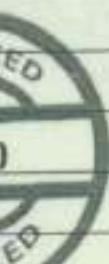




CHALLAN
MTR Form Number-6



GRN	MH004477491202021E	BARCODE			Date 17/09/2020-18:05:17	Form ID									
Department Inspector General Of Registration			Payer Details												
Search Fee			TAX ID / TAN (If Any)												
Type of Payment Other Items			PAN No.(If Applicable)												
Office Name HVL18_HAVELI 18 JOINT SUB REGISTRAR			Full Name		Adv Sanjay Manohar Sagawekar										
Location PUNE															
Year 2020-2021 One Time			Flat/Block No.		539/3064 S.T Nagar										
Account Head Details					Premises/Building										
0030072201 SEARCH FEE			300.00	Road/Street		Pimpri									
				Area/Locality		Pune									
								Town/City/District							
				PIN		4	1	1	0	1	8				
				Remarks (If Any)											
				search 2 years 2019 and 2020 for S No 79 Hissa No 1 and 2 Ravet Tal											
				Haveli Dist Pune											
				Amount In Words	Three Hundred Rupees Only										
			300.00												
Payment Details			BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	02300042020091743101		005907858								
Cheque/DD No.			Bank Date	RBI Date	17/09/2020-18:05:47		Not Verified with RBI								
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA										
Name of Branch			Scroll No., Date		Not Verified with Scroll										

Mobile No. : 9881378600
Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
मार्ग संख्या "ट्रॉफी और एमेल" वाले नगर करारायातीव तालुक आहे. युक्त कारणांसाठी यिदी योग्यत्वी न करारायाता दरवाराती राखणे वाली.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0001997562202021	17/09/2020-18:07:31	IGR002	300.00
Total Defacement Amount					300.00

MH004477491202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Sep 2020	Receipt	Receipt no.: 1111843745
	Name of the Applicant :	Adv Sanjay Manohar Sagavekar
	Details of property of which document has to be searched :	Dist :Pune Village :Ravet S.No/CTS No/G.No. : 79
	Period of search :	From :2009 To :2020
	Received Fee :	300
<p>The above mentioned Search fee has been credited to government vide GRN no :MH004477491202021E</p> <p>As this is a computer-generated receipt, no stamp or signature is required.</p> <p>For Physical search in office, Please bring this receipt along with mentioned GRAS Challan.</p> <p>Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.</p>		



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Ref. No.

Date: 17/09/2020



FIRST SUPPLEMENTARY SEARCH AND TITLE INVESTIGATION REPORT

Search / Title report in respect of the properties bearing Survey No 79 Hissa No 1 admeasuring 00 H 56 R and Survey No 79 Hissa No 2 admeasuring 00 H 53 R, lying being and situated at the revenue village Ravet, Taluka - Haveli, District - Pune Most Particularly Described in the schedule hereinafter (hereinafter Referred to as 'The Subject Captioned Property')

1. INTRODUCTION:

M/s Urban Space Creators a partnership firm having its office at Office No 82 to 87, Tapasvi Plaza, Akurdi Pune 411035 represented by its partner Mr. Mohit Subhash Daga have instructed me scrutinize and examine the marketable title of the property described in the schedule hereinafter.

2. SCHEDULE (DESCRIPTION OF THE PROPERTIES):

All the piece and the parcel of the land bearing 1. Survey No 79 Hissa No 1 area admeasuring 00 H 54 Aar + Potkharaba 00 H 02 Aar total area admeasuring 00 H 56 Aar and assessed at Rs. 00 Paise 93 + 2. Survey No 79 Hissa No 2 area admeasuring 00 H 51 Aar + Potkharaba 00 H 02 Aar total admeasuring 00 H 53 Aar and assessed at Rs. 00 Paise 94, out of which land admeasuring 0 H 44.16.66 Aar, total area under development is 01 H 14 Aar i.e. 10014 sq. mtrs., situated at revenue village Ravet, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli Pune and the same is bounded as follows

On or towards EAST	By Survey No 78
On or towards SOUTH	By 24.00 Mtrs Wide Road
On or towards WEST	By Survey No 80
On or towards NORTH	By Survey No 77

3. DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:

1. Copy of Sale Deed + Index II + Registration Receipt dated 25/08/2015 registered in the office of the Joint Sub-Registrar Haveli No 26 Pune at serial No 6796/15 dated 25/08/2015.
2. Copy of Sale Deed + Index II + Registration Receipt dated 01/09/2015 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 6933/15 dated 01/09/2015.
3. Copy of Sale Deed + Index II + Registration Receipt dated 09/12/2015 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 9872/15 dated 09/12/2015.
4. Copy of Sale Deed + Index II + Registration Receipt dated 04/03/2016 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 1963/16 dated 04/03/2016.
5. Copy of Development Agreement + Index II + Registration Receipt dated 05/04/2016 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3061/16 dated 16/04/2016.



