



- Resi. : Flat No. 11, Sai Palace CHS Limited, Next to Lohia Jain I.T. Park, Kothrud, Pune -411038.
- Mob. : 7798413945 Email: ojaswita.dhanve91@gmail.com

Date: 17/08/2023

SEARCH AND TITLE REPORT

Reference: SEARCH AND TITLE REPORT in respect of all that pieces and parcels of land bearing S. No. 29/6, S. No. 29/6/1, S. No. 31/5/2, S. No. 31/5/6, S. No. 31/5/7, S. No. 31/6/3, S. No. 31/6/8, S. No. 31/6/11, S. No. 31/6/12, S. No. 31/6/13, area admeasuring about 2005.61 Sq.Mtrs. ["Plot No. B"] along with area under road widening carved out of totally area admeasuring 4050 sq.mtrs (as per sanctioned layout) situated at village Balewadi, Taluka Haveli, District - Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub-registrar Haveli, Taluka - Haveli, District - Pune, and which is collectively bounded as under:

on or towards-

East : By area under Reservation and open space out of Survey No. 31/6,

South : By 18 Mtr. D.P. Road,

West : By 12 Mtr. Road,

North : By remaining part of Survey No. 31

Together with all hereditaments, appurtenances, rights, liberties, privileges, easements, etc., appurtenant thereto. Hereinafter referred to as "**Said Property**" for the sake of convenience only.

Subject:- Title of Developer **DREAM GLORIOUS** an Association of Persons through its Member M/s. Dream Works, through its Authorised Partner - Mr. Narendra Jalinder Balwadkar, having its office at - A-601, Sai Ankoor, Balewadi, Pune - 411045, ("Developer") in respect of the aforesaid property.

Previously at the instance of Owner - **M/S. YASH AJINKYAN 99 LLP**, Adv. Krishna Patil has paid necessary search charges in the office of Sub- registrar Haveli, Pune vide Challan bearing No. GRN/**MH15404439202122E**, dated **25/03/2022** and vide Receipt No. **1112356735**, has taken search in respect of the captioned property by inspecting records in the offices of the Sub-Registrar Haveli for last 30 years from 1993 to 2022 and issued Search and Title Report dated 28/03/2022.

AND in continuance of the same, now at the instance of **DREAM GLORIOUS**, an Association of Persons, I have paid necessary search charges in the office of Haveli, has paid necessary search charges in the office of Sub- registrar Haveli, Pune vide Challan bearing No **GRN/MH006757884202324E**, dated **17/08/2023** Receipt No. **1113036262**, has taken additional search in respect of the captioned property by inspecting records in the offices of the Sub- Registrar Haveli for last 02 years from 2022 to 2023 and I do hereby issue present Additional Search and Title Report and

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after perusing the documents produced before me for my inspection and information given by the present Developer, my findings are as under:

1. DESCRIPTION OF PROPERTY :

All that pieces and parcels of land bearing S. No. 29/6, S. No. 29/6/1, S. No. 31/5/2, S. No. 31/5/6, S. No. 31/5/7, S. No. 31/6/3, S. No. 31/6/8, S. No. 31/6/11, S. No. 31/6/12, S. No. 31/6/13, area admeasuring about 2005.61 Sq.Mtrs. ["Plot No. B"] along with area under road widening carved out of totally area admeasuring 4050 sq.mtrs (as per sanctioned layout) situated at village Balewadi, Taluka - Haveli, District - Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub- registrar Haveli, Taluka - Haveli, District - Pune, which is bounded as under;

on or towards-

East : By area under Reservation and open space out of Survey No. 31/6,

South : By 18 Mtr. D.P. Road,

West : By 12 Mtr. Road,

North : By remaining part of Survey No. 31

alongwith all easementary rights, right to use common roads, and all common amenities and facilities and access road to the end of the plot.

