1968 leaving behind his legal heirs namely Rambhau Sayaji Bhote, Hiraman Sayaji Bhote and Rakhmabai /

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Anusaya Rambhau Sutar and regarding the same, the mutation entry bearing no. 1644 also came on record.



- 4) The said Rakhmabai / Anusaya Rambhau Sutar has also died leaving behind Shri Dinkar Rambhau Sutar as a legal heirs and his names is mutated as per entry No 5160. The said Rambhau Sayaji Bhote has also died on 30/8/1986 leaving behind Madhukar Rambhau Bhote, Lilabai Rambhau Bhote and others, accordingly their names also mutated as per mutation entry No. 5686. It is also the fact that name of succeeding legal heirs also came on 7/12 extract of village Sus, Tal- Mulshi, Dist Pune.
- 5) On 21/09/2005, as per the Partition Deed bearing No 6523 of 2005 and which is also registered in the Office of Sub Registrar Haveli No 14, the said land property came to share of Hiraman Sayaji Bhote. As Hiraman Sayaji Bhote and others wanted to develop the said land property no. 1 and therefore they have entered into Development Agreement dated 31/12/2012 with M/s S. S. Properties. The said Development Agreement is also registered in the Office of Sub Registrar Haveli No 17 at Sr. No 2423/2013 on dated 04/03/2013. I have perused the said Development Agreement.
- 6) That in furtherance of said Development Agreement, the said Owners have also executed the Irrevocable Power of Attorney in favor of M/s S. S. Properties. The said Power of Attorney is also registered in the Office of Sub Registrar Haveli No 17 at Sr. No.2424/2013 on dated 04/03/2013. I have also told by Mr. Nimhan that along with said Development Agreement and Irrevocable Power of Attorney, the possession of said Land Property No. 1 is also handover to M/s S. S. Properties. I have perused the said Power of Attorney.
- 7) I have gone through said Development Agreement and Power of Attorney and found that the consideration for said Documents is shown as 70209 sq. ft. Saleable developed area in the said proposed Development, to the Owners. The said



Development Agreement, the assignment of development right given to the M/s S.

S. Properties are perpetual without any recourse.



8) Regarding the said Land Property No. 1, one Maruti Baburao Makar has filed RCS No. 157/2008 and as per the compromise between the parties, the said suit was withdrawn against the Hiaraman Sayaji Bhote and others. Regarding the said Land Property No. 1, the dispute, Appeal was pending in MRT Court Pune. The said RTS Appeal bearing No. 314/19 is also rejected by Hon'ble Additional Collector Court. I have gone through said Order. Though said property is transferred and acquired as per the S.32 of the Maharashtra Tenancy and Agriculture lands Act 1948, still to extract unavailable rights, Shri Anil Pratap Chavan and Others have filed Civil Suit bearing no. 1282 /2023 against the Owners herein, which is pending before Hon'ble Civil Court, Pune. I have perused the pleading of said suit and of opinion that no

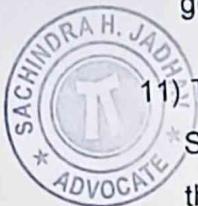
shadow is causing on the rights of present Owner and the said Civil Suit bearing no. 1282 /2023 is without any merit. Neither any adverse Order is passed against the present Owners nor S.S. Properties, the developer herein is party to said suit.

9) The Dinkar Rambhau Sutar has also executed Consent Deed dated 23/07/2018 regarding said Land Property No. 1 for lawful consideration. The said Consent Deed was also registered in the Office of Sub Registrar Haveli No 21 at Sr. No. 12786 / 2018 on dated 24/07/2018. I have perused the said Consent Deed dated 23/07/2018.

10) Mrs. Radhabhai G. Buchade and Narmada B Dodambe has executed Release Deed regarding the said property No. 1 on 11/11/2019. The said Release Deed was also registered in the Office of Sub Registrar Haveli No 15 at Sr. No. 19744 / 2019 on same date. I have perused the said Release Deed dated 11 /11/2019 and said is executed in favour of Hanumant Hiraman Bhote, Sugriv Hiraman Bhote, Yogesh Balasaheb Bhote, Ganesh Balasaheb Bhote and Lata Balasaheb Bhote. Regarding the said Release Deed Mutation Entry bearing 10331 came into



existence and names of Mrs. Radhabhai G. Buchade and Narmada B Dodambe got deleted from record of rights other columns.