6. Copy of Power of attorney + Registration Receipt dated 05/04/2016 registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3062/16 dated 16/04/2016.
7. Copy of Sale Deed + Index II + Registration Receipt dated 20/07/2016 registered in the office of the Joint Sub-Registrar Haveli No 17 Pune at serial No 4608/17 dated 20/07/2016.
8. Copy of Sale Deed + Index II + Registration Receipt dated 04/02/2019 registered in the office of the Joint Sub-Registrar Haveli No 14 Pune at serial No 2418/19 dated 13/08/2019.
9. Copies of Village Form 7,7A and 12 of in respect of Survey No 79 Hissa No 1 of the revenue village Ravet, Taluka Haveli, District Pune
10. Copies of Village Form 7,7A and 12 of in respect of Survey No 79 Hissa No 2 of the revenue village Ravet, Taluka Haveli, District Pune
11. Copies of mutation entries in respect of Survey No 79 Hissa No 1 of the revenue village Ravet, Taluka Haveli, District Pune
12. Copies of mutation entries in respect of Survey No 79 Hissa No 2 of the revenue village Ravet, Taluka Haveli, District Pune
13. Copy of the Zone Certificate in respect of Survey No 79, Ravet, Taluka Haveli, District Pune issued by Town Planning & Development department from P.C.M.C.
14. Copy of demarcation
15. Copy of commencement certificate dated 02/09/2020
16. Copy of sanctioned plans dated 02/09/2020

4. OWNER OF THE SUBJECT CAPTIONED PROPERTIES:

1. M/s Urban Space Creators represented by its Partners Mohit S. Daga & Anil B. Bhangdia are the owners of the land admeasuring 0 H 37.32 Aar i.e. 3732 sq.mtrs out of Survey No 79/1 of Ravet, Taluka Haveli, District Pune.
2. Smt. Sandhya Laxman Badhe & Shri. Nivas Mahadeo Khochare are the owners of the land admeasuring 0 H 18.68 Aar i.e. 1868 sq.mtrs out of Survey No 79/1 of Ravet, Taluka Haveli, District Pune who entrusted the development rights to M/s Urban Space Creators represented by its Partners Mohit S. Daga & Anil B. Bhangdia
3. M/s Urban Space Creators represented by its Partners Mohit S. Daga & Anil B. Bhangdia are the owners of the land admeasuring 0 H 26.49.99 Aar i.e. 2649.99 sq.mtrs out of Survey No 79/2 of Ravet, Taluka Haveli, District Pune.
4. Smt. Jayashri Jagannath Hingase & Shri. Satish Vitthalrao Phand are the owners of the land admeasuring 0 H 17.66.66 Aar i.e. 1766.66 sq.mtrs out of Survey No 79/2 of Ravet, Taluka Haveli, District Pune who entrusted the development rights to M/s Urban Space Creators represented by its Partners Mohit S. Daga & Anil B. Bhangdia.
5. Indubai Raghunath Choudhary is the owner of the land admeasuring 0 H 08.83 Aar i.e. 883.33 sq.mtrs out of Survey No 79/2 of Ravet, Taluka Haveli, District Pune.



5. **BRIEF HISTORY OF DEVALUATION OF TITLE:**

A. **History of the property bearing Survey No. 79 Hissa No 1 of the village Ravet, Taluka – Haveli, District – Pune.**

That the land bearing Survey No 79/1 admeasuring 01 acre 16 Gunthe of the revenue village Ravet, Taluka Haveli, District Pune was owned and belonged to one Kondu Narasu Bhondve and his name has been seen upto 1934 or thereabout in the records of the said land.

That by mutation entry no 339 dated 27/01/1934 it is seen that Kondu Narasu Bhondve died intestate leaving behind his wife Mathi Kondiba alias Kandu Bhondve accordingly her name was recorded on 7/12 extract of the said land bearing S.No. 79/1 by mutation entry no 339.

That by mutation entry no 672 dated 02/08/1946 it is seen that one Gangaram Rangu Shete had purchased the land bearing S.No. 79/1, S.No.79/2 alongwith other lands from Mathabai Kondiba Bhondve and Sitabai Rangu Kajale by Gift Deed with consideration of Rs. 800-00 thereon accordingly the name of the Gangaram Rangu Shete was recorded on the 7/12 extract of the said land vide mutation entry no 672.

That by mutation entry no 1041 dated 26/06/1959 it is seen that Gangaram Rangu Shete had obtained loan from Kiwale Vividh Karyakari sahakari society and the same entry were recorded on 7/12 extract of the said land bearing S.No. 79/1 by mutation entry no 1041.

That by mutation entry no 1227 dated 20/04/1965 it is seen that Gangaram Rangu Shete had obtained Tagai (loan) and the same entry were recorded on 7/12 extract of the said land bearing S.No. 79/1 by mutation entry no 1227.

That by mutation entry no 1308 dated 17/06/1967 it is seen that Gangaram Rangu Shete expired intestate on dated 16/04/1967 leaving behind him his legal heir i.e. 1. Hanmanta Gangaram Shete (son), 2. Ashok Gangaram Shete (son), 3. Shashikant Gangaram Shete (daughter), 4. Chandrabhaga Gangaram Shete (daughter) & 5. Sitabai Gangaram Shete (Wife) accordingly their names were recorded on 7/12 extract by mutation entry no 1308 as owner occupier of the land i.e. S.No. 79/1 along with other lands.

