

SECOND SUPPLEMENTARY SEARCH REPORT AND TITLE CERTIFICATE

I was requested by **M/S. TEJRAJ REALTORS LLP**, A Limited Liability Partnership Firm, Registered under the provisions of Limited Liability Partnership Act, 2008, having its office at 301, 3rd Floor, Bonita, Vasantrao Deshmukh Path, Off Ghole Road, Shivajinagar, Pune 411005, represented by its duly Authorized Partner **TEJRAJ PROMOTERS AND BUILDERS PVT. LTD**, through its **AUTHORIZED DIRECTOR SHRI. TEJRAJ GANPATRAO PATIL**, Age about – 40 years, Occupation – Business, office at - 301, 3rd Floor, Bonita, Vasantrao Deshmukh Path, Off Ghole Road, Shivajinagar, Pune 411005, to conduct Search and issue Second Supplementary Search and Title Opinion Certificate for the **Amalgamated Land bearing Survey No.73+74+75/2/1, Final Plot No.31 and 32, situated at Village Baner of City of Pune, Taluka Haveli, District Pune** and which is more particularly described in Schedule VIII herein under for the period of last 04 years i.e. 2018 to 2021, which is as under:-

DESCRIPTION OF THE LARGER LAND OF SURVEY NO.73**SCHEDULE I**

ALL THAT PIECE AND PARCEL of the Land bearing Survey No.73, total admeasuring 1H 22 Aars, situated at Village Baner, Taluka Haveli, District Pune and within the limits of Sub-Registration Haveli and within the limits of Pune Municipal Corporation.

DESCRIPTION OF THE LARGER LAND**SCHEDULE II**

ALL THAT PIECE AND PARCEL of the Plot bearing No.2 prepared out of Private Layout out of Survey No.73 admeasuring 0H 50 Aars out of total Land admeasuring 1H 22 Aars, situated at Village Baner, Taluka Haveli, District Pune and within the limits of



Sub-Registration Haveli and within the limits of Pune Municipal Corporation and which is bounded as under:-

ON OR TOWARDS THE EAST :- By Survey No.74, Baner.

ON OR TOWARDS THE SOUTH :- By Plot No.3 and 4 prepared out of Private

Layout out of Survey No.73.

ON OR TOWARDS THE WEST :- By Survey No.71 and Survey No.72, Baner.

ON OR TOWARDS THE NORTH :- By Plot No.3 and 4 prepared out of Private

Layout out of Survey No.73 and Odaha.

DESCRIPTION OF THE PLOT NO.3

SCHEDULE III

ALL THAT PIECE AND PARCELOf the Plot bearing No.3 prepared out of Private Layout out of Survey No.73 admeasuring 0H 11 Aars out of total Land admeasuring 1H 22 Aars, situated at Village Baner, Taluka Haveli, District Pune and within the limits of Sub-Registration Haveli and within the limits of Pune Municipal Corporation and which is bounded as under:-

ON OR TOWARDS THE EAST :- By Plot No.4 prepare out of Private Layout of Survey No.73.

ON OR TOWARDS THE SOUTH :- By 24 Meter Road.

ON OR TOWARDS THE WEST :- By Survey No.71 and Survey No.72, Baner.

ON OR TOWARDS THE NORTH :- By Plot No.2 prepare out of Private Layout of Survey No.73.



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ADVOCATE

Anil Sardesai
M.COM., LL.M.

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CTS No. : 40/11, F.P. No. 56/11,
Silver Breeze Apt., Bhonde Colony,
Erandwane, Pune - 411004.
Phone : 25433166
E-mail : sardesai.anil@yahoo.com

DESCRIPTION OF THE PLOT NO.4

SCHEDULE IV

ALL THAT PIECE AND PARCEL of the Plot bearing No.4 prepared out of Private Layout out of Survey No.73 admeasuring 0H 11 Aars out of total Land admeasuring 1H 22 Aars, situated at Village Baner, Taluka Haveli, District Pune and within the limits of Sub-Registration Haveli and within the limits of Pune Municipal Corporation and which is bounded as under:-

ON OR TOWARDS THE EAST :- By Survey No.74+75/2/1, Baner.