- 11) The said Hanumant Bhote and other his family members have also executed Supplementary Development Agreement by which they have consented and affirm the Original Development Agreement bearing no. 2423/2023 by accepting additional consideration on 29/08/2022. The said Supplementary Development Agreement is also registered in the Office of Sub Registrar Haveli No 15 at Sr. No. 17469 /2023 on 29/08/2023. In furtherance of said Supplementary Development Agreement, the additional executed Power of Attorney is also registered in the Office of Sub Registrar Haveli No 15 at Sr. No. 17472 /2023 on 29/08/2023.

- 12) The said Lata Balasaheb Bhote and other her family members have also executed Supplementary Development Agreement by which they have consented and affirm the Original Development Agreement bearing no. 2423/2023 by accepting additional consideration on 17/08/2022. The said Supplementary Development Agreement is also registered in the Office of Sub Registrar Haveli No 15 at Sr. No. 16385 /2023 on 17/08/2023. In furtherance of said Supplementary Development Agreement, the additional executed Power of Attorney is also registered in the Office of Sub Registrar Haveli No 15 at Sr. No. 16386 /2023 on 17/08/2023.

- 13) The said Sugriv Bhote and other his family members have also executed Supplementary Development Agreement by which they have consented and affirm the Original Development Agreement bearing no. 2423/2023 by accepting additional consideration on 29/08/2022. The said Supplementary Development Agreement is also registered in the Office of Sub Registrar Haveli No 15 at Sr. No. 17465 /2023 on 29/08/2023. In furtherance of said Supplementary Development Agreement, the additional executed Power of Attorney is also registered in the Office of Sub Registrar Haveli No 15 at Sr. No. 17468 /2023 on 29/08/2023.

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Investigation of Title: -



- a) I have instructed by the Mr. Kiran Ranjeet Nimhan, the Partner of M/s S. S. Properties that they are in actual and physical possession of the "Said Land Property No. 1".
- b) I have conducted Search from 12/03/1994 till 11/03/2024 (30 Years) in Office of Sub Registrar, Haveli No. 17. I have not found any transaction of any sale, mortgage or development agreement etc. affecting title of current owners other than mentioned above.

Opinion :-

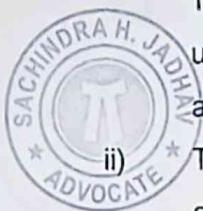
From the documents of title perused and searches taken, I have not found any documents adversely affecting the title of Mr. Sugriv Hiraman Bhole and others. I am of the opinion that Mr. Sugriv Hiraman Bhole and others has made out clear & sufficiently marketable title to the said land property no. 1 also described in Schedule- I herein under and said land property is free from any encumbrances for the reasons mentioned herein above.

B) Regarding Old S. No. 293/7,

i) Description of Property-

All that piece and parcels, of immovable property being land bearing S.No. 293 Hissa No. 7 admeasuring about 00 H 5 (Five) Are (R) i.e. 500 sq. mts. situated at Village Sus, Taluka Mulshi, District Pune within the limits of the Pune Zilha Parishad, Taluka Panchyat Samiti having Akar Rs.00. 50 Paise and bounded as follows:-

On or towards East - By Road
On or towards South- By S. No. 293/6
On or towards West- By S. No. 293/4
On or towards North- By S. No. 293/5



The property more particularly described herein above and 'Schedule- II' herein under, hereafter referred to as the "Said Land Property No. 2" for the sake brevity and convenience.

The Property mentioned in Para 1, "Said Land Property No. 2" was Originally owned as possessed by one Sai Bhika Ramoshi. After her sad demise names of Pratap, Soma, Arjun Bhika Ramoshi alias Chavan and Rahibai Gana Khomne were recorded as a Owners on the 7/12 extract of S. no. 293 Hissa 7 of Village Sus as per the Mutation Entry bearing No. 3200.