That by mutation entry no 1374 is not visible but it shows that by order of Tahasildar Haveli Pune bearing No SR/186/69 the said land bearing S.No. 79/1 is partitioned between Sitabai Gangaram Shete and others having share of 10 ana 8 pai and Shankar Rangu Shete having share of 5 ana 4 pai and the same entry was recorded on 7/12 extract by mutation entry no 1374.

That by mutation entry no 1375 dated 22/04/1969 it is seen that in pursuance of implementation of The Maharashtra Weights and Measurement Act, 1958 and Indian Coins Act, 1955, the Mutation Entry No. 1375 of Village Ravet had been certified on 22/04/1969 and area and aakar of all lands in Village was converted into Hectors and Rupees.

That by mutation entry no 1474 dated 08/08/1972 is not visible but it shows that Sitabai Gangaram Shete had made application to the concerned revenue officer stating therein that the said land bearing Survey No 79/1 along with other properties had been gifted to her husband late Gangaram Rangu Shete by his sister Mathabai Kondiba Bhondave therefore the name of Shankar Rangu Shete had been wrongly recorded for 5 Ana 4 pai share and



accordingly the name of Shankar Rangu Shete was deleted form the 7/12 extract of the said land by mutation entry no 1474.

That by mutation entry no 1948 dated 05/10/1983 it is seen that as per the order of Tahasildar Haveli Pune dated 17/07/1983 all loans under irrigation had been waved off by the Government and the same entry were recorded on 7/12 extract of the said land bearing S.No. 79/1 by mutation entry no 1948.

That by mutation entry no 2266 dated 10/04/1989 it is seen that as per the order of Tahasildar Haveli Pune dated 29/01/1989 all loans under tagai had been waved off by the Government and the same entry were recorded on 7/12 extract of the said land bearing S.No. 79/1 by mutation entry no 2266.

That by mutation entry no 2607 dated 10/09/1991 it is seen that Hanumant Gangaram Shete had paid loan of Kiwale Vividh Karyakari sahakari society and the same entry were recorded on 7/12 extract of the said land bearing S.No. 79/1 by mutation entry no 2607.

That by mutation entry no 3978 dated 27/10/1997 it is seen that Smt. Sitabai Gangaram Shete, Hanmanta Gangaram Shete, Ashok Gangaram Shete, Shashikala Subhash Bavale Alias Shashikala Gangaram Shete and Chandrabhaga Manik Waghole alias Chandrabhaga Gangaram Shete had sold the said land bearing Survey No 79/1 admeasuring 00 acre 56 Aar of the revenue village Ravet, Taluka Haveli, District Pune to 1. Sandhya Laxman Badhe, 2. Subhash Mahadeo Khochare, 3. Vishwas Mahadeo Khochare, 4. Nivas Maruti Khochare, 5. Uday Jagannath Patil, 6. Satish Rajaram Patil by registered sale deed dated 20/09/1993 which is presented for registration in the office of the Sub-Registrar Haveli no 5 Pune at serial No 5072/93 which is registered at new number 1124/96 dated 07/02/1996 and accordingly their names were recorded on 7/12 extract by mutation entry no 3978 as owners and occupiers of the land i.e. S.No. 79/1.

Mutation entry no 9283 :- Sale deed dated 04/03/2006

That 1. Uday alias Udaysinh Jagannath Patil, 2. Satish Rajaram Patil with the consent of 1. Rambhau Haribhau Pise, 2. Thakorhai Gulabbhai Patel, 3. Ashok Shantaram Pandit and Shri. Swami Krupa gruhrachana Sanstha maryadit through its Chairmen Aniruddha Yallappa Sasane, Secretary Madhukar Balkrushna Kale & Treasurer Sanjay Vasant Gulavani have sold the land to the extent of area admeasuring 0 H 18.66 Aar i.e. 1866.00 sq. mtrs. out of Survey No 79 Hissa No 1 of the Ravet, Taluka Haveli, District Pune to M/s Urban Space Creators a partnership firm having its office at Akurdi Pune through its Partner Anil B. Bhangdia on dated 04/03/2016 by way of registered sale deed which is duly registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 1963/16 dated 04/03/2016. Accordingly the name of M/s Urban Space Creators through its Partner Mohit Subhash Daga & Anil B. Bhangdia are recorded on 7/12 extract by mutation entry no 9283 as owners and occupiers of the land bearing S.No. 79/1 to the extent of area admeasuring 00 H 18.66 Aar.

That by mutation entry no 9754 dated 29/09/2018 it is seen that as per the orders of Tahasildar Haveli Pune dated 16/06/2017 the spellings, area of the records on the 7/12 extract has been corrected and the same entry were recorded on 7/12 extract of the said land bearing S.No. 79/1 by mutation entry no 9754.

Mutation entry no 1026:- Sale deed dated 04/03/2006

That 1. Subhash Mahadeo Khochare, 2. Vishwas Mahadeo Khochare with the consent of 1. Madhukar Balkrushna Kale, 2. Sanjay Vasant Gulavani, 3. Devidas Pandurang Naik, 4.



