

ADV. ANIL T. TAMBE

(B.Com., LL.B., D.L.L. & L.W.)

Office : Shree Towers, Office - 3,1st Floor, S. No. 156, Pune-Solapur Road, Hadapsar, Pune - 411 028.

☎ : 020 - 2687 1210 ☎ : 94050 21759 ✉ : advaniltambe@gmail.com

Ref. No. :

S & T No.74/Basil Project /Ambegaon S. No. 55/2023

Date : 07/12/2023
DATE : 07/12/2023

SEARCH & TITLE INVESTIGATION REPORT

1. INTRODUCTION :

BASIL PROMOTERS LLP Limited Liability Partnership Firm duly incorporated under the provisions of the Liability Partnership Act 2008, bearing LLP Identification No. ABB 7334, having its Registered Office at S. No. 31/3, Siddheshwar Prasad Building, Dhankawadi, Pune 411043 have requested me to take search & Title Investigation Report of the properties owned by them which are more particularly described In the Schedule written herein below and accordingly I have carried out the search of the said property vide GRN No. MH012022812202324E dated 07/12/2023 for the years 1994-2023. The present Queriest have also handed over to me the copies of the documents which were made available with them for scrutinize and examination which are as under:

I	S. No. 55
1	Copy of 7/12 extract of the year 1979 80 to 1992 93
II	S. No. 55/3/3
1	Copy of 7/12 extract of the year 1993-94 to 2009-2010
2	Copy of 7/12 extract of the year 2010-2011 to 2015-2016
3	Copy of 7/12 extract of the year 2019-2020 dated 15/01/2021
4	Copy of Computerized 7/12 extract dated 25/09/2023 for the year 2015-16 to 2019-20
III	S. No. 55/3/4
1	Copy of 7/12 extract of the year 1993-94 to 2009-2010
2	Copy of 7/12 extract of the year 2010-2011 to 2015-2016
3	Copy of 7/12 extract of the year 2018-2019 dated 15/01/2021
4	Copy of Computerized 7/12 extract dated 25/09/2023 for the year 2015-16 to 2019-20
IV	S. No. 55/3/5
1	Copy of 7/12 extract of the year 1993-94 to 2009-2010



2	Copy of 7/12 extract of the year 2010-2011 to 2015-2016
3	Copy of 7/12 extract of the year 2018-2019 dated 15/01/2021
4	Copy of Computerized 7/12 extract dated 25/09/2023 for the year 2015-16 to 2019-20
V	S. No. 55/3/6
1	Copy of 7/12 extract of the year 1993-94 to 2009-2010
2	Copy of 7/12 extract of the year 2010-2011 to 2015-2016
3	Copy of 7/12 extract of the year 2018-2019 dated 15/01/2021
4	Copy of Computerized 7/12 extract dated 25/09/2023 for the year 2015-16 to 2019-20
VI	S. No. 55/3/7
1	Copy of 7/12 extract of the year 1993-94 to 2009-2010
2	Copy of 7/12 extract of the year 2010-2011 to 2015-2016
3	Copy of 7/12 extract of the year 2018-2019 dated 15/01/2021
4	Copy of Computerized 7/12 extract dated 25/09/2023 for the year 2015-16 to 2019-20
VII	S. No. 55/3/8
1	Copy of 7/12 extract of the year 1993-94 to 2009-2010
2	Copy of 7/12 extract of the year 2010-2011 to 2015-2016
3	Copy of 7/12 extract of the year 2018-2019 dated 15/01/2021
4	Copy of Computerized 7/12 extract dated 25/09/2023 for the year 2015-16 to 2019-20
VIII	S. No. 55/3/9
1	Copy of 7/12 extract of the year 1993-94 to 2009-2010
2	Copy of 7/12 extract of the year 2010-2011 to 2015-2016
3	Copy of 7/12 extract of the year 2018-2019 dated 15/01/2021
4	Copy of Computerized 7/12 extract dated 25/09/2023 for the year 2015-16 to 2019-20
IX	S. No. 55/3/10
1	Copy of 7/12 extract of the year 1993-94 to 2009-2010
2	Copy of 7/12 extract of the year 2010-2011 to 2015-2016
3	Copy of 7/12 extract of the year 2018-2019 dated 15/01/2021
4	Copy of Computerized 7/12 extract dated 25/09/2023 for the year