- iii) The said Soma Bhika Ramoshi Alias Chavan has died on 16/03/2000 leaving behind Son Dyanoba Soma Ramoshi alias Chavan and Arun Soma Ramoshi alias Chavan, Daughters namely Phulabai Dattoba jadhav, Sitabai Gangaram Makar and Lilabai Changdev Barde along with Wife Shantabai Soma Ramoshi Alias Chavan and as per the Mutation Entry bearing No. 4577 their names were recorded on the 7/12 extract. The said Arun Soma Ramoshi alias Chavan has died on 01/09/2007 leaving behind Son namely Santosh Arjun Ramoshi alias Chavan and Satish Arjun Ramoshi alias Chavan and theirs names were mutated as per the Mutation entry no. 5774.
- iv) All above owners of said Property has entered in to Development Agreement with Ganesh Namdev Nimhan and Ramesh Ashok Mokate on 05/1/2008. The said Development Agreement was also registered in the Office of Sub- Registrar Haveli No. 19 at Serial No. 139 / 2008. Along with said Development Agreement, Irrevocable Power of Attorney was also executed in their by accepting the Consideration. The said Power of Attorney was also registered in the Office of Sub- Registrar Haveli No. 19 at Serial No. 141 / 2008. Accordingly Mutation Entry bearing No. 5921 also came into existence.
- v) In furtherance of said Power of Attorney and Development agreement the Said Property was sold to one Suhas Bhagwanrao Nimhan. On 23 / 03 /2010. The said Sale Deed is also registered in the Office of Sub- Registrar Haveli No. 15 at Serial No. 2002 / 2010. As per the said Sale deed the Mutation entry bearing No. 6692 came into existence.

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vi) As per the Sale deed dated 08/12/2011, the Said Property was sold to one Major Rohit Sashikumar Mohile (Retired). The said Sale Deed is also registered in the Office of Sub- Registrar Haveli No. 2 at Serial No. 11444 / 2011. As per the said Sale deed the Mutation entry bearing No. 7528 came into existence.

As per the Sale deed dated 20 / 04 / 2017 , the Said Property was sold by Major Rohit Sashikumar Mohile (Retired) to Mr. Rakesh Kashinath Mitkari. The said Sale Deed is also registered in the Office of Sub- Registrar Haveli No.15 at Serial No. 3553 / 2017. As per the said Sale deed the Mutation entry bearing No. 9241 came into existence.

viii) As per the Sale deed dated 06 / 12/ 2022, the Said Property was sold by Mr. Rakesh Kashinath Mitkari to M/s S. S. Properties. The said Sale Deed is also registered in the Office of Sub- Registrar Haveli No. 8 at Serial No. 10930 / 2022. As per the said Sale deed the Mutation entry bearing No. 11243 came into existence. I have told by Mr. Kiran R Nimhan, the Partner of M/s S. S. Properties that since then they became Owner and Possessor of "Said Land Property No. 2".

ix) The said total land has received Non-Agriculture permission and accordingly Old 7/12 Extract numbers are closed and New 7/12 Extract that came on Record as under:

a) Old S No. 213/4 admeasuring 1 H 36 R with PotKharaba of 9 R
b) Old S. No. 293/7 admeasuring 5 R

becomes

i) New S. No. 213/4/293/7/A/1 NA land admeasuring 112.50 R
ii) New S. No. 213/4/293/7/A/2 NA land admeasuring 15 R
iii) New S. No. 213/4/293/7/A/3 NA land admeasuring 22.50 R

Accordingly as per the Mutation Entry 11729 came in the existence and as mentioned above Three new 7/12 Extract namely New S. No.

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213/4/293/7/A/1 NA land admeasuring 112.50 R, New S. No.
213/4/293/7/A/2 NA land admeasuring 15 R, New S. No. 213/4/293/7/A/3
NA land admeasuring 22.50 R replace old two 7/12 Extracts 213/4
admeasuring 1 H 36 R with Pot Kharaba of 9 R along with Old S. No.
293/7 admeasuring 5 R. The said entry is certified by Mandal Officer
on dated 24/10/2024.

The said Search Report is carried as per Search Receipt No. MH017020094202324U dated 11/03/2024 and Search Receipt No. MH017282658202324U dated 14/03/2024 and MH018425356202425U dated 24/03/2025.

Hence this Search Report.

Pune

Date: 27/03/2025



Adv. Sachindra Hanumant Jadhav
Advocate