

SEARCH REPORT AND TITLE CERTIFICATE

I was requested by **TEJRAJ INFRA LLP**, through its authorized Partner **SHRI. TEJRAJ GANPATRAO PATIL**, having its office at 301, 3rd Floor, Bonita Vasantryo Deshmukh Path, Off Ghole Road, Shivajinagar, Pune - 411005 to conduct Search and issue Search Report and Title Certificate for the property bearing **Final Plot No.483A** Corresponding City Survey No.1100B, admeasuring 3304.19 Sq.mtrs, along with 30 tenements admeasuring total Carpet Area of 2638.25 Sq.mtrs, Mayurban Cooperative Housing Society Ltd, situated at Village Bhamburda [Shivajinagar], Taluka Haveli, District Pune and which is more particularly described in Schedule I and II written herein under for the period of last 30 years i.e. 1991-2020 which is as under –

SCHEDULE I

DESCRIPTION OF THE LARGER LAND

ALL THAT PIECE AND PARCEL of the Land bearing Final Plot No.483A, corresponding City Survey No.1100B, admeasuring an area of 21181 Sq.ft i.e. 1969 Sq.mtrs, situated at, Shivajinagar, Pune, Taluka Haveli, District Pune and within the limits of Sub – Registrar Haveli and within the limits of Pune Municipal Corporation and lying to the Eastern part of the entire property and which is bounded as under –

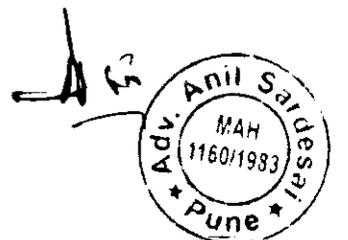
ON OR TOWARDS THE EAST :- By Final Plot No.484.

ON OR TOWARDS THE SOUTH :- By Mutha Left Bank Canal.

ON OR TOWARDS THE WEST :- By part of Land out of CTS No.111,

Shivajinagar

ON OR TOWARDS THE NORTH :- By 40 Feet Municipal Road.



SCHEDULE II**DESCRIPTION OF LARGER LAND**

ALL THAT PIECE AND PARCEL of the Land bearing Final Plot No.483A, corresponding City Survey No.1100B, admeasuring an area of 14391 Sq.ft i.e. 1337 Sq.mtrs, situated at Shivajinagar, Pune, Taluka Haveli, District Pune and within the limits of Sub – Registrar Haveli and within the limits of Pune Municipal Corporation and lying to the Eastern part of the entire property and which is bounded as under –

ON OR TOWARDS THE EAST :- By part of Final Plot No.483, CTS No.1100.

ON OR TOWARDS THE SOUTH :- By Mutha Left Bank Canal.

ON OR TOWARDS THE WEST :- By part of Land out of CTS No.1100,

Shivajinagar

ON OR TOWARDS THE NORTH :- By 40 Feet Municipal Road.

SCHEDULE III**DESCRIPTION OF THE TENEMENTS**

ALL THAT PIECE AND PARCEL of the existing 30 tenements, totally admeasuring 28398 Sq.ft i.e. 2638.25 Sq.mtrs, in the scheme titled as Mayurban Cooperative Housing Society Ltd, Pune constructed on the Schedule I and II Lands and the details of the same are annexed in Annexure I.

The boundaries referred above are not within the personal knowledge of the undersigned Advocate and my client has personally verified the same and based upon its knowledge, the same are herein incorporated.

The property described in Schedule I, II and III are the subject matter of the present Search Report and Title Certificate.



Anil Sardesai
M.COM., LL.M.

