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TITLE INVESTIGATION REPORT

To

R R Lunkad Landmarks LLP

A partnership firm registered under the provisions of Limited Liability Partnership Act, having its Registered office at - 3rd Floor, R & Lunkad Business Centre, Pimpale Saudagar, Pune - 411027

Through its Partner

Shri Rajendra Ramaraj Lunkad

Sub: Search and Title Report in respect of the property bearing Survey No. 65 Hissa No. 2/2+2/1/1 [as per computer 7/12 extract Survey 65/2/2/2/1/1] admeasuring 00 H 14.5 Ares, Survey No. 65 Hissa No.2/2+2/1/3/1 [as per computer 7/12 extract Survey 65/2/2/2/1/3/1] admeasuring 00 H 14.5 Ares, Survey No. 65 Hissa No.2/1+3/1/1/1 [as per computer 7/12 extract Survey 65/2/1/2/4/4/1] admeasuring 00 H 14.5 Ares, Survey No. 65 Hissa No.2/1+2/2/1/1 [as per computer 7/12 extract Survey No. 65/2/1/2/2/1/1] admeasuring 00 H 14.5 Ares, Survey No. 66/1/1 admeasuring 00 H 52.5 Ares, Survey No. 66/1/2A/2 admeasuring 00 H 12 Ares i.e. 1200 sq.mtrs., Survey No. 66/1/2A/1 admeasuring 00 H 05.5 Area i.e. 550 sq.mtrs and Survey No. 66/1/2A/1 [as per computer 7/12 Survey No. 66/1/2A/1/1] admeasuring 00 H 03 Ares i.e. 300



sq.mtrs., Survey No. 66/1/2A Pal admeasuring 00 H 05.5
Ares i.e. 550 sq.mtrs., Survey No. 66/1/2B admeasuring
00 H 26.25 Ares i.e. 2625 sq.mtrs. of village Pimple
Nilakh, Tal Haveli, District Pune

Dear Sir/s,

At your instance I have carried out Search and Title
Report in respect of Property captioned below and my detailed
opinion and observations in this regard are as follows:-

I. DESCRIPTION OF THE PROPERTIES-

All that pieces and parcel of the property situate within the
Registration District of Pune, Registration sub district of Taluka
Haveli within the limits of Pimpri Chinchwad Municipal
Corporation village **Pimpale Nilakh** having following
particulars:-

- 1] Survey No. 65 Hissa No. 2/2+2/1/1 [as per computer
7/12 extract Survey 65/2/2/2/1/1] admeasuring 00 H 14.5
Ares, Survey No. 65 Hissa No.2/2-2/1/3/1 [as per computer
7/12 extract Survey 65/2/2/2/1/3/1] admeasuring 00 H 14.5
Ares, Survey No. 65 Hissa No.2/1+2/1/4/1 [as per computer
7/12 extract Survey 65/2/1/2/4/4/1] admeasuring 00 H 14.5
Ares, Survey No. 65 Hissa No.2/1+2/2/1/1 [as per computer
7/12 extract Survey No. 65/2/1/2/2/1/1] admeasuring 00 H
14.5 Area, Survey No. 66/1/1 admeasuring 00 H 52.5 Ares,



therefore, totally admeasuring 11050 sq.mtrs and bounded as under:-

On or towards

East - Property of Shri Haribhau Sathe out of Survey No. 66

South => Property of Shri Chandrakant Takle out of Survey No. 65/2/2/1

West = Property of Space Properties under green zone out of same survey numbers

North < D. P. Road

2] Survey No. 66/1/2A/2 admeasuring 00 H 12 Area i.e. 1200 sq.mtrs. and which is bounded as under:-

On or towards

East - Property of Shri Sudam Kamathe and others out of Survey No. 66/1/2B

South = Property of Shri Haribhau Sathe out of Survey No. 66

West = Property of Space Properties under green zone out of Survey No. 66

North = Road

3] Survey No. 66/1/2A/1 admeasuring 00 H 05.5 Area i.e. 550 sq.mtrs and which is bounded as under:-

On or towards

East - Property of Shri Sudam Kamathe and others out of Survey No. 66/1/2B



South	=	Property of Shri Haribhau Sathre out of Survey No. 66
West	=	Property of Space Properties under green zone out of Survey No. 66
North	=	Property of Shri Haribhau Sathre out of Survey No. 66

4] Survey No. 66/1/2A/1 [as per computer 7/12 Survey No. 66/1/2A/1/1] admeasuring 00 H 03 Area i.e. 300 sq.mtrs. and which is bounded as under -

On or towards

East	=	Property of Shri Sudam Kamathe and others out of Survey No. 66/1/2B
South	=	Property of Shri Haribhau Sathre out of Survey No. 66
West	=	Property of Space Properties under green zone out of Survey No. 66
North	=	Property of Shri Haribhau Sathre out of Survey No. 66

5] Survey No. 66/1/2A Paj admeasuring 00 H 05.5 Area i.e. 550 sq.mtrs. and which is bounded as under -

On or towards

East	=	Property of Shri Sudam Kamathe and others out of Survey No. 66/1/2B
South	=	Property out of Survey No. 66
West	=	Property of Space Properties under green zone out of Survey No. 66



North = Property of Shri Haribhau Sathe out of Survey No. 66

6] Survey No. 66/1/2B admeasuring 00 H 26.25 Ares i.e. 2625 sq.mtrs, and which is bounded as under -

On or towards

East = Property of Shri Sanjay Sathe and others

South = Property of Shri Arvind narayan Sathe

West = Property of Shri Haribhau Sathe and others

North = Road

Therefore, Survey No. 65 Hissa No. 2/2+2/1/1 (as per computer 7/12 extract Survey 65/2/2/2/1/1) admeasuring 00 H 14.5 Ares, Survey No. 65 Hissa No.2/2+2/1/3/1 (as per computer 7/12 extract Survey 65/2/2/2/1/3/1) admeasuring 00 H 14.5 Ares, Survey No. 65 Hissa No.2/1+2/4/4/1 (as per computer 7/12 extract Survey 65/2/1/2/4/4/1) admeasuring 00 H 14.5 Ares, Survey No. 65 Hissa No.2/1+2/2/1/1 (as per computer 7/12 extract Survey No. 65/2/1/2/2/1/1) admeasuring 00 H 14.5 Ares, Survey No. 66/1/1 admeasuring 00 H 52.5 Ares, Survey No. 66/1/2A/2 admeasuring 00 H 12 Ares i.e. 1200 sq.mtrs., Survey No. 66/1/2A/1 admeasuring 00 H 05.5 Ares i.e. 550 sq.mtrs and Survey No. 66/1/2B/1 (as per computer 7/12 Survey No. 66/1/2A/1/1 admeasuring 00 H 03 Ares i.e. 300 sq.mtrs., Survey No. 66/1/2A Pat admeasuring 00 H 05.5 Ares i.e. 550 sq.mtrs., Survey No. 66/1/2B admeasuring 00 H 26.25 Area i.e. 2625 sq.mtrs. therefore, totally



Takle have sold the property admeasuring 00 H 14.5 Ares out of Survey No. 65 Hissa No. 2/1+2/2/1 to Shri Dhananjay Babanrao Navle by a registered sale deed which is registered in the office of Sub Registrar Haveli No. 2 at Serial No. 2265/1979. Accordingly, the name of Shri Dhananjay Babanrao Navle has been mutated in the 7/12 extract of Survey No.65 Hissa No. 2/1+2/2/1 vide Mutation Entry No. 1070 and division of Survey No.65 Hissa No. 2/1+2/2/1 has been effected and a new Survey No.65 Hissa No. 2/1+2/2/1/1 has been allotted to the said purchaser i.e. Shri Dhananjay Babanrao Navle.