ON OR TOWARDS THE SOUTH :- By 24 Meter Road.

ON OR TOWARDS THE WEST :- By Plot No.3 prepared out of Private Layout of

Survey No.73.

ON OR TOWARDS THE NORTH :- By Plot No.2 prepared out of Private Layout of

Survey No.73..

DESCRIPTION OF THE LARGER LAND OF SURVEY NO.74 AND 75/2/1

SCHEDULE V

ALL THAT PIECE AND PARCEL of the Land bearing Survey No.74 and Survey No.75/2/1, total admeasuring as per Revised Layout and Non-Agricultural Order 11,029.25 Sq.mtrs, situated at Village Baner, Taluka Haveli, District Pune and within the limits of Sub-Registration Haveli and within the limits of Pune Municipal Corporation.

DESCRIPTION OF THE PLOT NO.31

SCHEDULE VI

ALL THAT PIECE AND PARCEL of the Plot bearing No.31 admeasuring 98.46 Sq.mtrs out of sanctioned Layout out of the Land bearing Survey No.74+75/2/1, total admeasuring 11,029.25. Sq.mtrs, situated at Village Baner, Taluka Haveli, District



Pune and within the limits of Sub-Registration Haveli and within the limits of Pune Municipal Corporation and which is bounded as under:-

ON OR TOWARDS THE EAST	:- By 9 Mtr Road.
ON OR TOWARDS THE SOUTH	:- By Path Way.
ON OR TOWARDS THE WEST	:- By Plot No.32.
ON OR TOWARDS THE NORTH	:- By Open Space.

DESCRIPTION OF THE PLOT NO.32

SCHEDULE VII

ALL THAT PIECE AND PARCEL of the Plot bearing No.32 admeasuring 90.67 Sq.mtrs out of sanctioned Layout out of the Land bearing Survey No.74+75/2/1, total admeasuring 11,029.25 Sq.mtrs, situated at Village Baner, Taluka Haveli, District Pune and within the limits of Sub-Registration Haveli and within the limits of Pune Municipal Corporation and which is bounded as under:-

ON OR TOWARDS THE EAST	:- By Plot No.31.
ON OR TOWARDS THE SOUTH	:- By Path Way.
ON OR TOWARDS THE WEST	:- By Survey No.73.
ON OR TOWARDS THE NORTH	:- By Open Space.

DESCRIPTION OF SUBJECT AMALGAMATED LAND

SCHEDULE VIII

ALL THAT PIECE AND PARCEL of the Amalgamated Land bearing Survey No.73+74+75/2/1, Plot No.31 and 32, total admeasuring 7389.13 Sq.mtrs, situated at Village Baner, Taluka Haveli, District Pune and within the limits of Sub-Registration Haveli and within the limits of Pune Municipal Corporation and which is bounded as under:-

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ON OR TOWARDS THE EAST

:- By Survey 74+75/2/1

ON OR TOWARDS THE SOUTH

:- By 24 Mtr Road

ON OR TOWARDS THE WEST

:- By Survey No72/4

ON OR TOWARDS THE NORTH

:- By Plot No.1 prepared out of Private

Layout of Survey No.73.

The Land described in Schedule VIII is the subject matter of the present Search and Title Opinion Certificate.

I have taken Search at all Sub-Registrar Offices [Ref: Receipt bearing No. MH005472916202122P, Dated 26/08/2021]. The Registers and Journals maintained in said office were not in good conditions and some of the journals were missing out and some were in torn conditions and not in legible conditions. Further I also carried out computerized Search and my Search is depending upon the Search taken with available Journals at said Sub-Registrar's offices and documents and information provided by my client to me and on basis of that I have not come across any adverse entry pertaining to the Said Property subject to whatever mentioned in the foregoing Search, which will render the title of the Said Property defective. My Client specifically provided me the following documents, which are as follows:-

- 1] Copy of Comprehensive Search Report and Title Certificate dated 23/12/2011 for Land bearing Survey No.73, Plot No.2.
- 2] Copy of Supplementary Search Report and Title Certificate dated 17/09/2012 for Land bearing Survey No.73, Plot No.2.
- 3] Copy of Comprehensive Search Report and Title Certificate dated 05/11/2012 for Land bearing Survey No.73, Plot No.3 and 4.
- 4] Copy of Comprehensive Search Report and Title Certificate dated 29/11/2011 for Land bearing Survey No.74+75/2/1, Plot No.31 and 32.