ADV. ANIL T. TAMBE

	2015-16 to 2019-20
5	Mutation Nos. 1824, 2194, 6001, 6054, 6112, 13406, 13614, 20816, 21152, 21773,
6	Copy of Zone Certificate issued by Pune Municipal Corporation dated 15/01/2021.
7	Copy of Partition Deed dated 13/09/1993 executed between Mr. Dinubhai Megajibhai Tank and others which deed was duly registered at the office of Sub Registrar Haveli No. 9 at Sr. No. 3726/1993.
8	Copy of Joint Development Agreement dated 27/02/2023 executed by Mr. Haresh Nanubhai alias Nanalal Tank & Others (Vendors) in favour of BASIL PROMOTERS LLP (Developers) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 2923/2023 on 27/02/2023.
9	Copy of Irrevocable Power of Attorney dated 27/02/2023 executed by Mr. Haresh Nanubhai alias Nanalal Tank & Others (Executants) in favour of BASIL PROMOTERS LLP (Power of Attorney Holder) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 2924/2023 on 27/02/2023.
10	Copy of Commencement Certificate bearing No. CC/1326/22, dated 22/08/2022.
11	Copy of Sanctioned Layout Plan Under CC No. 1326/22, dated 22/08/2022 comprising Plot No. 1 and Plot No. 2. (Total 1)
12	Copy of Proposed Development Certificate by Pune Municipal Corporation bearing Outward No. Zone2/6203 dated 08/11/2023
13	Copy of Sanctioned layout plan 01/01 dated 09/11/2023 comprising of Wing NO. A, B, C, D and E of Proposed Development Certificate by Pune Municipal Corporation dated 09/11/2023
14	Copy of N. A. Order bearing No. NA/SR/400/2023, dated 30/11/2023.
15	Copy of Lease Deed dated 24/07/2023 executed by Mr. Haresh Nanubhai alias Nanalal Tank and Others in favour of Maharashtra



State Electricity Distribution Company Ltd. which is duly registered before Jt. Sub. Registrar Haveli No. 2 at Sr. No. 16302/2023.

2. HISTORY AND FLOW OF TITLE TO (A) S. NO. 55/3/3, (B) S. NO. 55/3/4, (C) S. NO. 55/3/5, (D) S. NO. 55/3/6, (E) S. NO. 55/3/7, (F) S. NO. 55/3/8, (G) S. NO. 55/3/9, & (H) S. NO. 55/3/10 OF VILLAGE AMBEGAON BK., TAL. HAVELI, DIST. PUNE :
- a) As seen from the revenue record since last more than 30 years it reveals that the said land S. No. 55 of village Ambegaon Bk. was originally owned by, (1) Mr. Sharadchandra Krushnaji Thosar, (2) Mr. Vasant Krushnaji Thosar (3) Kusum Shivram Sane, (4) Shashikalabai Prabhakar Athawale, (5) Shailaja Krushnaji Thosar and (6) Kunbala Krushnaji Modak as their ancestral property and accordingly their names were recorded to the 7/12 extract jointly.
- b) After perusal of M.E. No. 1824 it reveals that, (1) Mr. Sharadchandra Krushnaji Thosar, (2) Mr. Vasant Krushnaji Thosar (3) Kusum Shivram Sane, (4) Shashikalabai Prabhakar Athawale, (5) Shailaja Krushnaji Thosar and (6) Kunbala Krushnaji Modak had released their undivided right, title, share and interest in land S. No. 55 in favour of Mr. Sharadchandra Krushnaji Thosar and Mr. Vasant Krushnaji Thosar by release dated 03/07/1978 and which came to be certified on or about 1978. However the said Deed of Release is not made available for my perusal ;
- c) After perusal of M.E. No. 2194 it reveals that, Mr. Sharadchandra Krushnaji Thosar (HUF) and Mr. Vasant Krushnaji Thosar (HUF) sold the said land S. No. 55 to Mr. Vitthalrao Kashinath Dhankawade, Mr. Vishwanath Kashinath Dhankawade, Mr. Shivajirao Shivram Wadkar, Mr. Suresh Kashinath Dhankawade, Mr. Dinubhai Tank, Mr. Tejpal Sanalal Shah, Bipinand Sanalal Shah by Sale Deed 08/12/1981 and accordingly name of Purchasers were recorded to the 7/12 extract by aforesaid mutation which came to be certified on or about 1982. However the said Sale Deed copy is not made available for my perusal;