2] It appears from copy of Sale Deed that, on 03/09/1979 Shri Suresh Shripati Takle has sold the property admeasuring 00 H 14.5 Ares out of Survey No. 65 Hissa No. 2/1+2/2/4 to Shri Dhananjay Babanrao Navle by a registered sale deed which is registered in the office of Sub Registrar Haveli No. 2 at Serial No. 2269/1979. Accordingly, the name of Shri Dhananjay Babanrao Navle has been mutated in the 7/12 extract of Survey No.65 Hissa No. 2/1+2/2/4 by mutation Entry No. 1071 and division of Survey No.65 Hissa No. 2/1+2/2/4 has been effected and a new Survey No.65 Hissa No. 2/1+2/2/1/4/1 has been allotted to the said purchaser i.e. Shri Dhananjay Babanrao Navle.

3] It appears from copy of Sale Deed that, Shri Sudam Shripati Takle has sold the property admeasuring 00 H 14.5 Ares out of Survey No. 65 Hissa No. 2/2+2/1/3 to Shri Dhananjay Babanrao Navle by a registered sale deed which is registered in the office of Registrar of assurance Haveli No. 2 at



Serial No. 2261/1979. Accordingly, the name of Shri Dhananjay Babarao Takle has been mutated in the 7/12 extract of Survey No. 65 Hissa No. 2/2+2/1/3 by mutation Entry No. 1069 and division of Survey No. 65 Hissa No. 2/2+2/1/3 has been effected and a new Survey No. 65 Hissa No. 2/2+2/1/3/1 has been allotted to the said purchaser i.e. Shri Dhananjay Babarao Navle.

4) It appears from copy of Sale Deed that, on 03/09/1979 Shri Gulabrao Shejpatrao Takle has sold the property admeasuring 00 H 14.5 Ares out of Survey No. 65 Hissa No. 2/2+2/1 to Shri Dhananjay Babarao Navle by a registered sale deed which is registered in the office of Sub Registrar Haveli No. 2 of Serial No. 2260/1979. Accordingly, the name of Shri Dhananjay Babarao Takle has been mutated in the 7/12 extract of Survey No. 65 Hissa No. 2/2+2/1 by mutation Entry No. 1068 and division of Survey No. 65 Hissa No. 2/2+2/1 has been effected and a new Survey No. 65 Hissa No. 2/2+2/1/1 has been allotted to the said purchaser i.e. Shri Dhananjay Babarao Navle.

5) It appears from Mutation Entry No. 5231 that, as per order dated 14/02/2006 Tashildar Haveli dated 14/06 correction in Mutation Entries No. 1070 and 1071 effected that name of Shri Dhananjay Babarao Navle which was wrongly recorded in Survey No. 65 Hissa No. 1/2+2/2/1/1 and Survey No. 65 Hissa No. 2/1+2/2/1/4 were changed and his name is recorded to 7/12 extract of Survey No. 65 Hissa



No.2/1+2/2/1/1 and Survey No. 65 Hissa No. 2/1+2/4/4/1 respectively.

6] It appears that, Shri Dhanajay Babanrao Navle, Smt Surekha Dhananjay Navle, Miss Vrushali Dhananjay Navle, Miss Pooja Dhananjay Navle and Mast. Abhishek Dhananjay Navle through his natural and legal guardian Shri Dhananjay Babanrao Navle have entrusted the rights of development of the said property admeasuring 00 H 38 Ares bearing Survey No. 65 Hissa No.2/1+2/2/1/1, Survey No. 65 Hissa No. 2/1+2/4/4/1, Survey No.65 Hissa No. 2/2+2/1/3/1 and Survey No. 65 Hissa No. 2/2+2/1/1 of village Pimple Nilakh in favour of M/s Kumar Company through its partner Shri Inderkumar Kesarimal Jain by virtue of a registered Development Agreement dt. 10/04/2006 which is registered in the office of Sub Registrar Havell No. 10 at Serial No. 2812/2006. It further appears that, said owners Shri Dhanajay Babanrao Navle, Smt Surekha Dhananjay Navle, Miss Vrushali Dhananjay Navle, Miss Pooja Dhananjay Navle and Mast. Abhishek Dhananjay Navle through his natural and legal guardian Shri Dhananjay Babanrao Navle have also executed an Irrevocable Power of Attorney in favour of M/s Kumar Company through its partners Shri Kewalkumar Kesarimal Jain and Shri Inderkumar Kesarimal Jain which is registered in the office of Sub Registrar Havell No. 10 at Serial No. 2813/2006 on 10/04/2006.

7] It appears from the mutation entry No. 5460 that, Shri Dhananjay Babanrao Navle died on 31/10/2006 leaving behind his legal heirs namely his wife Smt Surekha Dhananjay Navle,



Daughters Miss Pooja Dhansjay Navle, Miss Vrushali Dhansjay Navle and Son Kum. Abhishek Dhansjay Navle. Accordingly, their names being legal heirs of late Shri Dhansjay Babanrao Navle, have been mutated in the 7/12 extracts of the property bearing Survey No. 65 Hissa No. 2/1-2/2/1/1, Survey No. 65 Hissa No. 2/1-2/4/4/1, Survey No. 65 Hissa No. 2/2+2/1/3/1 and Survey No. 65 Hissa No. 2/2+2/1/1 vide said mutation entry.

8] It appears that, on 12/02/2007 Smt Surekha Dhansjay Navle, Miss Pooja Dhansjay Navle, Miss Vrushali Dhansjay Navle and Kum. Abhishek Dhansjay Navle through his legal guardian Smt Surekha Dhansjay Navale have executed Consent cum Confirmation deed in favour of M/s Kumar Company, a registered partnership firm through its partner Shri Inderkumar Kesarimal Jain which is registered in the office of Sub Registrar Haveli No. 10 at Serial No. 1124/2007 and by this Consent Deed said owners have admitted and acknowledged the receipt of agreed consideration from M/s Kumar Company.

As regards to property bearing Survey No. 66/1/1 admeasuring 00 H 52.5 Ares of village Pimpale Nilkah

9] It appears from the copy of Sale Deed that, on 03/09/1979 Shri Baban Balaji Sathe, Smt Prabhavati Sitaram Gogawale, Smt Lilabai Vasantrao Chavan, Smt Sulochana Dinkar Gogawale, Smt Sahradini Bhanudas Pise and Smt Sonabai Balaji Sathe have sold the property admeasuring 00 H 52.5 Ares bearing Survey No. 66/1/1 in favour of Shri Vijay



Babarrao Navle by virtue of registered Sale Deed which is registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 2262/1974. Accordingly, name of Shri Vijay Babarrao Navle is mutated in the 7/12 extract of said property vide mutation entry No. 882.