Ramesh Shankar Saykhedkar and Shri. Swami Krupa gruhrachana Sanstha maryadit through its Chairmen Aniruddha Yallappa Sasane have sold the land to the extent of area admeasuring 0 H 18.66 Aar i.e. 1866.66 sq. mtrs. out of Survey No 79 Hissa No 1 of the Ravet, Taluka Haveli, District Pune to M/s Urban Space Creators a partnership firm having its office at Akurdi Pune through its Partners Mohit S. Daga & Anil B. Bhangdia on dated 01/09/2015 by way of registered sale deed which is duly registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 6933/15 dated 01/09/2015. Accordingly the name of M/s Urban Space Creators through its Partner Mohit Subhash Daga & Anil B. Bhangdia are recorded on 7/12 extract by mutation entry no 1026 as owners and occupiers of the land bearing S.No. 79/1 to the extent of area admeasuring 00 H 18.66 Aar.

Development Agreement in respect of the subject captioned properties:

That Sandhya Laxman Badhe & Niwas Maruti Khochare, with the consent of Shri. Swami Krupa gruhrachana Sanstha maryadit through its Chairmen Aniruddha Yallappa Sasane, Secretary Madhukar Balkrushna Kale & Treasurer Sanjay Vasant Gulavani and others have entrusted the development rights in respect of the land to the extent of area admeasuring 0 H 18.66 Aar i.e. 1866.00 sq. mtrs. out of Survey No 79 Hissa No 1 of the Ravet, Taluka Haveli, District Pune to and in favour of M/s Urban Space Creators a partnership firm having its office at Akurdi Pune through its Partners Mohit S. Daga & Anil B. Bhangdia on dated 05/04/2016 by way of registered development agreement which is duly registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3061/16 dated 16/04/2016.

POWER OF ATTORNEY

That Sandhya Laxman Badhe, Niwas Maruti Khochare and Shri. Swami Krupa gruhrachana Sanstha maryadit through its Chairmen Aniruddha Yallappa Sasane, Secretary Madhukar Balkrushna Kale & Treasurer Sanjay Vasant Gulavani and others have executed power of attorney in respect of the land to the extent of area admeasuring 0 H 18.66 Aar i.e. 1866.00 sq. mtrs. out of Survey No 79 Hissa No 1 of the Ravet, Taluka Haveli, District Pune to and in favour of M/s Urban Space Creators a partnership firm having its office at Akurdi Pune through its Partners Mohit S. Daga & Anil B. Bhangdia on dated 05/04/2016 by way of registered development agreement which is duly registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3062/16 dated 16/04/2016.

Conclusion:- after perusal of documents and index register available to me it is revealed that A. M/s Urban Space Creators is the owner of land admeasuring 0 H 37.32 Aar i.e. 3732 sq. mtrs and B. Sandhya Laxman Badhe, Niwas Maruti Khochare are the owner of land admeasuring 0 H 18.68 Aar i.e 1868.00 sq. mtrs. out of Survey No 79/1 of the village Ravet, Taluka Haveli, District Pune.

B. History of the property bearing Survey No. 79 Hissa No 2 of the village Ravet, Taluka – Haveli, District - Pune.

That the land bearing Survey No 79/2 admeasuring 01 acre 12 Gunthe of the revenue village Ravet, Taluka Haveli, District Pune was owned and belonged to one Kondu Narasu Bhondve and his name has been seen upto 1934 or thereabout in the records of the said land.

That by mutation entry no 339 dated 27/01/1934 it is seen that Kondu Narasu Bhondve died intestate leaving behind his wife Mathi Kondiba alias Kandu Bhondve accordingly her name was recorded on 7/12 extract of the said land bearing S.No. 79/2 by mutation entry no 339.



That by mutation entry no 672 dated 02/08/1946 it is seen that one Gangaram Rangu Shete had purchased the land bearing S.No. 79/1, S.No.79/2 alongwith other lands from Mathabai Kondiba Bhondve and Sitabai Rangu Kajale by Gift Deed with consideration of Rs. 800-00 thereon accordingly the name of the Gangaram Rangu Shete was recorded on the 7/12 extract of the said land vide mutation entry no 672.

That by mutation entry no 1041 dated 26/06/1959 it is seen that Gangaram Rangu Shete had obtained loan from Kiwale Vividh Karyakari sahakari society and the same entry were recorded on 7/12 extract of the said land bearing S.No. 79/2 by mutation entry no 1041.

That by mutation entry no 1227 dated 20/04/1965 it is seen that Gangaram Rangu Shete had obtained Tagai (loan) and the same entry were recorded on 7/12 extract of the said land bearing S.No. 79/2 by mutation entry no 1227.