I have carried out Search at all Sub – Registrars Offices vide Search Receipt bearing No.MH003697122202021P Dated 27/08/2020. I have also carried out Computerized Search. During Search, it transpired that many of the journals were either missing or had gone for binding. And the journals which were present out of which most of them were not in legible condition. But from computerized search and search with available documents, I did not come across any adverse entry which shall render the title of the Land defective or unmarketable. My client provided me the following photocopies of the documents, which is as under –

- 1] Copy of Latest Property Card Extract.
- 2] Copy of Deed of Sale dated 12/12/1984, made and executed between M/s. Bhate and Kelkar, A Partnership Firm, which came to be registered with Sub – Registrar Haveli No.1, Pune vide Serial No.10095/1994.
- 3] Copy of Part Completion Certificate bearing No. 1391, Dated 13/05/1977.
- 4] Copy of Part Completion Certificate bearing No. 4102, Dated 14/06/1978.
- 5] Copy of Society Registration Certificate bearing No. PNA/HSG/361, Dated 12/08/1977 under the name and style Mayurban Cooperative Housing Society Ltd.
- 6] Copy of Letter of Intent dated 20/10/2018 issued in favour of M/s. Tejraj Group by Mayurban Cooperative Housing Society for redevelopment purpose.
- 7] Copy of Commencement Certificate bearing No. CC/3827/2018, Dated 06/03/2019.
- 8] Copy of Layout and Building Plans bearing Commencement Certificate bearing No. CC/3827/2018, Dated 06/03/2019.
- 9] Copy of Development Agreement dated 13/07/2020, which is executed between Mayurban Cooperative Housing Society Ltd through its authorized signatories and Tejraj Infra LLP, which is registered with Sub – Registrar Haveli No. 10, Pune vide Serial No. 8902/2020.



- 10] Copy of Power of Attorney dated 13/07/2020, which is executed between Mayurban Cooperative Housing Society Ltd through its authorized signatories and Tejraj Infra LLP, which is registered with Sub – Registrar Haveli No. 10, Pune vide Serial No. 8903/2020.
- 11] Copy of Dispute bearing No. 45/2019 filed before Cooperative Court No.2, Pune.
- 12] Copy for application for Stay filed in Dispute bearing No. 45/2019 filed before Cooperative Court No.2, Pune.
- 13] Copy of Written Statement filed by Mayurban Society in Dispute bearing No. 45/2019.
- 14] Copy of Intervention Application filed by Tejraj Infra LLP in Dispute bearing No. 45/2019.
- 15] Copy of Order passed below Exh 16 by Cooperative Court No.2, Pune.
- 16] Copy of Order passed by Maharashtra State Cooperative Appellate Court, Mumbai in Revision Application bearing No. 51/2019.
- 17] Copy of Order passed by Hon'ble Bombay High Court in Writ Petition bearing No. 7213/2019.
- 18] Copy of Order passed by Hon'ble Supreme Court of India in SLP bearing No. 21752/2019.
- 19] Copy of Dispute bearing No. 51/2020 filed before Cooperative Court No.2, Pune.
- 20] Coy of Letter dated 10/09/2020 issued by Adv. Janmejy Khurjekar to M/s. Tejraj Infra LLP stating the current status of the Dispute bearing No. 45/2019.
- 21] Copy of Public Notice dated 10/08/2020 published on 19/08/2020, published in Daily Prabhat and Public Notice dated 18/08/2020 published on 19/08/2020 published in Daily Loksatta.



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HISTORY OF THE PROPERTY

- 1] One Shirole Patil Family of Bhamburda was entitled to numerous lands, grounds premises and were sufficiently entitled thereto.
- 2] A dispute arose in the said Joint Hindu Family about the partition of the immovable property of the family then held by the coparceners in their respective rights.
- 3] A Suit bearing Civil Suit No. 495/1920 for Partition was filed by Nana Ramrao Shirole, Raghoba Baloba Wagh and another then having and claiming some interest in the property in the Court of the First Class Judge, Poona and a Preliminary Decree was passed and finally confirmed by the Privy Council in Appeal No.79/1927.
- 4] Mr. T.V. Talim, the Assistant Consultant Survey to the Government of Bombay was appointed by the parties and to the said Suit as Sole Arbitrator to divide the said properties and he declared his Award on 09/10/1932 and that in pursuance of the said Award Final Decree was passed, dividing the properties to the respective shares namely Shri. M.R. Shirole, Shri. G.B.Shirole, Shri. A.B. Shirole and Shri. M.A. Shirole and Shri. Raghoba Baloba Wagh and Shri. Mahadeo Baloba Wagh and putting them in actual possession thereof.
- 5] All the vacant Land and ground bearing City Survey No.1100, Shivajinagar, Poona admeasuring an area of 38 Gunthas and 14 Annas equal to 0.39.35 Ares among other properties was allotted to the shares of Shri. Madhavrao Ramrao Shirole and Shri. Bajirao Ramrao Shirole and was kept common in between them.
- 6] After the demise of Shri. Madhavrao Ramrao Shirole an oral partition of the properties between Krishnarao Madhavrao Shirole and Shri. Sambhajirao Bajirao Shirole took place in the beginning of the year 1945 and the properties