10] It appears that, Shri Vijay Babarrao Navle, Kum Supriya Vijay Navle, Kum Chitra Vijay Navle and Mast. Harshad Vijay Navle through his natural and legal guardian Shri Vijay Babarrao Navle with the consent of Smt. Sujata Vijay Navle have entrusted the rights of development of the said property admeasuring 00 H. 52.5 Area bearing Survey No. 66/1/1 of village Pimple Nilakh in favour of M/s Kumar Company through its partner Shri Indarkumar Kesarimal Jain by virtue of a registered Development Agreement dt. 24/09/2004 which is registered in the office of Sub Registrar Haveli No. 5 at Serial No. 8948/2004. It further appears that, said owners Shri Vijay Babarrao Navle, Kum Supriya Vijay Navle, Kum Chitra Vijay Navle and Mast. Harshad Vijay Navle through his natural and legal guardian Shri Vijay Babarrao Navle have also executed an irrevocable Power of Attorney in favour of M/s Kumar Company through its partners Shri Kewalkumar Kesarimal Jain and Shri Indarkumar Kesarimal Jain which is registered in the office of Sub Registrar Haveli No. 5 at Serial No. 8949/2004 on 24/09/2004. It further appears that, said owners Shri Vijay Babarrao Navle, Kum Supriya Vijay Navle, Kum Chitra Vijay Navle and Mast. Harshad Vijay Navle through his natural and legal guardian Shri Vijay Babarrao Navle and Smt. Sujata Vijay Navle have executed a registered Lease Deed of the said property



bearing Survey No. 56/1/1 of village Pimpale Nilakh in favour of Shri Kewalkumar Kesarimal Jain which is registered in the office of Sub Registrar Haveli No. 5 at Serial No. 8430/2004 on 28/9/2004.

11] It appears from the mutation entry No. 5524 that, Shri Vijay Babanrao Navle died on 1/3/2006 leaving behind his legal heirs namely his wife Smt Sujata Vijay Navle, married daughter Mrs. Supriya Sandip Chavan, unmarried daughter Chitra Vijay Navle and son Harshad Vijay Navle. Accordingly, their names being legal heirs of late Shri Vijay Babanrao Navle have been mutated in the 7/12 extracts of the property bearing Survey No. 56/1/1 vide said mutation entry.

12] It appears that, on 28/12/2007 Smt Sujata Vijay Navle, Mrs. Supriya Sandip Chavan, Miss Chitra Vijay Navle and Shri Harshad Vijay Navle have executed and Consent cum Confirmation Deed in favour of M/s. Kumar Company, a registered partnership firm through its partner Shri Inderkumar Kesarimal Jain which is registered in the office of Sub Registrar Haveli No. 11 at Serial No. 11125/2007 and by this Consent Deed said owners have admitted and acknowledged the receipt of agreed consideration from M/s. Kumar Company. It further appears that, on 28/12/2007 Smt Sujata Vijay Navle, Mrs. Supriya Sandip Chavan, Miss Chitra Vijay Navle and Shri Harshad Vijay Navle have executed General Power of Attorney in favour of Shri Kewalkumar Kesarimal Jain and Shri Rajas Vimalkumar Jain which is registered in the office of Sub Registrar Haveli No. 11 at Serial No. 11126/2007.



13] It appears that, on 17/03/2008 M/s Kumar Company, a registered partnership firm through its Partner Shri Kewalkumar Kesarimal Jain with the consent of Smt Surekha Dhananjay Navle, Vrishali Dhananjay Navle, Pooja Dhananjay Navle, Abhishek Dhananjay Navle through his natural and legal guardian Smt Surekha Dhananjay Navle and Smt Sujata Vijay Navle, Mrs Supriya Sandip Chavan, KUm Chitra Vijay Navle and Shri Harshad Vijay Navle by virtue of a registered Deed of Assignment of Development Rights has assigned and transferred the Development Rights in respect of the said property bearing Survey No. 66/1/1 admeasuring 00 H 52.5 Acre, Survey No. 65 Hissa No. 3/1+2/2/1/1 admeasuring 00 H 14.5 Acre, Survey No. 65 Hissa No. 2/1+2/4/4/1 admeasuring 00 H 14.5 Acre, Survey No. 65 Hissa No. 2/2+2/1/3/1 admeasuring 00 H 14.5 Acre and Survey No. 65 Hissa No. 1/2+2/1/1 admeasuring 00 H 14.5 Acre in favour of M/s Bafana Builders and Land Developers, a registered partnership firm through its Partner Shri Sushilkumar Kasturchand Bafana which is registered in the office of Sub Registrar Haveli No. 17 at Serial No. 3211/2008. It further appears that, in furtherance of said Development Agreement said Mr. Kewalkumar Kesarimal Jain has also executed a General Power of Attorney in favour of Shri Sushilkumar Kasturchand Bafana which is registered in the office of Sub Registrar Haveli No. 3212/2008.

14] It appears that, on 03/09/2009 Shri Kewalkumar Kesarimal Jain has executed a Deed of Surrender of Lease in favour of Smt Sujata Vijay Navle, Mrs Supriya Sandip Chavan, KUm Chitra Vijay Navle and Shri Harshad Vijay Navle which is



registered in the office of Sub Registrar Haveli No. 17 at Serial No. 7852/2009.

13] It appears from the copy of Sale Deed that, on 02/09/2009 Smt. Sujata Vijay Navle, Mrs. Supriya Sandip Chavan, Kum. Chitra Vijay Navle and Shri Harshad Vijay Navle with the consent of M/s Kumar Company, a registered partnership firm through its Partner Shri. Kowalkumar Kesarimal Jain being consenting party no. 1 and M/s Bafana Builders and Land Developers, a registered partnership firm through its Partner Shri Sushilkumar Kasturchand Bafana being consenting party no. 2 have sold and conveyed the property bearing Survey No. 66/1/1 of village Pimpale Bilakh admeasuring 00 li 52.5 Ares in favour of Space Properties, a registered partnership firm through its Partners Shri Pawan Nemichand Bhandari and Shri Prashant Dhanraj Oswal which Sale Deed is registered in the office of Sub Registrar Haveli No. 17 at Serial No. 7853/2009. It further appears that, in furtherance of said Sale Deed the owners Smt. Sujata Vijay Navle, Mr. Supriya Sandip Chavan, Kum. Chitra Vijay Navle and Shri Harshad Vijay Navle and said developer M/s Bafana Builders and Land Developers, a registered partnership firm through its Partner Shri Sushilkumar Kasturchand Bafana have also executed a Power of Attorney in favour of Space Properties, a registered partnership firm through its Partners Shri Pawan Nemichand Bhandari and Shri Prashant Dhanraj Oswal which Sale Deed is registered in the office of Sub Registrar Haveli No. 17 at Serial No. 7854/2009. As a result of said Sale Deed name of in favour of Space Properties, a registered partnership firm



through its Partners Shri Pawan Nemichand Bhandari and Shri Prashant Dhanraj Oswal have been mutated in the 7/12 extract of said property vide mutation entry No. 5837.