That by mutation entry no 1308 dated 17/06/1967 it is seen that Gangaram Rangu Shete expired intestate on dated 16/04/1967 leaving behind him his legal heir i.e. 1. Hanmanta Gangaram Shete (son), 2. Ashok Gangaram Shete (son), 3. Shashikant Gangaram Shete (daughter), 4. Chandrabhaga Gangaram Shete (daughter) & 5. Sitabai Gangaram Shete (Wife) accordingly their names were recorded on 7/12 extract by mutation entry no 1308 as owner occupier of the land i.e. S.No. 79/2 along with other lands.

That by mutation entry no 1374 is not visible but it shows that by order of Tahasildar Haveli Pune bearing No SR/186/69 the said land bearing S.No. 79/2 is partitioned between Sitabai Gangaram Shete and others having share of 10 ana 8 pais and Shankar Rangu Shete having share of 5 ana 4 pais and the same entry was recorded on 7/12 extract by mutation entry no 1374.

That by mutation entry no 1375 dated 22/04/1969 it is seen that in pursuance of implementation of The Maharashtra Weights and Measurement Act, 1958 and Indian Coins Act, 1955, the Mutation Entry No. 1375 of Village Ravet had been certified on 22/04/1969 and area and aakar of all lands in Village was converted into Hectors and Rupees.

That by mutation entry no 1474 dated 08/08/1972 is not visible but it shows that Sitabai Gangaram Shete had made application to the concerned revenue officer stating therein that the said land bearing Survey No 79/2 along with other properties had been gifted to her husband late Gangaram Rangu Shete by his sister Mathabai Kondiba Bhondave therefore the name of Shankar Rangu Shete had been wrongly recorded for 5 Ana 4 pais share and accordingly the name of Shankar Rangu Shete was deleted form the 7/12 extract of the said land by mutation entry no 1474.

That by mutation entry no 1948 dated 05/10/1983 it is seen that as per the order of Tahasildar Haveli Pune dated 17/07/1983 all loans under irrigation had been waved off by the Government and the same entry were recorded on 7/12 extract of the said land bearing S.No. 79/2 by mutation entry no 1948.

That by mutation entry no 2266 dated 10/04/1989 it is seen that as per the order of Tahasildar Haveli Pune dated 29/01/1989 all loans under tagai had been waved off by the Government and the same entry were recorded on 7/12 extract of the said land bearing S.No. 79/2 by mutation entry no 2266.



That by mutation entry no 2607 dated 10/09/1991 it is seen that Hanumant Gangaram Shete had paid loan of Kiwale Vividh Karyakari sahakari society and the same entry were recorded on 7/12 extract of the said land bearing S.No. 79/2 by mutation entry no 2607.

That by mutation entry no 3774 dated 15/10/1997 it is seen that Smt. Sitabai Gangaram Shete, Hanmanta Gangaram Shete, Ashok Gangaram Shete, Shashikala Subhash Bavale Alias Shashikala Gangaram Shete and Chandrabhaga Manik Waghole alias Chandrabhaga Gangaram Shete had sold the said land bearing Survey No 79/2 admeasuring 00 acre 53 Aar of the revenue village Ravet, Taluka Haveli, District Pune to 1. Satish Vitthalrao Phand, 2. Champaklal Chotalal Shaha, 3. Padma Narayan Trigune, 4. Suresh Somaji Chaudhary, 5. Indubai Raghunath Chaudhary & 6. Jagannath Antu Hingase by registered sale deed dated 20/09/1993 which is presented for registration in the office of the Sub-Registrar Haveli no 5 Pune at serial No 5073/93 which is registered at new number 1125/96 dated 07/02/1996

That said Satish Vitthalrao Phand had not provided evidence of agriculturist the said mutation entry no 5662 were rejected and their names had been kept into the othersside column of the 7/12 extract of the said land. Thereafter the Uppar Tahasildar Haveli Pune by their order bearing no 84C/SR/257/2003 dated 24/03/2003 the said mutation entry no 3774 were certified and the names of 1. Satish Vitthalrao Phand, 2. Champaklal Chotalal Shaha, 3. Padma Narayan Trigune, 4. Suresh Somaji Chaudhary, 5. Indubai Raghunath Chaudhary & 6. Jagannath Antu Hingase had been recorded on 7/12 extract of the said land bearing S.No. 79/2 as owners and occupiers by mutation entry no 5662.

That the mutation entry no 4247 is not concerned with subject captioned lands.

That by mutation entry no 7931 dated 25/08/2011 it is seen that Jagannath Antu/Ananta Hingase was expired intestate on 15/04/2006 leaving behind him legal heirs 1. Jayashri Jagannath Hingase, 2. Abhay Jagannath Hingase, 3. Makarand Jagannath Hingase, 4. Snehal Jayesh Kulkarni & 5. Sheetal Anil Sangar accordingly their names had been recorded on 7/12 extract of the said land bearing S.No. 79/2 as owners and occupiers by mutation entry no 7931.

That by mutation entry no 8247 dated 11/06/2012 it is seen that 1. Abhay Jagannath Hingase, 2. Makarand Jagannath Hingase, 3. Snehal Jayesh Kulkarni & 4. Sheetal Anil Sangar had released their share as legal heir of late Jagannath Antu Hingase in favour of Jayashri Jagannath Hingase and accordingly their names have been deleted from 7/12 extract and the name of Jayashri Jagannath Hingase has been kept on 7/12 extract of the said land bearing S.No. 79/2 as owners and occupiers by mutation entry no 8247.