- 5] Copy of Supplementary Search Report and Title Certificate dated 17/09/2012 for Land bearing Survey No.74+75/2/1, Plot No.31 and 32.
- 6] Copy of First Supplementary Search Report and Title Certificate dated 24/09/2018 for Land bearing Survey No.73+74+75/2/1, Final Plot No.31 and 32.
- 7] Copy of Sale Deed dated 01/09/2015 executed by Shri. Shankar Laxman Kalamkar and others in favour of M/s. Tejraj Realtors in respect of area admeasuring 11 Ares Private Layout out No.4 out of Survey No.73, which is registered with Sub – Registrar Havelli No.18, Pune vide Serial No. 7004/2015.
- 8] Copy of Complaint of Special Civil Suit No.1576/2018 filed by Tejraj Realtors LLP against Kalamkar Family before Civil Judge Senior Division, Pune.
- 9] Copy of Ad- Interim Exparte Injunction Order dated 27/11/2018 passed in Special Civil Suit No. 1576/2018.
- 10] Copy of Application dated 01/12/2018 below Exh 26 in Special Civil Suit No.1576/2018 for referring the dispute to Arbitrator.
- 11] Copy of order dated 14/02/2019 below Exh 26 in Special Civil Suit No.1576/2018.
- 12] Copy of application dated 14/02/2019 below Exh 36 in Special Civil Suit No. 1576/2018 for maintaining Status Quo.
- 13] Copy of order dated 15/02/2019 below Exh 36 in Special Civil Suit No.1576/2018.
- 14] Copy of Regular Civil Appeal No.113/2019 filed by Tejraj Realtors LLP against Kalamkar family before District Court, Pune against the order passed below Exh 26 in Special Civil Suit No.1576/2018.
- 15] Copy of Ad-interim Exparte Injunction Order dated 01/03/2019 passed below Exh 5 in Regular Civil Appeal No.113/2019 by District Court, Pune.

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- 16] Copy of Writ Petition bearing Stamp No. 7945/2019 filed by Tejraj Realtors LLP against Kalamkar Family before Bombay High Court challenging the order passed below Exh 26 in Special Civil Suit No. 1576/2018.
- 17] Copy of Revised Commencement Certificate and Layout bearing No. CC/3833/2018, Dated 06/03/2019.
- 18] Copy of order dated 14/03/2019 passed by Circle Officer in Complaint bearing No. SR/02/2019 regarding Mutation Entry bearing No. 21984.
- 19] Copy of order dated 02/04/2019 passed by Bombay High Court in Writ Petition [ST] No.7945/2019.
- 20] Copy of Withdrawal Pursis below Exh 28 filed in Regular Civil Appeal No. 113/2019.
- 21] Copy of Order dated 16/04/2019 passed below Exh 1 in Regular Civil Appeal No.113/2019.
- 22] Copy of Plaint and Temporary Injunction Application in Special Civil Suit No. 1199/2019 filed by Kalamkar family against M/s. Tejraj Realtors before Civil Judge Senior Division, Pune.
- 23] Copy of Revised Commencement Certificate bearing No. CC/1347/2019, Dated 13/09/2019.
- 24] Copy of Supplement Deed of Mortgage for additional Security dated 23/06/2020, made and executed between M/s. Tejraj Realtors LLP and others and State Bank of India, which is registered with Sub – Registrar Haveli No. 11, Pune vide Serial No. 6212/2020.
- 25] Copy of Redumption Deed dated 24/06/2020, made and executed between M/s. Tejraj Realtors LLP and other and State Bank of India, which is registered with Sub – Registrar Haveli No.11, Pune vide Serial No. 6302/2020.