ADV. ANIL T. TAMBE

- d) After perusal of M.E. No. 6001 it reveals that, Letter issued by Special Land Acquisition Officer No. 11 Pune under No. VibhuRaA/11/SR/168/86 dated 19/09/1986 has been passed by order of Hon'ble Upper Land District Inspector Pune bearing No. KJP/SR/1246/88 dated 18/11/1988 and accordingly the part of land out of S. No. 53, 54 and 55 has been acquired for Chari and thus as KJP (कजाप) by District Inspector Land Record has been passed and accordingly an area 00 H. 28 R. + Potkharaba 00 H. 02 i.e. total 00 H. 30 R. has been acquired for Chari and said effect has been given to the 7/12 extract by aforesaid mutation which came to be certified on or about 17/02/1993. However except the 7/12 extract and mutation entry I have not find copy of Award of LAO No. 11 Pune for my perusal;
- e) After perusal of M.E. No. 6054 it reveals that, as per order of Hon'ble Tahsildar Haveli, Pune bearing No. Vatap/4/93 dated 22/07/1993 the land of S. No. 55 has been effected and accordingly the separate 7/12 extract of Hissa No. 1 to 7 of S. No. 55 has been opened which are as follows

Sr. No.	S. No. /Hissa No.	Area H= R.	Assessment Rs. = Paise	Name of Owner
1	55/1	01 - 72.6 + P.K. 00-11.3	04 = 03	Mr. Tejpal Sanalal Shah
2	55/2	01 - 72.6 + P.K. 00-11.3	04 = 02	Mr. Bipinchand Sanalal Shah
3	55/3	01 - 72.6 + P.K. 00-11.3	04 = 02	Mr. Dinubhai Megajibhai Tank
4	55/4	01 - 72.6 + P.K. 00-11.3	04 = 01	Mr. Shivajirao Shivram Wadkar
5	55/5	01 - 72.6 + P.K. 00-11.2	04 = 01	Mr. Vitthal Kashinath Dhanakawade
6	55/6	01 - 72.5 + P.K. 00-11.3	04 = 01	Mr. Suresh Kashinath Dhanakawade
7	55/7	01 - 72.5 + P.K. 00-11.3	04 = 01	Mr. Vishwanath Kashinath Dhanakawade

And as per the Partition separate 7/12 extract has been opened and the effect of Partition has been given to the respective 7/12 extract by aforesaid mutation which came to be certified on or about 1993.

- f) After perusal of M. E. No. 6112 it reveals that, Mr. Dinubhai Megajibhai Tank and others effected partition of S. No. 55/3 by Partition Deed dated 13/09/1993 and registered on 21/10/1993 and which Deed is duly registered at the office of Sub Registrar Haveli No. 9 at Sr. No. 3726/1993



and accordingly new Pot Hissa Nos. 1 to 10 of S. No. 55/3 has been opened as follows :-

Sr. No.	S. No. /Hissa No.	Area H= R.	Assessment Rs. =Ps	Name of Owner
1	55/3/1	00 - 17.26 + P.K. 00-1.13	00 = 40	Mr. Dinubhai Megajibhai Tank
2	55/3/2	00 - 17.26 + P.K. 00-1.13	00 = 40	Mrs. Elaben Dinubhai Tank
3	55/3/3	00 - 17.26 + P.K. 00-1.13	00 = 40	Mr. Nanubhai Megajibhai Tank
4	55/3/4	00 - 17.26 + P.K. 00-1.13	00 = 40	Mrs. Prafulaben Nanubhai Tank
5	55/3/5	00 - 17.26 + P.K. 00-1.13	00 = 40	Mr. Hareshbhai Nanubhai Tank
6	55/3/6	00 - 17.26 + P.K. 00-1.13	00 = 40	Mrs. Hemaben Hareshbhai Tank
7	55/3/7	00 - 17.26 + P.K. 00-1.13	00 = 40	Mr. Rajesh Nanubhai Tank
8	55/3/8	00 - 17.26 + P.K. 00-1.13	00 = 40	Mr. Dhirajlal Megajibhai Tank
9	55/3/9	00 - 17.26 + P.K. 00-1.13	00 = 40	Mr. Manoram Dhirajlal Tank
10	55/3/10	00 - 17.26 + P.K. 00-1.13	00 = 41	Mrs. Vimal Dhirajlal Tank

And as per the above said Partition chart separate 7/12 extract has been opened and the effect of Partition has been given to the respective 7/12 extract by aforesaid mutation which came to be certified on or about 11/01/1994.