belonging to their families stood separate and divided within partition thereafter was accepted and actually acted upon by them duly certified entries in mutation to the properties allotted to their respective share in metes and bounds.

- 7] Eastern half portion of the said Schedule I and II property admeasuring an area of 21131 Sq.ft bearing City Survey No.1100, Final Plot No.483, Shivajinagar, Poona has been continued to be held by Sambhajirao Bajirao Shirole and the remaining half of the property has been continued to be held by Shri. Krishnarao Madhavrao Shirole since the date of the said Partition in the year 1945.
- 8] Shri. Sambhaji Bajirao Shirole and other had released their right, title and interest in the eastern half portion of the City Survey No.1100, Shivajinagar, admeasuring an area of 21181 Sq.ft i.e. 1969 Sq.mtrs in favour of Sou. Ranjana Rajendra Deshmukh by a Deed of Release dated 18/09/1974 and the same was registered in the office of Sub – Registrar Haveli No.1, Pune vide Serial No.2195 on 16/09/1974.
- 9] The said Sou. Ranjana Rajendra Deshmukh sold and conveyed the half eastern portion admeasuring an area of 21181 Sq.ft i.e. 1969 Sq.mtrs to M/s. Bhate and Kelkar by Sale Deed dated 18/09/1974 and the same was registered in the office of Sub – Registrar Haveli No.1, Pune vide Serial No.2961 on 18/09/1984 and which is described in Schedule I.
- 10] The said Shri. Krishnarao Madhavrao Shirole and other 4 coparceners of the Joint Hindu Family of said K.M. Shirole sold and conveyed the Western portion of CTS No.1100, Shivajinagar, admeasuring 14391 Sq.ft i.e. 1337 Sq.mtrs i.e. Schedule II Property out of all Western portion of the property admeasuring 21181 Sq.ft to M/s. Bhate and Kelkar by Sale Deed dated 27/09/1974 and the said Sale Deed is registered in the office of the Sub – Registrar Haveli No.1, Pune vide Serial No.2405 on 27/09/1974 and the remaining balance area of



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6790 Sq.ft North West corner of the said Property was kept reserved by Mr. K.M. Shirole and others for themselves.

- 11] In the said manner M/s. Bhate and Kelkar became the owner of Schedule I and Schedule II Lands and decided to float Ownership Flats Scheme and in furtherance of the same got Building Plans sanctioned from Pune Municipal Corporation and in all constructed 30 tenements [the details are annexed as Annexure A].
- 12] After completion of the scheme the said Builder/Promoter got Society registered of the same tenements under the name and style Mayurban Cooperative Housing Society Ltd bearing Registration No. PNA/HSG/361, Dated 12/08/1977. I was provided with the copy of the said Registration Certificate and I have perused the same.
- 13] Thereafter Part Completion Certificate bearing No. 1391, Dated 13/05/1977 and remaining Part Completion Certificate bearing No. 4102, Dated 14/06/1978 came to be issued by Pune Municipal Corporation. I have perused both the certificates provided to me.
- 14] Thereafter Deed of Sale dated 12/12/1984 came to be made and executed by M/s. Bhate and Kelkar through its Partner Shri. Sadanand Anand Kelkar of the Schedule I and II Land along with structure in favour of Mayurban Sahakari Griha Rachana Sanstha Maryadit, Pune represented through Chairman Shri. S.S. Khare and Secretary Shri. D.G. Erande, which came to be registered with Sub - Registrar Haveli No.1, Pune vide Serial No.10095/1984. I have perused the said Deed of Sale provided to me.
- 15] The said Mayurban Society decided to redevelop the said Schedule I and II Lands and invited bids by advertisement in Dainik Sakal, Pune dated 02/09/2017. In response to the said advertisement, M/s. Tejraj Group