2. TITLE:

A) On perusal of Transfer Deed executed between Aruna Rashid Kathiwala and others in favour of Pune Municipal Corporation, Pune on dated 09/10/2017 which is duly registered in the Office of Sub Registrar Haveli No. 10 Pune at Serial No. 13029/2017, it appears land bearing 1) S. No. 29 Hissa No. 6 area admeasuring 6,000 sq.mtrs out of 9000 sq.mtrs (2) S. No. 29 Hissa No. 6/1 area admeasuring 6,000 sq.mtrs out of 8800 sq.mtrs (3) S.No. 31, Hissa No.5/2 area admeasuring 550 sq.mtrs. (4) S.No. 31 Hissa No.5/6 area admeasuring 200 sq.mtrs., (5) S.No. 31, Hissa No.5/7 area admeasuring 300 sq.mtrs., (6) S. No. 31, Hissa No.6/3 area admeasuring 1000 sq.mtrs (7) S.No. 31, Hissa No.6/8 area admeasuring 500 sq.mtrs, (8) S. No. 31, Hissa No.6/11 area admeasuring 500 sq.mtrs., AND, (9) S.No. 31, Hissa No.6/12 area admeasuring 500 sq.mtrs, (10) S.No. 31, Hissa No.6/13 area admeasuring 500 sq.mtrs altogether totally admeasuring area about 16,050 sq.mtrs out of which following are the area reserved for -

i) Area admeasuring 936.04 Sq.mtrs reserved for 12 mtrs DP road as per sec 205. Details are which as follows -

S.No.	Total Area in Sq.mtrs	Area Reserved for 12 mtrs DP Road in Sq.mtrs

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29/6/1	6000	640.75
31/5/2	550	150.85
31/5/6	200	59.08
31/5/7	300	85.36
	Total Area Reserved	936.04 Sq.mtrs

ii) Area admeasuring 326.47 Sq.mtrs area Reserved for 18 mtrs D.P Road is from S.No. 29/6 out of total area of 6000 sq.mtrs.

iii) Area admeasuring 2044.39 Sq.mtrs reserved for Amenity Space. Details are which as follows -

S.No.	Total Area in Sq.mtrs	Area Reserved for 12 mtrs DP Road in Sq.mtrs
31/6/3	1000	388.50
31/6/8	500	335.07
31/6/11	500	436.53
31/6/12	500	441.91
31/6/13	500	442.38
	Total Area Reserved for Amenity Space	2044.39 Sq.mtrs

Accordingly, total area admeasuring 3306.90 sq.mtrs is being transferred and handed over to Pune Municipal Corporation Pune vide Transfer Deed dated 09/10/2017.

B) The previous land owner M/s. Ethix Realtors Pvt. Ltd. through its Director Mr. Dharmesh Kishor Gathani and M/s. Summer Palace Land Developers Pvt. Ltd. through its Director Mr. Dharmesh Kishor Gathani, jointly entered and executed Sale Deed coupled alongwith Power of Attorney dated 31/12/2020, in respect of said captioned landed property (a) area admeasuring 00 Hector 3.99 Are, i.e. 399 Sq. Mtrs. bearing Survey No. 31, Hissa No. 5/2, and (b) area admeasuring 00 Hector 1.41 Are, i.e. 141 Sq. Mtrs. bearing Survey No. 31, Hissa No. 5/6, and (c) area admeasuring 00 Hector 2.15 Are, i.e. 215 Sq. Mtrs. bearing Survey No. 31, Hissa No. 5/7, and (d) area admeasuring 00 Hector 6.11 Are, i.e. 611 Sq. Mtrs. bearing Survey No. 31, Hissa No. 6/ 3, and (e) area admeasuring 00 Hector 1.65 Are, i.e. 165 Sq. Mtrs. bearing Survey No. 31, Hissa No. 6/8, and (f) area admeasuring 00 Hector 0.63 Are, i.e. 063 Sq. Mtrs. bearing Survey No. 31, Hissa No. 6/11, and (g) area admeasuring 00 Hector 0. 58 Are, i.e. 058 Sq. Mtrs. bearing Surey No. 31, Hissa No. 6/12, and (h) area admeasuring 00 Hector 0.58 Are, i.e. 058 Sq. Mtrs. bearing Survey