Mutation entry no 9546:- Sale deed dated 25/08/2015

That Suresh Somaji Chaudhary through its POAH 1. Pandurang Dadu Telvekar & 2. Sanjay Sambhaji Palekar have sold the land to the extent of area admeasuring 0 H 08.8333 Aar i.e. 883.33 sq. mtrs. out of Survey No 79 Hissa No 2 of the Ravet, Taluka Haveli, District Pune to 1. Pandurang Dadu Telvekar & 2. Sanjay Sambhaji Palekar on dated 25/08/2015 by way of registered sale deed which is registered in the office of the Joint Sub-Registrar Haveli No 26 Pune at serial No 6796/15 dated 25/08/2015. Accordingly the names of 1. Pandurang Dadu Telvekar & 2. Sanjay Sambhaji Palekar are recorded on 7/12 extract by mutation entry no 9546 as owners and occupiers of the land bearing S.No. 79/2 to the extent of area admeasuring 00 H 08.8333 Aar.



That by mutation entry no 9754 dated 29/09/2018 it is seen that as per the orders of Tahasildar Haveli Pune dated 16/06/2017 the spellings, area of the records on the 7/12 extract has been corrected and the same entry were recorded on 7/12 extract of the said land bearing S.No. 79/2 by mutation entry no 9754.

Sale deed dated 09/12/2015

That Padma Narayan Trigune with the consent of 1. Chatursingh Bhavsingh Rajput, 2. Geeta Anil Kharakar, 3. Satish Bhaskar Bakshi, 4. Ramesh Shankar Saykhedkar and Shri. Swami Krupa gruhrachana Sanstha maryadit through its Chairmen Aniruddha Yallappa Sasane, Secretary Madhukar Balkrushna Kale & Treasurer Sanjay Vasant Gulavani have sold the land to the extent of area admeasuring 0 H 08.83 Aar i.e. 883.33 sq. mtrs. out of Survey No 79 Hissa No 2 of the Ravet, Taluka Haveli, District Pune to M/s Urban Space Creators a partnership firm having its office at Akurdi Pune through its Partners Mohit S. Daga & Anil B. Bhangdia on dated 09/12/2015 by way of registered sale deed which is duly registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 9872/15 dated 09/12/2015. The said entry is not recorded into the 7/12 extract of the land Survey No 79 Hissa No 2 of the Ravet, Taluka Haveli, District Pune

Development Agreement in respect of the subject captioned properties:

That Satish Vitthalrao Phand & Jayashri Jagannath Hingase, with the consent of Shri. Swami Krupa gruhrachana Sanstha maryadit through its Chairmen Aniruddha Yallappa Sasane, Secretary Madhukar Balkrushna Kale & Treasurer Sanjay Vasant Gulavani and others have entrusted the development rights in respect of the land to the extent of area admeasuring 0 H 17.66 Aar i.e. 1766.00 sq. mtrs. out of Survey No 79 Hissa No 2 of the Ravet, Taluka Haveli, District Pune to and in favour of M/s Urban Space Creators a partnership firm having its office at Akurdi Pune through its Partners Mohit S. Daga & Anil B. Bhangdia on dated 05/04/2016 by way of registered development agreement which is duly registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3061/16 dated 16/04/2016.

POWER OF ATTORNEY

That Satish Vitthalrao Phand & Jayashri Jagannath Hingase and Shri. Swami Krupa gruhrachana Sanstha maryadit through its Chairmen Aniruddha Yallappa Sasane, Secretary Madhukar Balkrushna Kale & Treasurer Sanjay Vasant Gulavani and others have executed power of attorney in respect of the land to the extent of area admeasuring 0 H 17.66 Aar i.e. 1766.00 sq. mtrs. out of Survey No 79 Hissa No 2 of the Ravet, Taluka Haveli, District Pune to and in favour of M/s Urban Space Creators a partnership firm having its office at Akurdi Pune through its Partners Mohit S. Daga & Anil B. Bhangdia on dated 05/04/2016 by way of registered development agreement which is duly registered in the office of the Joint Sub-Registrar Haveli No 18 Pune at serial No 3062/16 dated 16/04/2016.