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- 26] Copy of Transfer Deed dated 10/12/2020, made and executed between M/s. Tejraj Realtors LLP and Pune Municipal Corporation, which is registered with Sub – Registrar Haveli No. 23, Pune vide Serial No. 18192/2020.
- 27] Copy of Notice dated 31/12/2020 of cessation by Sou. Sharda Babanrao Bondre and Shri. Rohan Babanrao Bondre from Tejraj Realtors LLP.
- 28] Copy of Resolution dated 31/12/2020 by which resignation of Sou. Sharda Babanrao Bondre and Shri. Rohan Babanrao Bondre was accepted by Tejraj Realtors LLP.
- 29] Copy of Supplemental to LLP Agreement dated 31/12/2020, made and executed by Shri. Tejraj Ganpatrao Patil and others.
- 30] Copy of order dated 28/04/2021 passed by Bombay High Court in Writ Petition No. 6935/2019.
- 31] Copy of Latest 7/12 extract.

Already Comprehensive Search Report and Title Certificate dated 23/12/2011 for Land bearing Survey No.73, Plot No.2 followed by Supplementary Search Report and Title Certificate dated 17/09/2012 for Land bearing Survey No.73, Plot No.2, Comprehensive Search Report and Title Certificate dated 05/11/2012 for Land bearing Survey No.73, Plot No.3 and 4, Comprehensive Search Report and Title Certificate dated 29/11/2011 for Land bearing Survey No.74+75/2/1, Plot No.31 and 32 followed by Supplementary Search Report and Title Certificate dated 17/09/2012 for Land bearing Survey No.74+75/2/1, Plot No.31 and 32 and First Supplementary Search Report and Title Certificate dated 24/09/2018 for Amalgamated Land bearing Survey No.73+74+75/2/1, Final Plot No. 31 and 32 is issued by undersigned Advocate at the instance of **M/S. TEJRAJ REALOTRS LLP** represented through **SHRI. TEJRAJ GANPATRAO PATIL** and has already covered all the aspects related to the said Land and as to how Development Rights have been acquired by Tejraj Realtors etc. Since all the Land referred above is amalgamated and therefore



the present Supplementary Search Report and Title Certificate covers the aspect after Amalgamation and development taken place. Therefore all the comprehensive Search Reports and Title Certificate referred above shall be read as part and parcel of the present Search Report and Title Certificate and not in isolation.

- 1) Vide registered Sale Deed dated 01/09/2015, Shri. Shankar Laxman Kalamkar, Sou. Chandrabhaga Shankar Kalamkar, Shri. Tukaram Shankar Kalamkar, Shri. Sanjay Shankar Kalamkar and Shri. Balasaheb Shankar Kalamkar through its Power of Attorney M/s. Tejraj Realtors through Partner Shri. Tejraj Promoters and Builders through Director Shri. Tejraj Ganpatrao Patil transferred the area admeasuring 11 Ares out of Private Layout out of Plot No.4 out of Survey No.73 in favour of M/s. Tejraj Realtors through Partner Shri. Tejraj Promoters and Builders through Director Shri. Tejraj Ganpatrao Patil, which came to be registered with Sub – Registrar Haveli No. 18, Pune vide Serial No. 7004/2015. The said Sale Deed was duly consented by Sou. Kunda Dharmadas Burde, Sou. Vandana Tukaram Kalamkar, Shri. Hemant Tukaram Kalamkar, Master Sudanshu Tukaram Kalamkar, Sou. Jayashree Sanjay Kalamkar, Kumari Manasi Sanjay Kalamkar, Master. Vinay Sanjay Kalamkar [Manasi and Vinay through Sou. Jayashree Sanjay Kalamkar], Sou. Nirmla Balasaheb Kalamkar, Kumari Sakshi Balasaheb Kalamkar and Master. Om Balasaheb Kalamkar through Sou. Nirmla Balasaheb Kalamkar all through POA M/s. Tejraj Realtors through Partner Shri. Tejraj Promoters and Builders through Director Shri. Tejraj Ganpatrao Patil. Upon execution of the said Sale Deed, name of M/s. Tejraj Realtors came to be mutated on 7/12 extract vide Mutation Entry bearing No. 21984. But against the said Mutation, Kalamkar family took objection and therefore the matter was referred to Circle Officer, Kothrud. Upon referring the said matter, Complaint bearing No. SR/02/2019 was allotted. Thereafter hearing was conducted of both the parties and ultimately after substantial hearing, Circle Officer, Kothrud certified the said