- g) After perusal of M. E. No. 13406 it reveals that, as per order of Special Land Acquisition Officer No. 17 bearing No. ViBhuSa /17/Kavi /2250/2005 dated 23/11/2005 the name of Project Director National High Way Authority has been recorded to the S. No. 55 Hissa No. 1 to 4 (part) along with other S. Nos., and Hissa Nos. and accordingly an area admeasuring 2000 Sq. Mtrs has been acquired for the National High Way out of S. No. 55/3 (part) and the said effect has been given to the respective 7/12 extract by aforesaid mutation which came to be certified on or about 09/12/2005. However the copy of Award is not made available for my perusal and the relied upon the aforesaid mutation;
- h) After perusal of M.E. No. 13614 it reveals that, Manorama Dhirajlal Tank died intestate leaving behind her legal heirs son Mr. Vimal Dhirajlal Tank



ADV. ANIL T. TAMBE

husband Mr. Dhirajlal Megajibhai Tank an accordingly the name of legal heirs were recorded to the 7/12 extract by aforesaid mutation which came to be certified on or about 11/08/2006;

i) After perusal of M. E. No. 20816 it reveals that, Mr. Nanalal @ Nanubhai Megajibhai Tank died on 16/11/2019 leaving behind his last Will dated 18/12/2012 and which Will is duly registered at the office of Sub Registrar Haveli No. 10 at Sr. No. 13501/2012. The legal heirs of the deceased Mr. Nanalal @ Nanubhai Megajibhai Tank are son Mr. Haresh Nanalal Tank, Mr. Rajesh Nanalal Tank daughter Madhavi Nitinkumar Chotaliya and widow Smt. Prafula Nanalal Tank. However as per the Will 50% share out of S. No. 43/1/1/2/4, S. No. 43/1/1/3A/1/1/1A and S. No. 55/3/3, has been bequeathed to Mr. Haresh Nanalal Tank and remaining 50% share equally bequeathed (i.e. 25% each) share to Mr. Harsh Rajesh Tank and Mr. Yash Rajesh Tank respectively. Accordingly the effect of the Will has been given to the respective 7/12 extracts after the demise of Mr. Nanalal @ Nanubhai Megajibhai Tank by aforesaid mutation which came to be certified on or about 03/11/2020 and said WILL dated 18/12/2012 is acted upon;

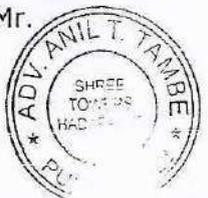
j) After perusal of M. E. No. 21152 it reveals that, Mr. Vimal Dhirajlal Tank died on 16/12/2010 leaving behind his legal heirs wife Smt. Kiran Vimal Tank & Daughters Ms. Jeneel Vimal Tank and Ms. Siddhi Vimal Tank and accordingly name of his legal heirs has been recorded in Kabjedar Column to 7/12 extract of S. No. 55/3/9 & 55/3/10 by aforesaid mutation which came to be certified on or about 11/04/2021;

k) After perusal of M. E. No. 21773 it reveals that, Prafulben Nanubhai alias Nanalal Tank (Donor) gifted an area admeasuring 00 H. 17.26 R + Pot Kharaba 00 H. 01.13 R i.e. total 00 H. 18.39 R out of S. No. 55/3/4 to (1) Mrs. Hemaben alias Hemlata Haresh Tank, (2) Mrs. Bhavini Rajesh Tank, (3) Mr. Harsh Rajesh Tank & (4) Mr. Yash Rajesh Tank (Donee) by virtue of Gift Deed dated 14/07/2022 which is duly executed and registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 10986/2022 and accordingly name of Donee has been recorded in Kabjedar Column to 7/12



extract of S. No. 55/3/4 by aforesaid mutation which came to be certified on or about 11/10/2022;