Sale deed dated 09/12/2015

That Shri. Champaklal Alias, Champalal Chotalal Shaha with the consent of 1. Dinkarrao Yashvantrao Phulpagar, 2. Dilip Ramchandra Joshi, 3. Pushpalata Ramesh Kadavkar, Ashok Kacharu Gaud and Shri. Swami Krupa gruhrachana Sanstha maryadit through its Chairmen Aniruddha Yallappa Sasane, Secretary Madhukar Balkrushna Kale & Treasurer Sanjay Vasant Gulavani have sold the land to the extent of area admeasuring 0 H 8.83 Aar i.e. 883.33 sq. mtrs. out of Survey No 79 Hissa No 2 of the Ravet, Taluka Haveli, District Pune to M/s Urban Space Creators a partnership firm having its office at Akurdi Pune through its Partners Mohit S. Daga & Anil B. Bhangdia on dated 20/07/2016 by way of registered sale deed which is duly registered in the office of the Joint Sub-Registrar Haveli



No 17 Pune at serial No 4608/17 dated 20/07/2016. The said entry is not recorded into the 7/12 extract of land Survey No 79 Hissa No 2 of the Ravet, Taluka Haveli, District Pune

Sale deed dated 02/03/2019

That 1. Shri. Pandurang Dadu Telvekar, 2. Sanjay Sambhaji Palekar with the consent of Shri. Swami Krupa gruhrachana Sanstha maryadit through its Chairmen Aniruddha Yallappa Sasane, Secretary Madhukar Balkrushna Kale & Treasurer Sanjay Vasant Gulavani and others have sold the land to the extent of area admeasuring 0 H 8.83 Aar i.e. 883.33 sq. mtrs. out of Survey No 79 Hissa No 2 of the Ravet, Taluka Haveli, District Pune along with other properties to M/s Urban Space Creators a partnership firm having its office at Akurdi Pune through its Partners Mohit S. Daga & Anil B. Bhangdia on dated 04/02/2019 by way of registered sale deed which is duly registered in the office of the Joint Sub-Registrar Haveli No 14 Pune at serial No 2418/19 dated 13/08/2019. The said entry is not recorded into the 7/12 extract of the land Survey No 79 Hissa No 2 of the Ravet, Taluka Haveli, District Pune

Conclusion:- after perusal of documents and index register available to me it is revealed that

1. M/s Urban Space Creators is the owner of land admeasuring 0 H 26.4999 Aar i.e. 2649.99 sq. mtrs. out of Survey No 79/2 of the village Ravet, Taluka Haveli, District Pune.
2. That Satish Vitthalrao Phand & Jayashri Jagannath Hingase are the owners of land admeasuring 0 H 17.66 Aar i.e. 1766.66 sq. mtrs. out of Survey No 79/2 of the village Ravet, Taluka Haveli, District Pune.
3. That Indubai Raghunath Chaudhary is the owner of land admeasuring 0 H 08.83 Aar i.e. 883.33 sq. mtrs. out of Survey No 79/2 of the village Ravet, Taluka Haveli, District Pune.

6. ZONE CERTIFICATE:

The Perusal of letter No. NRV / Kavi / 1A/ 315 / 10 dated 15/10/2010 issued by Pimpri Chinchwad Municipal Corporation which indicates that as per the sanctioned Development Plan, Survey No. 79, Ravet, Tal-Haveli, Dist- Pune is affected by 18 meters wide road & 24 meters wide road and the remaining portion of land falls under residential zone.

7. DEMARCTION:- as per demarcation No 26542/18 dated 18/12/2018 in respect of subject captioned properties.

8. D. P. OPINION:

Not produced for my perusal

9. NAME OF TENURE:

As per the zone certificate and D.P. Opinion issued by Town Planning Authority Pimpri Chinchwad in respect of the subject captioned property said land is under Residential zone.

10. N.A. PERMISSION:

That the NA permission is required to be obtained from the concerned government authority.

11. BUILDING PERMISSION:

That M/s Urban Space Creators represented by its partners Mohit Subhash Daga & others submitted the building plans to the Pimpri Chinchwad Municipal Corporation for construction of the buildings on the subject captioned property and the concern authorities of the Pimpri Chinchwad Municipal Corporation sanctioned the said building plans vide its commencement certificate bearing No BP/Ravet/65/2020 dated 02/09/2020.



12. **COURT CASES**

I have not taken search in any type of court in respect of the subject captioned land

13. **WHETHER PROPERTY IS AFFECTED BY ANY SPECIAL ENACTMENT SUCH AS TENANCY LAWS, ULC ACT ETC.**

- N.A. -

14. **WHETHER PROPERTY IS SUBJECT TO ANY RIGHT OF PRE-EMPTION**

- N.A. -

15. **IS DOCUMENT PENDING FOR REGISTRATION**

- N. A. -

16. **WHETHER PROPERTY BELONGS TO HINDU UNDIVIDED FAMILY**

- N.A. -

17. **WHETHER THE PROPERTY IS ACQUIRED UNDER THE LAND ACQUISITION ACT 1894 AND APPLICABILITY OF OTHER STATE LEGISLATION.**

- N.A. -

18. **MINORS DELINQUENT, UNTRACED PERSONS INTEREST**

- Not Involved -

19. **HOLDING AND ACQUISITION IS IN ACCORDANCE WITH THE PROVISIONS OF LAND REFORMS ACT**

- YES -

20. **PUBLIC NOTICE**

As per the instruction of my client I have not given any public notice.