Mutation Entry bearing No. 251984 by its Order dated 14/03/2019. In the said manner the name of M/s. Tejraj Realtors was mutated on 7/12 extract. I was provided with the copy of the said complaint bearing No. SR/02/2019 and I have duly perused the same. As the earlier said development of Sale which has taken place before issuing earlier Search Reports were inadvertently missed out, is hereby covered in present Search Report.

- 2] Further M/s. Tejraj Realtors LLP got the Amalgamated Layout Plans revised vide Revised Commencement Certificate bearing No. CC/3833/18, Dated 06/03/2019. I was provided with the copy of the Revised Commencement Certificate and Revised Layout and I have duly perused the same.
- 3] Thereafter M/s. Tejraj Realtors LLP got the Building Plans revised vide Revised Commencement Certificate bearing No. CC/1347/19, Dated 13/09/2019. I was provided with the copy of the Revised Commencement Certificate and Revised Building Plans and I have duly perused the same.
- 4] Thereafter as M/s. Tejraj Realtors LLP as has executed Mortgage Deed dated 03/06/2016, Supplementary Deed of Mortgage for Additional Security dated 17/05/2017 and Confirmation Deed dated 25/07/2018 by which all the Amalgamated Land i.e. Survey No.73+74+75/2/1, Plot No.31 and 32 along with 61 units [as referred in the said document] from the proposed Building came to be mortgaged for the Project Loan of Rs.47 crores, In continuation of the same, M/s. Tejraj Realtors LLP through the hands of designated Partner Sri. Tejraj Ganpatrao Patil as First Mortgagee, Shri. Tejraj Ganpatrao Patil as Second Mortgagor, Tejraj Promoters and Builders Pvt Ltd through its authorized Director Shri. Tejraj Ganpatrao Patil as Third Mortgagor, Tejraj Promoters and Builders through Sole Proprietor Shri. Tejraj Ganpatrao Patil and M/s. Tejraj Realtors LLP through its designated Partner Shri. Tejraj Ganpatrao Patil as Borrower made and executed Supplementary Deed of Mortgage for Additional Security dated 23/06/2020 in favour of State Bank of India through its



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authorized signatory Shri. Gopal Singh which came to be registered with Sub – Registrar Haveli No.11, Pune vide Serial No.6292/2020. By way of the said document, M/s. Tejrāj Realtors LLP got rights of the State Bank of India released on Flat No.602, constructed on Land bearing Sub Plot No. 11 out of Final Plot No.535+536, corresponding City Survey No.1161/11, TPS No.1, situated at Village Bhamburda [Shivajinagar] and Flat No.501, to be constructed on Sub Plot No.8, out of Final Plot No.377, corresponding City Survey No.1011/8, situated in the Mitra Cooperative Housing Society, Bhamburda [Shivajinagar] and in lieu of the same mortgaged the Flat No. 101, 102, 202 and 204, situated in one of its project Divyatej, which is constructed on Sub Plot No.3, out of the Final Plot No.397, having its corresponding City Survey No.967, situated at Bhamburda Shivajinagar and within the limits of Pune Municipal Corporation. I was provided the copy of the said Supplementary Deed of Mortgage for Additional Security dated 23/06/2020 and I have duly perused the same.