18] It appears from Copy of Sale Deed that, on 27/09/2009 Smt Surekha Dhananjay Navle, Kum Vrushali Dhananjay Navle, Kum Pooja Dhananjay Navle and Mast Abhishek Dhananjay Navle through his natural guardian Smt Surekha Dhananjay Navle with the consent of M/s Kumar Company, a registered partnership firm through its Partner Shri Kewalkumar Kesarimal Jain being consenting party no. 1 and M/s Bafana Builders and Land Developers, a registered partnership firm through its Partner Shri Sushilkumar Kasturchand Balana being consenting party no. 2 have sold and conveyed the property bearing Survey No. 65 Hissa No. 2/1+2/2/1/1 admeasuring 00 H 14.5 Ares, Survey No. 65 Hissa No. 2/1+2/4/4/1 admeasuring 00 H 14.5 Ares, Survey No. 65 Hissa No. 2/2+2/1/3/1 admeasuring 00 H 14.5 Ares and Survey No. 65 Hissa No. 2/2+2/1/1 admeasuring 00 H 14.5 Ares in favour of Space Properties, a registered partnership firm through its Partners Shri Pawan Nemichand Bhandari and Shri Prashant Dhanraj Oswal which Sale Deed is registered in the office of Sub Registrar Haveli No. 17 at Serial No. 7856/2009. It further appears that, in furtherance of said Sale Deed the owners Smt Surekha Dhananjay Navle, Kum Vrushali Dhananjay Navle, Kum Pooja Dhananjay Navle and Mast Abhishek Dhananjay Navle through his natural guardian Smt Surekha Dhananjay Navle and said developer M/s Bafana Builders and Land Developers, a registered partnership firm through its Partner



Shri Sushilkumar Kasturchand Bafana have also executed a Power of Attorney in favour of Space Properties, a registered partnership firm through its Partners Shri Pawan Nemichand Bhandari and Shri Prashant Dhanraj Oswal which Sale Deed is registered in the office of Sub Registrar Haveli No. 17 at Serial No. 7857/2009. As a result of said Sale Deed name of in favour of Space Properties, a registered partnership firm through its Partners Shri Pawan Nemichand Bhandari and Shri Prashant Dhanraj Oswal have been mutated in the 7/12 extract of said property vide mutation entry No. 5836.

17] It appears from the mutation entry No. 6831 that, as per the order passed by Upper Tehsildar, Akurdi Survey No. 65 Hissa No. 2/1+2/2/1/1, Survey No. 65 Hissa No. 2/1+2/4/4/1, Survey No. 65 Hissa No. 2/2+2/1/3/1 and Survey No. 65 Hissa No. 2/2+2/1/1 have been changed as new Survey No. 65 Hissa No. 2/1/2/2/1/1, Survey No. 65 Hissa No. 2/1/2/4/4/1, Survey No. 65 Hissa No. 2/2/2/1/3/1 and Survey No. 65 Hissa No. 2/2/2/1/1 of village Pimpale Nilakhi, Tal. Haveli Dist. Pune.

18] It further appears from the mutation entry No. 6987 that, typographical errors in names of Space Properties through its partner Shri Pawan Nemichand Bhandari occurred in the computerized 7/12 extracts of Survey No. 65 Hissa No. 2/1/2/4/4/1, Survey No. 65 Hissa No. 2/2/2/1/3/1 and Survey No. 65 Hissa No. 2/2/2/1/1 is rectified.

19] It further appears from the mutation entry No. 6987 that, typographical errors in names of Space Properties through its



partner Shri Pawan Nemichand Bhandari occurred in the computerized 7/12 extract of Survey No. 65 Hissa No.2/1/2/2/1/1 is rectified.

20] It appears from Deed of Reconstitution of Partnership that, Mrs Pranjal Prashant Oswal, Mr Prashant Dhanraj Oswal, Shri Manish Sanjay Oswal and Shri Rahul Pramod Oswal all through their power of attorney holder Shri Pawan Nemichand Bhandari, Mrs Sajanbai Nemichand Bhandari, Mrs Disha Pawan Bhandari, Mrs Swati Rajesh Bhandari have executed a retirement deed in favour of continuing partners of Space Properties, a registered partnership firm namely Shri Rajesh Nemichand Bhandari and Shri Pawan Nemichand Bhandari. This Retirement cum Reconstitution Deed dt. 8/3/2017 is registered in the office of Sub Registrar Haveli No. 11 at Serial No. 1801/2017 on 09/03/2017. Accordingly, effect of this retirement deed is given to the said properties vide mutation entry No. 7039 and name of retired partners have been deleted from the 7/12 extracts and names of Shri Rajesh Nemichand Bhandari and Shri Pawan Nemichand Bhandari partners of Space Properties have been mutated in the 7/12 extract of said properties bearing Survey No. 65 Hissa No.2/1/2/2/1/1, Survey No. 65 Hissa No. 2/1/2/4/4/1, Survey No. 65 Hissa No. 2/2/2/1/3/1 and Survey No. 65 Hissa No. 2/2/2/1/1 and Survey No. 66/1/1 of village Piprole Nilakh, Tal. Haveli Dist. Punjab.

21] It appears that in furtherance of said Retirement cum Reconstitution of Partnership Deed, Mrs Pranjal Prashant



Oswal, Mr Prashant Dhanraj Oswal, Shri Manish Sanjay Oswal and Shri Rahul Pramod Oswal all through their power of attorney holder Shri Pawan Nemichand Bhandari, Mrs Sejanha Nemichand Bhandari, Mrs Diha Pawan Bhandari, Mrs Swati Rajesh Bhandari have executed a Deed of Confirmation which is registered in the office of Sub Registrar Haveli No. 11 at Serial No. 1602/2007 on 09/03/2017.

22] It appears that, Space Properties, a registered partnership firm got sanctioned the layout in respect of property bearing Survey No. 65 Hissa No.2/1/2/2/1/1, Survey No. 65 Hissa No. 2/1/2/4/4/1, Survey No.65 Hissa No. 2/2/2/1/3/1 and Survey No. 65 Hissa No. 2/2/2/1/1 and Survey No. 66/1/1 totally admeasuring 11050 sq.mtrs. of village Pimpale Nibakh, Tal. Haveli Dist. Pune from the Pimpri Chinchwad Municipal Corporation and also got the permission from Collector of Pune to use the said properties for Non-Agricultural purpose vide order No. PMH/NA/SR/801/2011 dt. 17/10/2011.

23] It appears that, the property admeasuring 1047 sq.mtrs. out of property admeasuring 11050 sq.mtrs. bearing Survey No. 65 Hissa No.2/1/2/2/1/1, Survey No. 65 Hissa No. 2/1/2/4/4/1, Survey No.65 Hissa No. 2/2/2/1/3/1 and Survey No. 65 Hissa No. 2/2/2/1/1 and Survey No. 66/1/1 is under the green belt as per the zone certificate issued by the Pimpri Chinchwad Municipal Corporation.