participated in the said bid and the said Society after finding the quotation of M/s. Tejraj Group interested, the said Society decided to get the said Society redeveloped from M/s. Tejraj Group and in furtherance of the same, it issued Letter of Intent dated 20/10/2018 in favour of M/s. Tejraj Group, thereby showing its intention to get the said Society redeveloped from M/s. Tejraj Group. I have perused the copy of the said Letter of Intent provided to me.

16] Thereafter Layout and Building Plans were prepared and submitted with Pune Municipal Corporation through Mayurban Cooperative Housing Society Ltd, which was sanctioned vide Commencement Certificate bearing No. CC/3827/2018, Dated 06/03/2019. I was provided with Layout and Building Plans and Commencement Certificate and I have perused the same.

17] Thereafter Development Agreement and Power of Attorney both dated 13/07/2020, came to be executed between Mayurban Cooperative Housing Society Ltd through its Chairman Shri. Rajan Hiralal Naik, Secretary Shri. Sandeep Vinayak Bastodkar, Treasurer Shri. Sudhir Prabhakar Tidke, Chairman Redevelopment Committee Shri. Shamsundar Bapuji Khare and Managing Committee Member Ketki Yogesh Ovhal on one hand and Tejraj Infra LLP through its Designated Partners Shri. Tejraj Ganpatro Patil and Shri. Rajesh Madanmohan Choudhary on other hand, which came to be registered with Sub – Registrar Haveli No. 10, Pune vide Serial No. 8902/2020 and 8903/2020. In the said manner M/s. Tejraj Infra LLP acquired Development Rights of the said Schedule I and II Land by following all procedure prescribed by law.

18] **Court Case status –**

Dispute bearing No. 45/2019

My client intimated me that there is a Dispute bearing No. 45/2019 is pending before Cooperative Court No.2, Pune in which two members namely Kishor



Gujar and Jeetendra Rane has filed the said Dispute and has raised grievance that there consultation was not taken while finalizing the procedure of Redevelopment work and while finalizing the Development Agreement and Power of Attorney in favour of M/s. Tejraj Infra LLP. And hence they have prayed for Injunction not to conclude and finalize the procedure of Redevelopment by Mayurban Society. They have also prayed that Resolution passed on 14/10/2018 and 20/01/2019 be declared illegal. In support of this Dispute, Disputant have also filed Stay Application. To this Mayurban Society has appeared and has filed its Say. Thereafter M/s. Tejraj Infra LLP filed Third Party Intervention Application dated 20/04/2019 below Exhibit 16 contending that it is one of the necessary party and should be added as party to Dispute. However, the said application came to be rejected by Hon'ble Court by its Order dated 21/06/2019. Against the said Order passed below Exh 16, M/s. Tejraj Infra LLP filed Revision Application bearing No. 51/2019 before Maharashtra State Cooperative Appellate Court, Mumbai. The Cooperative Appellate Court upon hearing the parties, allowed the said Revision Application bearing No. 51/2019 by its order dated 24/06/2019 and allowed M/s. Tejraj Infra LLP to be added as necessary party to the said Dispute bearing No. 45/2019. Against the said order, Shri. Kishor Gujar and another filed Writ Petition bearing No. 7213/2019 before Hon'ble Bombay High Court, which dismissed the same vide its order dated 12/07/2019. Against the said order of Hon'ble Bombay High Court, Shri.Kishor Gujar and another filed Special Leave Petition bearing No. 21752/2019 before Hon'ble Supreme Court of India. The said Petition came to be withdrawn by Shri. Kishor Gujar and another and accordingly it was dismissed as withdrawn by its order dated 23/09/2019. I was provided with the copy of order passed by Cooperative Court No.II, Pune, Maharashtra State Cooperative Appellate Court, Mumbai, Bombay High Court and Supreme Court of India and I have duly perused the same and based upon it above observations were made.



Dispute bearing No. 51/2020.