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No. 31, Hissa No. 6/13, thus consolidately area admeasuring 1710 Sq. Mtrs. (i.e. area 1710.32 Sq. Mtrs.) alongwith area under Road Widening admeasuring 295.29 Sq. Mtrs., thus totally admeasuring 2005.61 Sq. Mtrs., out of Sanction Layout carved out on Survey No. 31/5/2, Survey No. 31/5/6, Survey No. 31/5/7, Survey No. 31/6/3, Survey No. 31/6/8, Survey No. 31/6/ 1 1, Survey No. 31/6/12, Survey No. 31/6/ 13, totally admeasuring area 00 Hector 40.50 Are (including Potkharaba) (Plot No. "B" as per Sanction Layout), situated at village - Balewadi, Taluka - Haveli, District - Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub-registrar Haveli, Taluka - Haveli, District - Pune, unto and in favour of M/s. YASH AJINKYAN 99 LLP, a Limited Liability Partnership concern incorporated under the provision of Section 460 of The Companies Act, 2013, having its registered Office at - TULIP Towers, 403, Survey No. 163/3A/1, Baner, Pune - 411045, represented through its Authorised Signatory - (a) Mr. Sandip Ramchandra Tamhane and (b) Mr. Shirish Tukaram Borawake.

The said Sale Deed and Power of Attorney dated 31/12/2020 is duly stamped and registered in the Office of Sub Registrar Haveli No. 18 Pune at Serial No. 7570/2021 and 7572/2021 respectively as on date 23/04/2021. Accordingly the fact is recorded in the revenue records and the name of present Owner M/s. YASH AJINKYAN 99 LLP, represented through its Authorised Signatory - (a) Mr. Sandip Ramchandra Tamhane and b) Mr. Shirish Tukaram Borawake is mutated to record of rights of said 7/ 12 extracts vide Mutation Entry No. 9460.

- **As per Sanctioned layout and Commencement Certificate bearing no. CC/1411/18. The total area of land 16,050 sq.mtrs has been divided into following plots, which are as follows -**

I) Plot A - admeasuring area about 12,000 sq.mtrs.

- a) Area reserved for 12 mtrs DP road admeasuring 640.75 Sq.mtrs.
- b) Area reserved for 18 mtrs DP road admeasuring 326.47 Sq.mtrs.
Balance area out of Plot A - admeasuring 11,032.78 Sq.mtrs.

II) Plot B - admeasuring area about 4,050 sq.mtrs.

- a) Area Reserved for 12 mtrs D.P. Road admeasuring 295.29 Sq.mtrs.
- b) Area Reserved for Amenity Space admeasuring 2044.39 Sq.mtrs.
Balance area out of Plot B - admeasuring 1,710.32 Sq.mtrs.

Thus, subject matter of this Report is area admeasuring 1,710.32 Sq.mtrs. along with area under road widening admeasuring 295.29 Sq.mtrs. i.e. totally admeasuring 2005.61 Sq.mtrs.

C) By virtue of Sale Deed dated 31/12/ 2020, M/s. YASH AJINKYAN 99 LLP, became the sole and absolute owner of the said property, and were in actual and physical possession of the said property and had every right to sale, assign and/or transfer or develop the said property.

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D) The M/s. YASH AJINKYAN 99 LLP, represented through its Authorised Signatory - (a) Mr. Sandip Ramchandra Tamhane and (b) Mr. Shirish Tukaram Borawake entered and executed Development Agreement alongwith Power of Attorney both dated 22/05/2023, unto and in favour of DREAM GLORIOUS, an Association of Persons, acted through its Members (A) M/s. Yashoda Developers, a Partnership Firm represented through its Authorised Partner Mr. Amol Ratan Balwadkar, and (B) M/s. Dream Works, a Partnership Firm represented through its Authorised Partner -Mr. Narendra Jalinder Balwadkar, and thereby assigned, transferred and entrusted development rights in respect the said property and empowered them to act on behalf of them and carryout construction activity upon the said property.

The said Development Agreement and Power of Attorney both dated 22/05/2023 are duly stamped and registered in the Office of Sub Registrar Haveli No. 15 Pune at Serial No. 9937/2023 and 9938/2023 respectively as on date 23/05/2023.

E) By virtue of said Development Agreement and Power of Attorney dated 22/05/2023, the said Developer - DREAM GLORIOUS, an Association of Persons, acted through its Members (A) M/s. Yashoda Developers, a Partnership Firm represented through its Authorised Partner - Mr. Amol Ratan Balwadkar, and (B) M/s. Dream Works, a Partnership Firm represented through its Authorised Partner -Mr. Narendra Jalinder Balwadkar, obtained development rights alongwith peaceful possession of said property.