- 5] Thereafter Redemption Deed dated 24/06/2020 came to be made and executed between M/s. Tejrāj Realtors LLP through its designated Partner Shri. Tejrāj Ganpatrao Patil as First Mortgagor/Releasee, Shri. Tejrāj Ganpatrao Patil as Second Mortgagor/Releasee, Tejrāj Promoters and Builders Pvt Ltd through its authorized Director Shri. Tejrāj Ganpatrao Patil as Third Mortgagor/Releasee, Tejrāj Promoters and Builders Pvt Ltd represented through its Sole Proprietor Shri. Tejrāj Ganpatrao Patil as Fourth Mortgagor all as Party of the First Part and M/s. Tejrāj Realtors through its authorized Partner Shri. Tejrāj Ganpatrao Patil as Borrower as Party of the Second Part on one hand State Bank of India through its authorized signatory Shri. Gopal Singh as Mortgagee/Releasor on the other hand, which came to be registered with Sub – Registrar Haveli No.11, Pune vide Serial No.6302/2020 by which the charge on the Flat No.602, constructed on Land bearing Sub Plot No. 11 out of Final Plot No.535+536, corresponding City Survey No.1161/11, TPS No.1, situated at Village



Bhamburda [Shivajinagar] and Flat No.501, to be constructed on Sub Plot No.8, out of Final Plot No.377, corresponding City Survey No.1011/8, situated in the Mitra Cooperative Housing Society, Bhamburda [Shivajinagar] [all are described in detail under Schedule Part 1 and Part 2 of the said Redemption Deed dated 24/06/2020 and which shall be read as part and parcel of the present Search Report] came to be released. I was provided with the copy of the said Redemption Deed dated 24/06/2020 and I have perused the same.

- 6] Thereafter Deed of Transfer dated 10/12/2020 came to be made and executed between Shri.Gulab Marutirao Dhankude through its Power of Attorney Holder M/s. Tejraj Realtors LLP through its Designated Partner Shri. Tejraj Ganpatrao Patil, Shri. Maruti Laxman Kalamkar and others through its Power of Attorney Holder M/s. Tejraj Realtors LLP through its Designated Partner Shri. Tejraj Ganpatrao Patil and M/s. Tejraj Realtors LLP through its Partner Shri. Tejraj Ganpatrao Patil on one hand and Pune Municipal Corporation through hands of Shri. Rajendra Suresh Muthe by which Shri. Gulab Marutirao Dhankude and others handed over their respective area to Pune Municipal Corporation for road widening purpose totaling to 310.95 Sq.mtrs. Out of the said area, land admeasuring 113.19 Ares is part of Survey No.72/4 which is not subject matter of present Search Report and therefore as far as present property is concerned total area handed over for road widening to Pune Municipal Corporation is 197.76 Sq.mtrs. I was provided with the copy of the said Transfer Deed dated 10/12/2020 and I have duly perused the same.

- 7] Thereafter one of the Partner of Tejraj Realtors LLP i.e. Sou. Sharda Babanrao Bondre and Shri.Rohan Babanrao Bondre gave a Notice of Cessation dated 31/12/2020 to other Partners of said LLP under the provisions of Section 24[1] of the Limited Liability Partnership Act, 2008. Upon receipt of the said Notice, by Resolution dated 31/12/2020, the said resignation of Sou. Sharda Babanrao Bondre and Shri.Rohan Babanrao Bondre was accepted by M/s. Tejraj Realtors



Sharda

LLP. I was provided with the copy of the said Notice of Cessation and Resolution provided to me.

- 8] Thereafter Supplemental to LLP Agreement dated 31/12/2020 came to be made and executed between Shri. Tejraj Ganpatrao Patil, Sou. Meera Ganpatrao Patil and Tejraj Promotes and Builders Pvt Ltd through authorized representative Shri. Tejraj Ganpatrao Patil as Continuing Designated Partners on one hand and Sou. Sharda Babanrao Bondre and Shri.Rohan Babanrao Bondre as Retiring Partners by which cessation of Sou. Sharda Babanrao Bondre and Shri.Rohan Babanrao Bondre as Partners were recorded and percentage of continuing Designated Partners was changed. I was provided with the copy of the said LLP Agreement dated 31/12/2020 and I have duly perused the same.