My client intimated me that there is another Dispute bearing No. 51/2020 is pending before Cooperative Court No.2, Pune in which another three members namely Shri. Arvind Deshmane, Sou. Madhuri Deshmane and Shri. Vitthal Shinde and has raised grievance that letter issued by Deputy Registrar Cooperative Society, Pune City [1] Pune to grant No Objection Certificate be declare as illegal, null and void. Also further prayed that Letter of Intent dated 20/10/2018 made and signed by Mayurban Society be declared null and void. And hence they have prayed for Injunction not to execute any finalize documents based on resolution passed on 14/10/2018. In support of this Dispute, Disputant have also filed Stay Application. In the said Dispute also M/s. Tejraj Infra LLP has filed application for intervention as Third Party. Advocate Janmejy V. Khurjekar is appearing on behalf of M/s. Tejraj Infra LLP, informed the undersigned Advocate by its letter dated 10/09/2020 that, in the Dispute bearing No. 45/2019, matter is pending for filing Additional Written Statement of Disputant. And in Dispute bearing No. 51/2020, matter is pending for reply of Disputant to the third party application filed M/s. Tejraj Infra LLP and there is no Stay Order as of date. I was provided with the copy of the Disputes, Stay Application, Say filed by Mayurban Society, Third Party Application and Letter dated 10/09/2020 and have perused the same in detail.

- 19] Before issuing present Search Report and Title Certificate, the undersigned Advocate at the instance of M/s. Tejraj Infra got 2 Public Notices dated 10/08/2020 published on 19/08/2020 in Daily Prabhat and Public Notice dated 18/08/2020 published on 19/08/2020 in Daily Loksatta to check the marketability of the title of the Said Schedule I to III Properties and invited any objections, if any, to be registered with undersigned Advocate within 10 days from publish of the said Notice. But till date, the undersigned Advocate has not received any sort of objection.



General –

- 1] The present Search Report and Title Opinion Certificate is issued solely on the basis of the photocopies of the documents provided by my client and Search taken at respective Registration Offices. I was not provided with any original copies of the documents and therefore I presume that the photocopies are accurate photocopies of the originals. But I do not certify about the genuiness about the signatures / thumb impressions etc appearing in various documents.
- 2] I do not endorse any legality of the contents of the various documents provided to me including various orders issued by Judicial / Quasi Judicial / Tribunals etc, if any.
- 3] For the purpose though I assume that various documents have been duly stamped by paying proper Stamp Duty and Registration Fees but I am not authorized to certify about its genuiness, its correctness, its adequacy etc.
- 4] I have not personally verified the boundaries of the Said Land / Property / Plot and my information is solely based upon the information provided by my client.
- 5] I have not independently verified the area of the Said Land / Property / Plot. The information is based upon the various documents provided and perused and therefore I do not endorse about its correctness.
- 6] I have not personally visited the Land / Property / Plot nor verified possession of my client over the Said Land / Property / Plot nor am I legally authorized to do so.
- 7] The Public Notice is published upon the instructions of my client.
- 8] The present Search Report and Title Opinion Certificate do not cover Court and Revenue Offices Search.



- 9] The said Search Report and Title Opinion Certificate is restricted to the verifying the marketability of the Said Land / Property / Plot and shall not treated as Legal Opinion on any Indian Laws applicable in any manner whatsoever.
- 10] The said Search Report and Title Opinion Certificate is exclusively issued to my client at their request and therefore shall be binding upon my client only and he/she/they shall use it for their own purpose and shall not assign to any third party without my written consent. If found to be used by any third party without my written consent then the present Search Report and Title Opinion Certificate shall be deemed to be withdrawn with immediate effect and shall not be binding upon me.