- l) Thus, (1) Mr. Haresh Nanalal Tank owned an area admeasuring 00 H. 08.63 R + Pot Kharaba 00 H. 00.56 R i.e. total area 09 H. 19 R out of S. No. 55/3/3, (2.1) Mr. Yash Rajesh Tank & (2.2) Mr. Harsh Rajesh Tank Jointly owned an area admeasuring 00 H. 08.63 R + Pot Kharaba 00 H. 00.57 R i.e. total area 09 H. 20 R out of S. No. 55/3/3, (3.1) Bhavini Rajesh Tank, (3.2) Mr. Yash Rajesh Tank, (3.3) Mr. Harsh Rajesh Tank & (3.4) Hemlata Haresh Tank jointly owned an area admeasuring 00 H. 17.26 R + Pot Kharaba 00 H. 01.13 R i.e. total 00 H. 18.39 R out of S. No. 55/3/4, (4) Mr. Harshbhai Nanubhai Tank owned an area admeasuring 00 H. 17.26 R + Pot Kharaba 00 H. 01.13 R i.e. total 00 H. 18.39 R out of S. No. 55/3/5, (5) Hemaben Hareshbhai Tank owned an area admeasuring 00 H. 17.26 R + Pot Kharaba 00 H. 01.13 R i.e. total 00 H. 18.39 R out of S. No. 55/3/6, (6) Mr. Rajesh Nanubhai Tank owned an area admeasuring 00 H. 17.26 R + Pot Kharaba 00 H. 01.13 R i.e. total 00 H. 18.39 R out of S. No. 55/3/7, (7) Mr. Dheerajlal Megjibhai Tank owned an area admeasuring 00 H. 17.26 R + Pot Kharaba 00 H. 01.13 R i.e. total 00 H. 18.39 R out of S. No. 55/3/8, (8.1) Mr. Dheerajlal Megjibhai Tank, (8.2) Smt. Kiran Vimal Tank, (8.3) Mr. Jeneel Vimal Tank & (8.4) Ms. Siddhi Vimal Tank minor through natural guardian mother Smt. Kiran Vimal Tank Jointly owned an area admeasuring 00 H. 17.26 R + Pot Kharaba 00 H. 01.13 R i.e. total 00 H. 18.39 R out of S. No. 55/3/9 & (9.1) Smt. Kiran Vimal Tank, (9.2) Mr. Jeneel Vimal Tank & (9.3) Ms. Siddhi Vimal Tank minor through natural guardian mother Smt. Kiran Vimal Tank Jointly owned an area admeasuring 00 H. 17.26 R + Pot Kharaba 00 H. 01.13 R i.e. total 00 H. 18.39 R out of S. No. 55/3/10 under Search and Title Report and the said owners have exclusive right, title, interest, ownership & possession in the Schedule Properties and having legal valid and enforceable title for the same.
- m) Further, (1) Mr. Haresh Nanalal Tank, (2.1) Mr. Yash Rajesh Tank & (2.2) Mr. Harsha Rajesh Tank, (3.1) Bhavini Rajesh Tank, (3.2) Mr. Yash Rajesh Tank, (3.3) Mr. Harsh Rajesh Tank & (3.4) Hemlata Haresh Tank, (4) Mr.



ADV. ANIL T. TAMBE

Harshbhai Nanubhai Tank, (5) Hemaben Hareshbhai Tank, (6) Mr. Rajesh Nanubhai Tank, (7) Mr. Dheerajlal Megjibhai Tank, (8.1) Mr. Dheerajlal Megjibhai Tank, (8.2) Smt. Kiran Vimal Tank, (8.3) Mr. Jeneel Vimal Tank & (8.4) Ms. Siddhi Vimal Tank minor through natural guardian mother Smt. Kiran Vimal Tank, (9.1) Smt. Kiran Vimal Tank, (9.2) Mr. Jeneel Vimal Tank & (9.3) Ms. Siddhi Vimal Tank minor through natural guardian mother Smt. Kiran Vimal Tank (Vendors) granted development rights in respect of an area admeasuring 00 H. 18.39 R out of S. No. 55/3/3, an area admeasuring 00 H. 18.39 R out of S. No. 55/3/4, an area admeasuring 00 H. 18.39 R out of S. No. 55/3/5, an area admeasuring 00 H. 18.39 R out of S. No. 55/3/6, an area admeasuring 00 H. 18.39 R out of S. No. 55/3/7, an area admeasuring 00 H. 18.39 R out of S. No. 55/3/8, an area admeasuring 00 H. 18.39 R out of S. No. 55/3/9 & an area admeasuring 00 H. 18.39 R out of S. No. 55/3/10 in favour of BASIL PROMOTERS LLP (Developers) by virtue of Joint Development Agreement coupled with Irrevocable Power of Attorney both dated 27/02/2023 which are duly executed and registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 2923/2023 & 2924/2023 respectively.