9] Litigation Details –

- a] As Kalamkar family members were trying to disturb the possession of M/s. Tejraj Realtors over the Property admeasuring 11 Ares i.e. the property which is subject matter of Sale Deed dated 01/09/2015, M/s. Tejraj Realtors instituted Special Civil Suit bearing No. 1576/2018 against Shri. Shankar Laxman Kalamkar, Sou. Chandrabhaga Shankar Kalamkar, Shri. Tukaram Shankar Kalamkar, Shri. Sanjay Shankar Kalamkar and Shri. Balasaheb Shankar Kalamkar for Permanent Injunction before Hon'ble Civil Judge Senior Division, Pune. In the said suit M/s. Tejraj Relators also preferred Temporary Injunction application and prayed that Shri. Shankar Laxman Kalamkar and others should be restrained permanently and temporarily from disturbing the possession of Plaintiff i.e. M/s. Tejraj Realtors over Suit Property and carrying out any construction over the same along with other ancillary prayers and pressed for Exparte injunction by again filing separate application dated 27/11/2018 below Exh 11. Upon hearing the Plaintiff, Hon'ble Court by its order dated 27/11/2018 was pleased to allow the said application and was pleased to grant ad-interim



Exparte injunction and restrained Defendant No.1 to 3 of the said suit from carrying out any construction or changing the nature of the suit property till next date. I was provided with the copy of Complaint, Temporary Injunction Application, application below Exh 11 and order dated 27/11/2018 and I have duly perused the same.

- b) Thereafter on appearance of the Defendants i.e. Kalamkar family, it filed application dated 01/12/2018 below Exh 26 u/s 8 of Arbitration and Conciliation Act, 1996 and prayed for referring the present suit i.e. SCS 1576/2018 to Arbitrator. The Plaintiff filed its reply to the said application below Exh 29 and took objection to the same. Thereafter the Hon'ble Court by its order dated 14/02/2019 was pleased to allow the said application below Exh 26 and directed the parties to refer the dispute to Arbitrator as per Arbitration clause. I was provided with the copy of application below Exh 26, reply below Exh 29 and order dated 14/02/2019 and I have duly perused the same.

- c) Thereafter Plaintiff i.e. M/s. Tejraj Realtors moved an application dated 14/02/2019 below Exh 36 and prayed for maintaining Status Quo as it wanted to challenge the said order passed below Exh 36 before higher Court. Upon considering the said application, Hon'ble Court was pleased to allow the said application and by its order dated 15/02/2019 directed for ad-interim injunction to continue for 2 weeks. I was provided with the copy of the said application below Exh 36 and order passed on it and I have duly perused the same.

- d) Thereafter M/s. Tejraj Realtors filed Regular Civil Appeal No.113/2019 against Shri. Shankar Laxman Kalamkar and others against the order passed below Exh 26 before Hon'ble District Judge, Pune and preferred Temporary Injunction in the same. The said application for Temporary Injunction below Exh 5 was allowed by Hon'ble Court by its order dated 01/03/2019 and the Hon'ble Court restrained Shri. Shankar Laxman Kalamkar and others from alienating Suit Property, disturbing the possession of appellant and carrying out construction of



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any nature in Suit Property until their appearance. I was provided with the copy of the Appeal, Temporary Injunction application and order dated 01/03/2019 and I have duly perused the same.

- e] Thereafter M/s. Tejraj Realtors filed Civil Writ Petition bearing Stamp No. 7945/2019 before Hon'ble Bombay High Court against Shri. Shankar Laxman Kalamkar and others against the order passed below Exh 26 by Hon'ble Civil Judge Senior Division, Pune in Special Civil Suit No. 1576/2018 of referring the dispute to Arbitrator and prayed to the Court to examine the legality, proprietary and validity of the said order passed below Exh 26. I was provided with the copy of the Writ Petition bearing Stamp No. 7945/2019 and I have duly perused the same.
- f] Thereafter Hon'ble High Court by its order dated 02/04/2019 issued notices to other party and extended ad-interim injunction granted by Trial Court on Exh 36, Dated 15/02/2019. I was provided with the copy of the said Order dated 02/04/2019 and I have duly perused the same.
- g] Thereafter M/s. Tejraj Realtors withdrew the Regular Civil Appeal No.113/2019 pending before Hon'ble District Court, Pune vide withdrawal pursis filed below Exh 28 and order dated 16/04/2019 came to be filed regarding the same below Exh 1 by Hon'ble Court.
- h] Thereafter Shri. Shankar Laxman Kalamkar and others filed Special Civil Suit No.1159/2019 on 24/07/2019 against M/s. Tejraj Realtors before Civil Judge Senior Division, Pune for Cancellation of Sale and Perpetual Injunction and has prayed for Temporary Injunction from creating third party interest based on the Sale Deed dated 01/09/2015. My client informed me that till date there are no adverse orders passed by Hon'ble Court in the said Suit and said matter is pending as on date. I have perused the copy of Plaint and Temporary Injunction Application.