24] It appears that, on 14/03/2017 Space Properties, a registered partnership firm through its partners Shri Pawan



Nemichand Bhandari and Shri Rajesh Nemichand Bhandari have executed a Joint Development Agreement in favour of R R Lunakd Landmarks LLP, a register-partnership firm under the provisions of Limited Liability Partnership Act through its Partner Shri Rajendra Ramanlal Lunakd which is registered in the office of Sub-Registrar Haveli No. 11 at Serial No. 1726/2017 on 14/03/2017 in respect of property admeasuring 10003 sq.mtrs. out of Survey No. 65 Hissa No.2/1/2/2/1/1, Survey No. 65 Hissa No. 2/1/2/4/4/1, Survey No.65 Hissa No. 2/2/2/1/3/1 and Survey No. 65 Hissa No. 2/2/2/1/1 and Survey No. 66/1/1 totallly admeasuring 11050 sq.mtrs. and in furtherance of the said Joint Development Agreement, has also executed an Irrevocable Power of Attorney in favour of R R Lunakd Landmarks LLP, through its Partner Shri Rajendra Ramanlal Lunakd which is registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 1727/2017 on 14/03/2017.

25] It appears that, on 18/01/2019 Space Properties through its Partner has executed a Possession Receipt in respect of property which is under road widening for 24 meter road as per the development plan which was previous reserved for 18 meter road which is admeasuring 574 sq.mtrs out of Survey No. 65/2/1/4/4/1, admeasuring 1080 sq.mtrs out of Survey No. 65/2/2/2/1/1, admeasuring 258.50 sq.mtrs out of Survey No. 65/2/1/2/2/1/1 and admeasuring 884 sq.mtrs. out of Survey No. 65/2/2/2/1/3/1 and thus totallly admeasuring 2802.50 sq.mtrs. surrendered in favour of Pimpri Chinchwad Municipal Corporation. This Possession Receipt is registered in the office of Sub-Registrar Haveli No. 5 at Serial No. 506/2019.



26] It appears that, on 02/11/2018 Space Properties through its Partner has executed a Possession Receipt in respect of property which is under road widening for 24 meter road as per the development plan in respect of total area admeasuring 1047.50 sq.mtrs. out of Survey No. 65/2/1/4/4/1, Survey No. 65/2/2/2/1/1, Survey No. 65/2/1/2/2/1/1 and Survey No. 65/2/2/2/1/3/1 and thus total area admeasuring 1047.50 sq.mtrs. surrendered in favour of Pimpri Chinchwad Municipal Corporation. This Possession Receipt is registered in the office of Sub Registrar Havell No. 5 at Serial No. 8048/2018. The area admeasuring 1047.50 sq.mtrs is affected under extended area road widening from 18 meter to 24 meter road and thus the separate possession receipt is executed by Space Properties in favour of Pimpri Chinchwad Municipal Corporation in respect of 1047.50 sq.mtrs which was previous reserved under green belt and which was excluded from the Development Agreement executed in favour of R R Lunakd Landmark LLP.

27] Accordingly, name of Pimpri Chinchwad Municipal Corporation has been mutated in the 7/12 extracts of the said properties as aforesaid. It appears that, after the execution of the said possession receipt name of Space Properties for the Survey No. 65/2/1/4/4/1 admeasuring 00 H 08.14 Area i.e. 614 sq.mtrs., Survey No. 65/2/2/2/1/1 admeasuring 00 H 03.64 Area i.e. 364 sq.mtrs., Survey No. 65/2/1/2/2/1/1 admeasuring 00 H 08.98 Area i.e. 898 sq.mtrs., and Survey No. 65/2/2/2/1/3/1 admeasuring 00 H 00.74 Area i.e. 74 sq.mtrs.



As regards to property bearing Survey No. 66/1/2A/2

28] It appears from the 7/12 extract of Survey No. 66/1/2A/2 from the year 1978 to 2006 that, the property is owned by Smt Kaluram Vittoba Sathe.

29] It appears from the mutation entry No. 6430 that, Shri Kaluram Vittoba Sathe died on 13/08/2005 leaving behind five legal heirs namely: Smt. Laxmibai Kaluram Sathe, two sons namely Shri Haribhau Kaluram Sathe and Shri Dnyanoba Kaluram Sathe and three married daughters Sau Ranjana Dhanaji Jambhulkar, Sau Janabai Moreshwar Bahirat and Sau Savita Sunil Barane. Accordingly, names of these legal heirs have been mutated in the 7/12 extract vide mutation entry No. 6430.

30] It appears that, on 18/05/2013 Smt Laxmibai Kaluram Sathe, Sau Ranjana Dhanaji Jambhulkar, Sau Janabai Moreshwar Bahirat and Sau Savita Sunil Barane have executed a Release Deed thereby releasing their undivided share in the said property and other properties in favour of Shri Haribhau Kaluram Sathe and Shri Mauli alias Dnyanoba Kaluram Sathe which Release Deed is registered in the office of Sub Registrar Haveli No. 12 at Serial No. 5029/2013 on 11/06/2013. Accordingly, names of Smt Laxmibai Kaluram Sathe, Sau Ranjana Dhanaji Jambhulkar, Sau Janabai Moreshwar Bahirat and Sau Savita Sunil Barane have been deleted from the 7/12 extract of the said property.



31] It further appears from the mutation entry No. 6937 that, typographical errors in names in the computerized 7/12 extract of Survey No. 66/1/2A/2 is rectified and bracket in front of deleted names have been put in the 7/12 extract.

32] It appears that, on 17/02/2017 Shri Haribhau Kaluram Sathe, Smt. Mandakini Haribhau Sathe, Shri Yashodhan Haribhau Sathe, Smt. Rupali Yashodhan Sathe, Shri Yuvraj Haribhau Sathe, Smt. Pranoti Prashant Kokane, Smt. Pratima Pradip Chandere, Shri Dnyanoba Kaluram Sathe, Smt. Mangal Dnyanoba Sathe, Shri Pradip Dnyanoba Sathe, Shri Shivraj Dnyanoba Sathe through natural guardian Shri Dnyanoba Kaluram Sathe, Smt. Priyanka Ganesh Kalbhut, Smt. Pritam Ganesh Jagtap have entrusted the rights of development of the said property in favour of Space Properties, through its partners Shri Pawan Nemichand Bhandari and Shri Rajesh Nemichand Bhandari by virtue of a registered Development Agreement which is registered in the office of Sub Registrar Haveli No. 11 at Serial No. 1158/2017 and in furtherance of said agreement have also executed an Irrevocable Power of Attorney in favour of Space Properties, through its partners Shri Pawan Nemichand Bhandari and Shri Rajesh Nemichand Bhandari which is registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 1159/2017.