n) Further, Mr. Haresh Nanalal Tank through Power of Attorney Holder BASIL PROMOTERS LLP (Lessor) granted leasehold rights of 99 years in respect of area admeasuring 55 Sq. Mtrs. out of total area 14712 Sq. Mtrs. in favour of Maharashtra State Electricity Distribution Company Limited (Lessees) by virtue of Lease Deed dated 24/07/2023 which is duly executed and registered before Jt. Sub. Registrar Haveli No. 2 at Sr. No. 16302/2023.

o) Thus, BASIL PROMOTERS LLP hold legal, valid and enforceable right to develop the said land by virtue of Joint Development Agreement dated 27/02/2023.

3. URBAN LAND (CEILING AND REGULATION) ACT 1976.

That the subject matter land S. Nos. under Search & Title Report are owned by Mr. Haresh Nanalal Tank & Others as mentioned in the flow of title & present transaction. At present the Urban Land (Ceiling &



Regulation) Act, 1976 has been Repealed by the State of Maharashtra on and from 29/11/2007 and Govt. Resolution / notification to that effect has been published on 03/12/2007 in the Govt. Gazette. Hence the said land is free from the purview of the said Repealed Act. Even the no returns U/S 6 (1) is filed by the present owners. Hence, the said lands are free hold and retainable.

4. PRESENT TRANSACTIONS:

(I) Joint Development Agreement dated 27/02/2023 executed by Mr. Haresh Nanubhai alias Nanalal Tank & Others (Vendors) in favour of BASIL PROMOTERS LLP (Developers) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 2923/2023 on 27/02/2023

(II) Irrevocable Power of Attorney dated 27/02/2023 executed by Mr. Haresh Nanubhai alias Nanalal Tank & Others (Executants) in favour of BASIL PROMOTERS LLP (Power of Attorney Holder) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 2924/2023 on 27/02/2023

(III) Lease Deed dated 24/07/2023 executed by Mr. Haresh Nanubhai alias Nanalal Tank and Others in favour of Maharashtra State Electricity Distribution Company Ltd. which is duly registered before Jt. Sub. Registrar Haveli No. 2 at Sr. No. 16302/2023

5. TENURE:-

The said properties are situated within the limits of Pune Municipal Corporation of City of Pune and within the limits of revenue Village Ambegaon Bk. and there is Development Plan applicable to the said lands.

6. POSSESSION:-

Said Properties under search and title are in actual physical possession and Personal Cultivation of the owners Mr. Haresh Nanalal Tank & Others respectively as seen from revenue record and they have hold good marketable title of ownership rights & Currently BASIL PROMOTERS LLP hold legal, valid and enforceable right to develop the said land.



ADV. ANIL T. TAMBE

7. PRESENT ENCUMBRANCES:

As seen from the Revenue Record and the search taken at the office of the Jt. Sub Registrar Haveli Offices, I through my associate Advocate have not found any recorded encumbrances against the present under Search & Title Report and also found no adverse entries.

8. LAYOUT & BUILDING PERMISSION :

Owners of S. No. S. No. 55/3/2, 55/3/3, 55/3/4, 55/3/5, 55/3/6, 55/3/7, 55/3/8, 55/3/9 & 55/3/10 prepared Layout plan and submitted to Pune Municipal Corporation, Pune and accordingly PMC, Pune sanctioned the said Layout Plan under Commencement Certificate bearing No. CC/1326/22, dated 22/08/2022 and made a plot No. 1 admeasuring 12100.27 Sq. Mtrs. and Plot No. 2 admeasuring 1286.84 Sq. Mtrs. after having open space and amenity space.