A handwritten signature in blue ink, appearing to read "Anil Sardesai".

- i] Further from records it appears that the Writ Petition bearing Stamp No. 7945/2019 was admitted and given regular Writ Petition No.6935/2019. Further by order dated 28/04/2021, matter was reserved for Judgment. My client informed me that till date the Judgment has not been passed yet. I was provided with the copy of the said order dated 28/04/2021 and I have duly perused the same.

Hence apart from the above new development taken place nothing other development has taken place. Therefore since the said Amalgamated Land is mortgaged with State Bank of India along with Units as mentioned in various Mortgage Deeds, there is valid charge of the said State Bank of India over the said Amalgamated Land. Further out of the Amalgamated Land, Land admeasuring 11 Ares out of Survey No.73, since Special Civil Suit No.1159/2019 is pending before Civil Court, Pune, the title of 11 Ares out of the Amalgamated Land depends upon the outcome of the said Special Civil Suit No.1159/2019.

HENCE THIS SECOND SUPPLEMENTARY SEARCH REPORT.

PUNE

DATE:- 29/09/2021

ANIL G.SARDESAI
ADVOCATE



TITLE CERTIFICATE

REF - Amalgamated Land bearing Survey No.73+74+75/2/1, Final Plot No.31 and 32, situated at Village Baner of City of Pune, Taluka Haveli, District Pune.

This is to certify that apart from Issuance of Revised Commencement Certificate bearing No. CC/3833/18, Dated 06/03/2019, Revised Commencement Certificate bearing No. CC/1347/19, Dated 13/09/2019, execution of Supplement Deed of Mortgage for additional Security dated 23/06/2020, execution of Redumption Deed dated 24/06/2020, execution of Transfer Deed dated 10/12/2020, Notice of Cessation of Partners Sou. Sharda Babanrao Bondre and Shri. Rohan Babanrao Bondre, execution of Supplemental LLP Agreement dated 31/12/2020 and filing of Special Civil Suit No.1159/2019 before Civil Court, Pune; nothing new development has taken place. Therefore since the said Amalgamated Land is mortgaged with State Bank of India along with Units as mentioned in various Mortgage Deeds, there is valid charge of the said State Bank of India over the said Amalgamated Land. Further out of the Amalgamated Land, Land admeasuring 11 Ares out of Survey No.73, since Special Civil Suit No.1159/2019 is pending before Civil Court, Pune, the title of 11 Ares out of the Amalgamated Land depends upon the outcome of the said Special Civil Suit No.1159/2019.

PUNE

DATE:- 29/09/2021

ANIL G.SARDESAI
ADVOCATE.



MTR Form Number-6



GRN	MH005472916202122P	BARCODE			Date	26/08/2021-19:13:34		Form ID
Department Inspector General Of Registration				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment Other Items				PAN No.(if Applicable)				
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name	ADV ANIL SARDESAI			
Location PUNE								
Year 2021-2022 One Time				Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			750.00	Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				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.	10000502021082604167		0181742039118
Cheque/DD No.				Bank Date	RBI Date	26/08/2021-19:13:49		Not Verified with RBI
Name of Bank				Bank Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID

Mobile No. : 9890900765

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

संदर्भ: चलन "ट्रेडिंग ऑफ पैमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा बोंदणी व करतवाच्या दुरुपरासाठी लागू नाही.