As regards to property bearing Survey No. 66/1/2A/1/1

33] It appears from the copy of Sale Deed that, on 20/02/1980 Shri Kaluram Vitkoba Sathe has sold the property measuring 00 H 03.3 Ares out of Survey No. 66/1/2A. Paid by



virtue of a registered Sale Deed in favour of Shri Hanstratna Murarrao Shinde and Shri Pushparatna Murarrao Shinde which is registered in the office of Sub Registrar Havell No. 2 at Serial No. 662/1980. Accordingly, names of Shri Hanstratna Murarrao Shinde and Shri Pushparatna Murarrao Shinde have been mutated in the 7/12 extract of Survey No. 66/1/2A Pal vide mutation entry No. 1029 and division of Survey No. 66/1/2A Pal has been effected and a new Survey No. 66/1/2A/1 has been allotted to the said purchasers i.e. Shri Hanstratna Murarrao Shinde and Shri Pushparatna Murarrao Shinde. However at the time allowing the said mutation entry remark of Section 84C of Bombay Tenancy and Agricultural Land Act has been put in the 7/12 extract. It further appears that, afterwards said remark is deleted as per the order passed by Tehsildar Office dt. 29/10/2016.

34] It appears from the mutation entry No. 6998 that, as per the order passed by Upper Tehsildar, Pimpri Chinchwad, Tal. Havell, Dist. Pune dt. 17/04/2017 Survey No. 66/1/2A/1 is corrected as new Survey No. 66/1/2A/1/1 and name of Hanstratna is also corrected as Hanstratna in the computerized 7/12 extract.

35] It appears from the copy of Sale Deed that, said Shri Hanstratna Murarrao Shinde and Shri Pushparatna Murarrao Shinde have sold and conveyed the property admeasuring 00 H 00 Acre out of Survey No. 66/1/2A/1 by virtue of a registered Sale Deed dt. 14/02/1990 which is registered in the office of Sub Registrar Havell No. 2 at Serial No. 2681/1990.



Accordingly, name of Shri Haribhau Katuram Sathe has been mutated in the 7/12 extract vide mutation entry No. 7001.

36] It appears that, on 17/02/2017 Shri Haribhau Katuram Sathe, Smt Mandakini Haribhau Sathe, Shri Yashodhan Haribhau Sathe, Smt Rupali Yashodhan Sathe, Shri Yuvraj Haribhau Sathe, Smt Praneti Prashant Kokane, Smt Pratima Pradip Chandere, Shri Dnyanoba Katuram Sathe, Smt Mangal Dnyanoba Sathe, Shri Pradip Dnyanoba Sathe, Shri Shivraj Dnyanoba Sathe through natural guardian Shri Dnyanoba Katuram Sathe, Smt Priyanka Ganesh Kalblor, Smt Pritam Ganesh Jagtap have entrusted the rights of development of the said property in favour of Space Properties, through its partners Shri Pawan Nemichand Bhandari and Shri Rajesh Nemichand Bhandari by virtue of a registered Development Agreement which is registered in the office of Sub Registrar Haveli No. 11 at Serial No. 1155/2017 and in furtherance of said agreement have also executed an Irrevocable Power of Attorney in favour of Space Properties, through its partners Shri Pawan Nemichand Bhandari and Shri Rajesh Nemichand Bhandari which is registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 1156/2017.

As regards to property bearing Survey No. 66/1/2A/1

37] It appears from the mutation entry No. 846 that, on 21/9/1978 Shri Katuram Vithoba Sathe has sold and conveyed the property admeasuring 00 H 05.50 Ares out of Survey No. 66/1/2A pa by virtue of a registered Sale Deed in favour of Shri Mojas Govindrao Berage. Accordingly, name of Shri Mojas



Govindrao Borage has been mutated in the 7/12 extract of Survey No. 66/1/2A. Pai vide mutation entry No. 846 and division of Survey No. 66/1/2A Pai has been effected and a new Survey No. 66/1/2A/1 has been allotted to the said purchaser i.e. Shri Mojas Govindrao Borage.

38] It appears from the mutation entry No. 6998 that, as per the order passed by Upper Tehsilidar, Pimpri Chinchwad, Tal. Haveli, Dist. Pune dt. 12/04/2017 name of Mojas Govindrao Borage is corrected as Mojas Govindrao Borage in the computerized 7/12 extract.

39] It appears from the copy of Sale Deed that, on 3/11/1987 Shri Mojas Govindrao Borage has sold and conveyed the said property admeasuring 00 H 05.5 Area out of Survey No. 66/1/2A/1 in favour of Shri Kaluram Vithoba Satho by virtue of a registered Sale Deed which is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 14535/1987. As a result of this Sale Deed name of Shri Kaluram Vithoba Satho which was remained to be mutated in the 7/12 extract of said property has been mutated in the 7/12 extract vide mutation entry No. 7000.

40] It appears from the mutation entry No. 7004 that, names of legal of late Shri Kaluram Vithoba Satho namely Shri Haribhau Kaluram Satho and Shri Dnyanoba Kaluram Satho have been mutated in the 7/12 extract of said Property.

41] It appears that, on 17/02/2017 Shri Haribhau Kaluram Satho, Sau Mandakini Haribhau Satho, Shri Yashodhan



Haribhau Sathe, Smt Rupali Yashwanth Sathe, Smt Yuvraj Haribhau Sathe, Smt Pranoti Prashant Kokane, Smt Pratima Pradip Chandere, Shri Dnyanoba Kaluram Sathe, Smt Mangal Dnyanoba Sathe, Shri Pradip Dnyanoba Sathe, Smt Shivraj Dnyanoba Sathe through natural guardian Shri Dnyanoba Kaluram Sathe, Smt Priyanka Ganesh Kulkarni, Smt Pritam Ganesh Jagtap have entrusted the rights of development of the said property in favour of Space Properties, through its partners Shri Pawan Nemichand Bhandari and Shri Rajesh Nemichand Bhandari by virtue of a registered Development Agreement which is registered in the office of Sub Registrar Haveli No. 11 at Serial No. 1160/2017 and in furtherance of said agreement have also executed an Irrevocable Power of Attorney in favour of Space Properties, through its partners Shri Pawan Nemichand Bhandari and Shri Rajesh Nemichand Bhandari which is registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 1161/2017.

As regards to property bearing Survey No. 66/1/2A Pai

42) It appears from the copy of Sale Deed that, on 16/02/1979 Shri Kaluram Vitthoba Sathe has sold the property admeasuring 00 H 05.5 Ares out of Survey No. 66/1/2A Pai by virtue of a registered Sale Deed in favour of Smt Kusumbai Benjamin Hiwale which is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 494/1979. Accordingly, name of Smt Kusumbai Benjamin Hiwale has been mutated in the 7/12 extract of Survey No. 66/1/2A Pai vide mutation entry No. 1341. However at the time allowing the said mutation entry remark of Section 34C of Bombay Tenancy and Agricultural Land



Act has been put in the 7/12 extract. It further appears that, afterwards said remark is deleted vide mutation entry No. 6968:

43] It further appears from the mutation entry No. 6967 that, typographical error in name of Smt Kusumbai Hiwale in the computerized 7/12 extract is rectified.