21. **SEARCH AND ENCUMBRANCES:**

That I have already taken a search for last 30 years in respect of the subject captioned property which is more particularly described in the schedule written hereinbefore till 22/07/2019 therefore to avoid repetition, I have taken search for last 2 years from 22/07/2019 up to 17/09/2020 by online receipt bearing GRN no. MH00447491202021E and receipt No 1111843745 dated 17/09/2020

I have also carried out online search on igr.maharashtra.gov website. However most of the index II registers in the offices of the Sub- Registrar Haveli no's 5, 17, 14, 18, 24, 25 & 26 were not consistently available for inspection, some are either torn into pieces / leaves and mutilated and some of the registers were sent for binding or not available for inspection. From the available index II registers and records no adverse entry or encumbrances of any kind was noticed other than those entries specifically mentioned in this report. I have gone through the revenue records, I have received all mutation entries and 7 x 12 extracts in respect of the said property which are made available to me. And all documents and Title Deeds referred to in this search are also available for scrutiny and have perused the same.

22. **DISCLAIMER**

The registration of the properties is made centralized for all the properties after 31st October 2005 however the search is not centrally available hence I could not conduct search in that regards.



This search and title report is entirely based upon and relied on the documents supplied to me by my said clients and Index registers made available to me in the Sub-Registrar's office Haveli Nos 5, 17, 14, 18, 24, 25 & 26 Pune only.

This search and title report is issued on request of the client and the report and it's contents are based on the copies provided by the client to me and I am not responsible for genuineness of the documents supplied or information furnished to me.

23. NOTE:-

1. Name of Uday alias Udaysinh Jagannath Patil & Satish Rajaram Patil is not deleted from the 7/12 extract of the S.No. 79/1
2. Name of Suresh Somaji Chaudhary is not deleted from the 7/12 extract of the S.No. 79/2
3. Name of M/s Urban Space Creators is not recorded on the 7/12 extract of the S.No. 79/2 in respect of their purchased area admeasuring 0 H 26.4999 Aar i.e. 2649.99 sq. mtrs.

24. CONCLUSION AND CERTIFICATE OF TITLE:

On relying upon the aforesaid documents made available by M/s Urban Space Creators represented by its partner Mr. Mohit Subhash Daga to me for scrutiny and examination, registers available with the concern Sub Registrar Offices I am in the opinion that;

A. M/s Urban Space Creators is the owner of land admeasuring 0 H 37.32 Aar i.e. 3732 sq. mtrs and Sandhya Laxman Badhe, Niwas Maruti Khochare are the owner of land admeasuring 0 H 18.68 Aar i.e 1868.00 sq. mtrs. out of Survey No 79/1 of the village Ravet, Taluka Haveli, District Pune.

B. 1. M/s Urban Space Creators is the owner of land admeasuring 0 H 26.4999 Aar i.e. 2649.99 sq. mtrs, 2. Satish Vitthalrao Phand & Jayashri Jagannath Hingase are the owners of land admeasuring 0 H 17.66 Aar i.e. 1766.66 sq. mtrs. and 3. Indubai Raghunath Chaudhary is the owner of land admeasuring 0 H 08.83 Aar i.e. 883.33 sq. mtrs. out of Survey No 79/2 of the village Ravet, Taluka Haveli, District Pune.

That present owners of the subject captioned properties have good, clear and marketable title in respect of their share in the subject captioned properties which is under non-agricultural use for residential purpose and further the scheduled properties are free from all encumbrances, charges or claims of whatsoever nature.

That Sandhya Laxman Badhe, Niwas Maruti Khochare, Satish Vitthalrao Phand & Jayashri Jagannath Hingase have entrusted the development right in respect of their share in the subject captioned properties in favour of M/s **Urban Space Creators**.

That Indubai Raghunath Chaudhary has not given any right to M/s. Urban Space Creators in respect of her share in the subject captioned property i.e. Survey No 79/2 of the village Ravet, Taluka Haveli, District Pune.

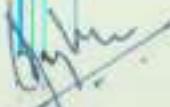
That M/s Urban Space Creators have full right to commence, continue and complete the construction of the building/s on or upon the said properties as per the plan sanctioned by the Pimpri Chinchwad Municipal Corporation and further have full right to sell, mortgage, lease etc. the flats, shops, Units, construction etc. to the prospective buyers, mortgagees, lessees, allottee etc. and to receive consideration, premium, rent, allotment charges from them and also have right to deliver the possession to such person, buyers, allottee, mortgagee, lessee etc. subject to the consideration to be given to the said owners/co-owners under above mentioned agreements.



Therefore in my opinion there is/are no any hurdle or impediment restrictive clause / clauses which will be obstructing M/s Urban Space Creators for development of the said properties (excluding property of Indubai Raghunath Chaudhary) and to sale / transfer the said flats/shops/ units to be constructed on the said property to any prospective buyers, allottee, mortgagee, lessee etc., and which is free from all encumbrances, charges or claims of whatsoever nature.

The documents supplied to me are returned herewith.

Place: Pune
Date: 17/09/2020


(Sanjay M. Sagavekar)

Advocate & Notary

SANJAY M. SAGAVEKAR
B.A.LL.B
GOVT. OF INDIA

ADVOCATE & NOTARY
GOVT. OF INDIA
539/3084, Akshay Society, S. T. Nagar,
PIMPRI, PUNE - 411 018, M - 9881376060

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