Further, BASIL PROMOTERS LLP prepared Building Plan and submitted to PMC, Pune for approval. Accordingly PMC, Pune sanctioned the said plan for (i) Commercial - 1 - B+LG+UG+Mezz.+6 Floor, (ii) Wing No. "A" - P1+P2+P3+20 Upper Floors, (ii) Wing No. "B" - P1+P2+P3+20 Upper Floors, (iv) Wing No. "C" - P1+P2+P3+P4+P5+18 Upper Floor, (v) Wing No. "D" - P1+P2+P3+P4+P5+18 Upper Floor & (vi) Wing No. "E" - P1+P2+P3+P4+P5+18 Upper Floor.

9. NON - AGRICULTURAL PERMISSION -

Further non agricultural permission is granted for land S. No. 55/3/2, 55/3/3, 55/3/4, 55/3/5, 55/3/6, 55/3/7, 55/3/8, 55/3/9 & 55/3/10 by NA Order No. NA/SR/400/2023 dated 30/11/2023 which is granted by Hon'ble Tahsildar and Executive Magistrate Haveli Karyalaya, Pune for construction of Commercial and Residential buildings for the total area admeasuring 14874.57 Sq. Mtrs. excluding the area 1515.43 Sq. Mtrs. for Road & Other Reservations by.



10. SEARCH IN THE OFFICE OF THE SUB-REGISTRAR HAVELI OFFICES:

That I through my Associate Advocate have carried out the searches of Index 2 extracts in respect Schedule Properties vide GRN No. MH012022812202324E dated 07/12/2023 for the years 1994-2023.

A) SEARCH IN THE OFFICE OF THE JT. SUB-REGISTRAR HAVELI NO. I & II:

That I through my office associates have inspected the record of Index II extract kept and maintained by the concerned Sub-Registrars office for the period January 1991 to September 1991. That I have found very few records of Index II extract and few pages scattered here and there. The record of the Index II maintained in the office is not in a condition to easily access or to read. Numbers of Registers are either torn and/or misplaced.

He has found no adverse entries in respect of the said land in the Sub-Registrars Office in the relevant year.

B) SEARCH IN THE OFFICE OF THE JT. SUB-REGISTRAR HAVELI NO. IX

That I through my office associates have inspected the record of Index II extract kept and maintained by the concerned Sub-Registrars office for the period September 1991 to 2023 till date. He has found no adverse entries in respect of the said land in the Sub-Registrars Office in the relevant year showing any recorded encumbrance except those are mentioned herein above.

C) SEARCH IN THE OFFICES OF THE REST OF THE HAVELI NUMBERS.

It is submitted that from 01/11/2005 by the concerned Registration Authorities has permitted to register the document in any Haveli Office/s in Pune City & Pimpri-Chinchwad, Haveli Taluka. This Search report is subject to the available Index II records to us during the course of our search at the Sub-Registrar Haveli Offices.

Online Search taken with the Govt. site igrmaharashtra.gov.in The Govt. of Maharashtra made available a facility to have online search by the



ADV. ANIL T. TAMBE

aforesaid Govt. site. During the online search we have not found any adverse entry from the available data.

Further, it is made it clear that as on date total Sub-Registrar Offices in PMC, PCMC and Taluka Haveli Limits are 27 in all. Therefore, Searches of the scheduled property is conducted based on the property where it situates and the searches cannot be practicably possible in all the Sub-Registrar Haveli No. 1 to 27 Offices. And the said is based on the one place data stored and generated and made available at Joint District Registrar Office, Pune. The computer-generated Data is made available for the period till date. I do not found any adverse entry for any recorded encumbrance or transaction in the said registers in respect of the said land in the relevant years except those mentioned hereinabove in the present encumbrances. Considering the Number of Sub-Registrar Offices wherein anyone is entitled to register the documents anywhere of his choice and the said offices are not interlinked with each other and cannot have a direct access for search. Therefore, the search cannot be said to be conclusive having limitation to take search in the offices wherein the jurisdiction of registration is given.

11. CONCLUSION AND CERTIFICATE OF TITLE:

Relying upon the available documents, Mutation Entries, 7/12 extract, Partition Deed, Will, Gift Deed the present owners are holding the legal title to the said properties and having good marketable title of ownership rights in respect of the said properties and presently BASIL PROMOTERS LLP (Developer) hold legal, valid and enforceable right to develop the said land by virtue of Joint Development Agreement and Irrevocable Power of Attorney both dated 27/02/2023. The said properties are free from all encumbrances, charges or claim or whatsoever nature and have right to construct the multistoried building consisting of commercial shops and residential Flats and parking's etc. as per the Plan sanctioned by Pune Municipal Corporation.