44] It appears from the copy of Sale Deed that, legal heirs of Smt Kusumbai Benjamin Hiwale namely Smt Rajas Santosh Hiwale, Shri Satish Santosh Hiwale and Kum Smta Santosh Hiwale have sold and conveyed the property admeasuring 00.4 05.5 Ares bearing Survey No. 66/1/2A Pal in favour of Shri Haribhau Katuram Sathe by virtue of a registered Sale Deed dt. 13/11/1995 which is registered in the office of Sub Registrar Haveli No. 5 at Serial No. 8581/1995. Since name of Shri Haribhau Katuram Sathe which was remained to be recorded in the 7/12 extract later on has been mutated vide mutation entry No. 7122.

45] It appears that, on 17/02/2017 Shri Haribhau Katuram Sathe, Smt Manakini Haribhau Sathe, Shri Yashodhan Haribhau Sathe, Smt Rupali Yashodhan Sathe, Shri Yuvraj Haribhau Sathe, Smt Pramoti Prashanti Kokate, Smt Pratima Pradip Chandere have entrusted the rights of development of the said property in favour of Space Properties, through its partners Shri Pawan Nemichand Bhandari and Shri Rakesh Nemichand Bhandari by virtue of a registered Development Agreement which is registered in the office of Sub Registrar Haveli No. 11 at Serial No. 1151/2017 and in furtherance of



said agreement have also executed an Irrevocable Power of Attorney in favour of Space Properties, through its partners Shri Pawan Nemichand Bhandari and Shri Rajesh Nemichand Bhandari which is registered in the office of Sub Registrar Haveli No. 11 at St. No. 1192/2017.

As regards to property bearing Survey No. 66/1/2B

46] It appears from the 7/12 extract from the year 1978 to 1980 that the said property bearing Survey No. 66/1/2B owned by Shri Kondiba Khandu Kamathe and as per the mutation entry No. 690 name of Shri Kondiba Khandu Kamathe has been recorded in the 7/12 extract.

47] It appears from the mutation entry No. 1723 that Shri Kondiba Khandu Kamathe died on 23/07/1988 leaving behind his legal heirs namely his sons Shri Sudam Kondiba Kamathe, Shri Laxman Kondiba Kamathe, Shri Subhash Kondiba Kamathe and daughters Smt Jhumabai Dnyanoba Parakhe, Bhamabai Kondiba Kamathe, Smt Mathurabai Dnyanoba Satav and his widow Smt Ratnabai Kondiba Kamathe. Accordingly, their names have been mutated in the 7/12 extract of the said property.

48] It appears from the mutation entry No. 4845 that, Shri Subhash Kondiba Kamathe died on 15/03/2002 leaving behind his legal heirs namely Smt Sunanda Subhash Kamathe, Shri Anil Subhash Kamathe, Miss Maya Subhash Kamathe



and Miss Savita Subhash Kamathe. Accordingly, their names have been mutated in the 7/12 extract of said property.

49] It appears that, on 22/05/2017 Mrs Maya Santosh Sathe (before marriage name Miss Maya Subhash Kamathe) and Mrs Savita Kalidas Jitnawane (before marriage name Miss Savita Subhash Kamathe) have executed a Release Deed thereby releasing all their rights and undivided share in the said property and other properties in favour of Shri Arsal Subhash Kamathe which Release Deed is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 3902/2017.

50] It appears that, on 22/05/2017 Mrs Chaya Nirmal Balwarkar (before marriage name Miss Chaya Sudam Kamathe) has executed a Release Deed thereby releasing all her rights and undivided share in the said property and other properties in favour of Shri Sudam Kondila Kamathe, Shri Balasaheb Sudam Kamathe and Shri Dilip Sudam Kamathe which Release Deed is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 3903/2017.

51] It appears that, on 22/05/2017 Mrs Manali Pravin Kate (before marriage name Miss Manali Balasaheb Kamathe) has executed a Release Deed thereby releasing all her rights and undivided share in the said property and other properties in favour of Shri Balasaheb Sudam Kamathe which Release Deed is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 3904/2017.



52] It appears that, on 22/05/2017 legal heirs of late Smt Jhamabai Dnyanoba Parakhi namely Shri Shiveji Dnyanoba Parakhi, Smt Mangal Digambar Jambhulkar (before marriage name Mangal Dnyanoba Parakhi), Smt Ranjana Sajan Waihekar (before marriage name Ranjana Dnyanoba Parakhi), legal heirs of late Smt Sindhubai Digambar Jambhulkar (before marriage name Sindhubai Dnyanoba Parakhi) namely Shri Dattatraya Digambar Jambhulkar, Smt Maan Rajkumar Bhosale (before marriage name Manan Digambar Jambhulkar, Bhamabai Kondiba Kamathe and Smt Mathurabai Dnyanoba Sitay (before marriage name Mathurabai Kondiba Kamathe) have executed a Release Deed thereby releasing all their rights and undivided share in the said property and other properties in favour of Shri Sudam Kondiba Kamathe, Shri Laxmanan Kondiba Kamathe, Smt Sunanda Subhash Kamathe and Shri Amol Subhash Kamathe which Release Deed is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 3907/2017

53] It appears that, on 25/05/2017 Shri Sudam Kondiba Kamathe, Smt Dwarakabai Sudam Kamathe, Shri Balasaheb Sudam Kamathe, Smt Naina Balasaheb Kamathe, Shri Soham Balasaheb Kamathe, Shri Rahul Balasaheb Kamathe through natural guardian Mrs Naina Balasaheb Kamathe, Shri Dilip Sudam Kamathe, Smt Hema Dilip Kamathe, Shri Aditya Dilip Kamathe, Kunt Sayal Dilip Kamathe Shri Laxman Kondiba Kamathe, Smt Kanta Laxman Kamathe, Shri Sandipa Laxman Kamathe, Smt Vaishali Sandip Kamathe, Kunt Viraj Sandip Kamathe through natural guardian Sandip Laxman Kamathe, Shri Santosh Laxman Kamathe, Smt Sarika Santosh Kamathe,





Kum Swaraj Santosh Kamathe through natural guardian Santosh Laxman Kamathe, Shri Mahesh Laxman Kamathe, Sau Surekha Mahesh Kamathe, Kum Swara Mahesh Kamathe through natural guardian Sau Surekha Mahesh Kamathe, Kum Mayuri Mahesh Kamathe through natural guardian Surekha Mahesh Kamathe, Smt Sunanda Subhash Kamathe, Shri Amol Subhash Kamathe, Sau Shilpa Amol Kamathe and Kum Aditi Amol Kamathe through natural guardian Sau Shilpa Amol Kamathe have entrusted the rights of development of the said properties in favour of Space Properties, through its partners Shri Pawan Nemichand Bhandari and Shri Rajesh Nemichand Bhandari by virtue of registered Development Agreement which is registered in the office of Sub Registrar Haveli No. 25 at Serial No. 5584/2017 and in furtherance of said Development Agreement have also executed an Irrevocable Power of Attorney in favour of Space Properties, through its partners Shri Pawan Nemichand Bhandari and Shri Rajesh Nemichand Bhandari which is registered in the office of Sub Registrar Haveli No. 25 at Sr. No. 5585/2017