The said Developer is in well possession of said plot and is otherwise well and sufficiently entitled thereto and has absolute right, title and interest to develop the said property and construct multistoried building on the said property and to sale the same to prospective purchaser/s on ownership basis.

F) Thereafter, the said Developer has applied for revised sanction to Pune Municipal Corporation in respect of the said property and accordingly Pune Municipal Corporation has issued Commencement Certificate dated 13/07/2023 bearing no. CC/0845/23 to that effect.

3. POSSESSION:

It appears from the documents that the physical possession of the Said property is with present Developer DREAM GLORIOUS, an Association of Persons.

4. ENCUMBRANCES:

I have not come across any entry showing any other encumbrances, such as mortgage, charge or otherwise in respect of the said Said property.

5. REMARKS:

a. I caused the search of Index II registers in the office of Sub Registrar Haveli, which were made available for his inspection for the year 2022 to 2023. The registers in the office of Sub-Registrar Haveli for the years 2022 to 2023 were available for inspection





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but most of the pages are missing from the registers and is in highly pathetic/useless condition.

b. Since the year 2002 the entries regarding registration are made available on computers and on IGR website provided by Government.

However no adverse entry affecting the title of the said property is found thereof. The registers of the Index II from the year 2022 and 2023 were available but the same were not bound in chronological order. Inspection of the said registers did not show any entry adversely affecting the title of the present Developer.

c. I also inspected the copies of 7/12 extract for the year 2022 to 2023, as available with the office of Land Records of Revenue Department and as such provided by the Developer herein.

d. I also inspected the copies of Mutation Entry bearing No. 9372, 9407, 9423 and 9460 provided by the Developer.

e. From the available records I did not find any registered entry, evidencing any encumbrance upon the said plot in the Index - II registers, (subject to the availability of such records maintained by the aforesaid Sub Registrar Offices), affecting the title of the present Developer.

f. From the available revenue records, 7/ 12 Extract, Mutation Entry and Sale Deed and Index - II, ownership of present owner and development rights entrusted and assigned in favour of present Developer is absolutely proved.

g. In furtherance of previous Search Report dated 28/03/2022, I hereby tender present Search Report in addition to the act and deeds as mentioned hereinabove. The present Developer has clean, clear at marketable right, title and interest to develop the said property and construct multistoried building thereon.

6. DOCUMENTS:

I was supplied with the copies of following documents for my reference and perusal:

- Copy of 7/12 extract for the year 2022 to 2023 in respect of said captioned land.
- Copy of Mutation Entry No. 9372, 9407, 9423 and 9460.
- Copy of Deed of Transfer dated 09/10/2017 registered in the Office of Sub Registrar Haveli No. 10 Pune at Serial No. 13029/2017, executed by Aruna Rashid Kathiwala and others in favour of Pune Municipal Corporation.
- Copy of Commencement Certificate dated 07/08/2018 bearing no. CC/1411/18.
- Copy of Development Agreement dated 22/05/2023, registered in the Office of Sub Registrar Haveli No. 15 Pune at Serial No. 9937/2023, executed by M/s. YASH AJINKYAN 99 LLP in favour of DREAM GLORIOUS, an Association of Persons.

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- Copy of Power of Attorney dated 22/05/2023, registered in the Office of Sub Registrar Haveli No. 15 Pune at Serial No. 9938/2023, executed by M/s. YASH AJINKYAN 99 LLP in favour of DREAM GLORIOUS, an Association of Persons.
- Copy of Commencement Certificate dated 13/07/2023 bearing no. CC/0845/23.

7. CONCLUSION:

Subject to whatever stated above and as per the information given and documents produced by the Developer, I am of the opinion that, the Title of the present Developer - DREAM GLORIOUS, an Association of Persons, through its Members (A) M/s. Yashoda Developers, a Partnership Firm represented through its Authorised Partner - Mr. Amol Ratan Balwadkar, and (B) M/s. Dream Works, a Partnership Firm represented through its Authorised Partner -Mr. Narendra Jalinder Balwadkar, in respect of Said property, is clean, clear and marketable and the present Developer has absolute right to develop the said property and construct multistoried building on the said property and to deal off and sale the same to prospective purchaser/s on ownership basis as per their choice.

Place: Pune
Date: 17/08/2023

O.J. Dhanve
Adv
Ojaswita J. Dhanve
Advocate