SCHEDULE

DESCRIPTION OF THE PROPERTY ABOVE REFERRED TO :-

All those pieces and parcels of contiguous land or ground falling in Residential Zone situate at Revenue Village Ambegaon Bk., within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation of Pune Taluka Haveli Dist. Pune and to its S. No, Hissa No., area, assessment, owners and collectively bounded as under :

- (A) S. No. 55 Hissa No. 3/3 an area 00 H. 8.63 R. + Pot Kharaba 00 H. 00.56 R. i.e. total 00 H. 09.19 R owned by Mr. Haresh Nanalal Tank & an area 00 H. 8.63 R. + Pot Kharaba 00 H. 00.57 R. i.e. total 00 H. 09.20 R owned by Mr. Yash Rajesh Tank and Mr. Harsh Rajesh Tank.
- (B) S. No. 55 Hissa No. 3/4 an area 00 H. 17.26 R. + Pot Kharaba 00 H. 1.13 R. i.e. total 00 H. 18.39 R. jointly owned by (1.1) Bhavini Rajesh Tank, (1.2) Mr. Yash Rajesh Tank, (1.3) Mr. Harsh Rajesh Tank & (1.4) Hemlata Haresh Tank.
- (C) S. No. 55 Hissa No. 3/5 an area 00 H. 17.26 R. + Pot Kharaba 00 H. 1.13 R. i.e. total 00 H. 18.39 R. owned by Mr. Haresh @ Hareshbhai Nanalal Tank.
- (D) S. No. 55 Hissa No. 3/6 an area 00 H. 17.26 R. + Pot Kharaba 00 H. 1.13 R. i.e. total 00 H. 18.39 R. owned by Mrs. Hemaben Hareshbhai Tank.
- (E) S. No. 55 Hissa No. 3/7 an area 00 H. 17.26 R. + Pot Kharaba 00 H. 1.13 R. i.e. total 00 H. 18.39 R. assessed at 00 Rs. 40 Paise owned by Mr. Rajesh Nanubhai Tank.
- (F) S. No. 55 Hissa No. 3/8 an area 00 H. 17.26 R. + Pot Kharaba 00 H. 1.13 R. i.e. total 00 H. 18.39 R. owned by Mr. Dhirajlal Megajibhai Tank.
- (G) S. No. 55 Hissa No. 3/9 an area 00 H. 17.26 R. + Pot Kharaba 00 H. 1.13 R. i.e. total 00 H. 18.39 R. jointly owned by (1) Mr. Dhirajlal Megajibhai Tank & (2.1) Smt. Kiran Vimal Tank, (2.2) Ms.



ADV. ANIL T. TAMBE

Jeneel Vimal Tank & (2.3) Ms. Siddhi Vimal Tank minor through natural guardian mother Smt. Kiran Vimal Tank.

(H) S. No. 55 Hissa No. 3/10 an area 00 H. 17.26 R. + Pot Kharaba 00 H. 1.13 R. i.e. total 00 H. 18.39 R. jointly owned by (1.1) Smt. Kiran Vimal Tank, (1.2) Ms. Jeneel Vimal Tank & (1.3) Ms. Siddhi Vimal Tank minor through natural guardian mother Smt. Kiran Vimal Tank.

Thus land (A) to (H) total area 1 H. 47.12 R. and which is collectively bounded as under :-

ON OR TOWARDS THE

East : By Property of Mr. Sagar Shivajirao Wadkar out of S. No. 54/4

South : By Property of Mr. Ketan Dinesh Tank & Others & Pune - Satara service road (New Katraj tunnel)

West : By Property of Mr. Naresh Mittal of S. No. 55/1 and 55/2

North : By Ambegaon - Narhe 30 Mtrs. DP Road

Hence, is the Search & Title Report based on the information and document furnished by the parties concern.

The documents are return herewith without keeping Xerox thereof.

Pune,

Date : 07/12/2023


Adv. Anil T. Tambe

Encl : Search Receipt.



ADVERTISING

Advertisement text, mostly illegible due to blurriness.

Housiey.com