As regards to transfer and assignment of the development rights by Space Properties [Nemichand Bhandari Associates LLP] in favour of RR Lunakd Landmarks LLP

54] It appears that, on 31/03/2017 Space Properties, a registered partnership firm through its Partners Shri Pawan Nemichand Bhandari and Shri Rajesh Nemichand Bhandari have assigned and transferred the development rights acquired by it in respect of Survey No. 66/12A/2 admeasuring 00 H 12 Acres, Survey No. 66/1/2A/1 admeasuring 00 H 05.50 Acres and



Survey No. 66/1/2A/1 [computerized 7/12 extract Survey No. 66/1/2A/1/1] admeasuring 00 H 03 Ares thus totally admeasuring 00 H 20.5 Ares i.e. 2050 sq.mtrs. by virtue of registered development agreements dt. 17/02/2017 which are registered in the office of Sub Registrar Havell No. 11 at Sr. Nos. 1158/2017, 1160/2017 and 1155/2017 respectively in favour of R R Lunkad Landmarks LLP, through its partner Shri Rajendra Ramanlal Lunkad by a registered Development Agreement which is registered in the office of Sub Registrar Havell No. 11 at Serial No. 2312/2017 and also executed power of attorney in furtherance of said Development Agreement in favour of R R Lunkad Landmarks LLP, through its partner Shri Rajendra Ramanlal Lunkad which is registered in the office of Sub Registrar Havell No. 11 at Sr. Nos. 2313/2017.

55] It appears that, Space Properties, a registered partnership firm has been converted into a Nemichand Bhandari Associates LLP, a limited liability partnership firm as per the provisions of LLP Act, 2008 and LLP Rules, 2009 and have obtained the Certificate of Registration on conversion from the Deputy Registrar of Companies bearing LLP identification No. AAO 7134 dt. 13/03/2019.

56] It appears that, on 07/10/2019 Nemichand Bhandari Associates LLP, a limited liability partnership firm [formerly known as Space Properties, a registered partnership firm] through its Partners Shri Pawan Nemichand Bhandari and Shri Rajesh Nemichand Bhandari have assigned and transferred the development rights acquired by it in respect of the property



bearing Survey No. 66/1/2A pui admeasuring 00 H 05.50 Acres by virtue of registered development agreement dt. 17/02/2017 which are registered in the office of Sub Registrar Haveli No. 11 at Sr. Nos. 1151/2017, in favour of R R Lunkad Landmarks LLP, through its partner Shri Rajendra Ramanlal Lunkad by a registered Development Agreement and Power of Attorney which are registered in the office of Sub Registrar Haveli No. 11 at Serial No 18195/2019 and 18196/2019 respectively on 06/11/2019.

57] It appears that, on 06/11/2019 Nemichand Bhandari Associates LLP, a limited liability partnership firm (formerly known as Space Properties, a registered partnership firm) through its Partners Shri Pawan Nemichand Bhandari and Shri Rajesh Nemichand Bhandari have assigned and transferred the development rights acquired by it in respect of the property bearing Survey No. 66/1/2B admeasuring 00 H 26.25 Acres by virtue of registered development agreement dt. 26/05/2017 which are registered in the office of Sub Registrar Haveli No. 11 at Sr. Nos. 0584/2017, in favour of R R Lunkad Landmarks LLP, through its partner Shri Rajendra Ramanlal Lunkad by a registered Development Agreement and Power of Attorney which are registered in the office of Sub Registrar Haveli No. 11 at Serial No 19727/2019 and 19728/2019 respectively.

58] It appears that, on 21/05/2019 Pimpri Chinchwad Municipal Corporation has approved the plans for the buildings to be constructed over the said property and issued the



commencement certificate vide No. B.P./Pimpale/
N/A/KH/32/2019.

59] It appears that Hon'ble Upper Tehsildar, Pimpri
Chinchwad, Pune by its order dt. 22/07/2019 vide No.
Janin/NA/SR/316/2019 has granted the permission to use the
said Property for Non-Agricultural use as per the provisions of
Maharashtra Land Revenue Code, 1960

III. SCRUTINY OF ENCUMBRANCES

Upon my instructions my colleague Advocate Saurabh Katarisa
and Advocate Vikrant Bhukan have taken search of said
properties described in Schedule hereunder written in the
Offices of Sub-Registrar for the last 30 years i.e. from 1980 to
2020 (both years inclusive) and also taken online search on the
website gmaharashtra.gov.in after payment of government fees
on 10/02/2020 vide receipt GRN No. MH011809363201920E.
As such from the record made 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 him and accordingly he submitted the report.
However, this Title Investigation Report is restricted to the
records made available to me for search and in the condition
they were made available and documents made available to me
for issuing title investigation report.

It further appears from the copies of certificates dt. 31/12/2016
issued by Advocate Avinash Kothari that, Advocate Avinash
Kothari has published public notices in daily Prabhat dt.



10/09/2016 and 24/09/2016 with respect to subject properties which are described in description of the properties herein above so as to call objections from public at large. Accordingly, Advocate Avinash Kothari issued Certificates thereby recording that, no body has have raised any objection in respect of the subject properties mentioned in the public notice.

IV. CERTIFICATE OF TITLE

From the verification of the above documents as referred in the present report and which are made available to me by Shri Rajendra Ramanlal Lunakad partner of R R Lunakad Landmarks LLP which are mentioned in the history of the respective property described herein above and also on the basis of index II registers made available and online search taken as aforesaid, I am of the opinion that, R R Lunakad Landmarks LLP through its partner Shri Rajendra Ramanlal Lunakad is entitled to develop the Said Property and rights acquired by R R Lunakad Landmarks LLP through its partner Shri Rajendra Ramanlal Lunakad by virtue of respective Development Agreements and Power of Attorneys are clear and marketable with respect to the said property bearing Survey No. 65 Hissa No. 2/2+2/1/1 [as per computer 7/12 extract Survey 65/2/2/2/1/1], Survey No. 65 Hissa No. 2/2+2/1/3/1 [as per computer 7/12 extract Survey 65/2/2/2/1/3/1], Survey No. 65 Hissa No. 2/1+2/4/4/1 [as per computer 7/12 extract Survey 65/2/1/2/4/4/1], Survey No. 65 Hissa No. 2/1+2/2/1/1 [as per computer 7/12 extract Survey No. 65/2/1/2/2/1/1], Survey No. 66/1/1, Survey No. 66/1/2A/2, Survey No.



66/1/2A/1 and Survey No. 66/1/2A/1 [as per computer 7/12
Survey No. 66/1/2A/1/1], Survey No. 66/1/2A Poi. Survey No.
66/1/2B of village Pimple Nilakh, Tal Haveli, District Pune
subject to allotment of flats and units to the respective previous
owners of the said properties as mentioned in the respective
Development Agreements.

This Search Report is issued on this 10th February 2020

For PANKAJ BHANDARI ASSOCIATES



PANKAJ BHANDARI
ADVOCATE