Annexure A**Statement showing the details of the existing tenement holders**

<u>Sr. No.</u>	<u>Name of Member</u>	<u>Flat No. and Floor</u>	<u>Area in Sq.ft</u>	<u>No. of Parkings.</u>
1.	Shri. Jeetendra Rane	A 1, First Floor	937.65	1
2.	Shri. Jeetendra Rane	A 2, First Floor	937.65	-
3.	Sou. K. Ovhal	A 3, Second Floor	937.65	-
4.	Sou. P Marathe	A 4, Second Floor	937.65	1
5.	Shri. V.B. Shinde and Sou. S V Shinde	A 5, Third Floor	937.65	1
6.	Shri. K. Kulkarni and Sou. K. Kulkarni	A 6, Third Floor	937.65	1
7.	Sou. M.S. Bhide	A 7, First Floor	937.65	-
8.	Shri. M Mungale and Shri. U. Mungale	A 8, First Floor	937.65	-



9.	Sou. Sathaye and Shri. J. Sathaye	A 9, Second Floor	937.65	1
10.	Shri. S.B. Wayase	A 10, Second Floor	937.65	-
11.	Shri. S.B. Khare	A 11, Third Floor	937.65	1
12.	Sou. D. Erande	A 12, Third Floor	937.65	1
13.	Shri. Sandeep Bastodkar	B 1, Ground Floor	805.25	-
14.	Shri. A.P. Deshmane	B 2, Ground Floor	805.25	-
15.	Shri. P. M. Khot	B 3, First Floor	805.25	-
16.	Shri. P.M. Tidke	B 4, First Floor	805.25	-
17.	Sou. M.P. Deshmane	B 5, First Floor	805.25	-
18.	Sou. C.R. Sarnaik	B 6, Second Floor	805.25	-
19.	Shri. Sandeep Bastodkar	B 7, Ground Floor	805.25	-



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20.	Shri. Anil Ranade	B 8, Ground Floor	805.25	-
21.	Sou. Indira Poonawala	B 9, First Floor	805.25	-
22.	Shri. Prashant Gadre and Shri. Vikrant Gadre	B 10, First Floor	805.25	-
23.	Shri. N.S.Garde	B 11, Second Floor	805.25	-
24.	Shri. V. V. Bhagwat	B 12, Second Floor	805.25	-
25.	Shri. Sudhir Tidke and Sou. Anuradha Tidke	C 1, First Floor	1247.22	1
26.	Shri. G.G. Oak	C 2, First Floor	1247.22	1
27.	Shri. Shrirang Tidke and Sou Manisha Tidke	C 3, Second Floor	1247.22	1
28.	Shri. B.H. Chhajed	C 4, Second Floor	1247.22	-
29.	Shri. Kishor Gujar	C 5, Second Floor	1247.22	1
30.	Shri. R.H. Naik	C 6, Second Floor	1247.22	1



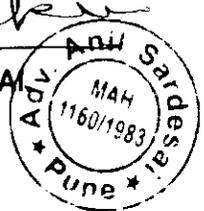
Hence at the outset, after perusal of documents and search taken at respective Sub – Registration Office, it can be concluded that the said Mayurban Cooperative Housing Society has got clean, clear and marketable title as it has received the same vide registered Deed of Sale from previous Builder/Promoter and accordingly its name is appearing on the Property Card Extract. Hence the said Society with the consent of 51% of members can redevelop the said Society and as it has issued letter of intent in favour of M/s. Tejraj Group and have further executed Registered Development Agreement and Power of Attorney and on the basis of the same, M/s. Tejraj Infra LLP can develop the Said Property Scheduled I to III and can float ownership Flats Scheme after registering the same with MahaRera and obtaining RERA Certificate subject to outcome of the Dispute pending before Hon'ble Cooperative Court, Pune.

HENCE THIS SEARCH REPORT AND TITLE CERTIFICATE IS ISSUED ON THE BASIS OF THE DOCUMENTS, INFORMATION AND SEARCH TAKEN AT SUB – REGISTRATION OFFICES.

PUNE

DATE:- 15/09/2020


ANIL G. SARDESAI
 ADVOCATE.



TITLE CERTIFICATE

REF:- Final Plot No.483A Corresponding City Survey No.1100B, admeasuring 3304.19 Sq.mtrs, along with 30 tenements admeasuring total Carpet Area of 2638.25 Sq.mtrs, Mayurban Cooperative Housing Society Ltd, situated at Village Bhamburda [Shivajinagar], Taluka Haveli, District Pune.

This is to certify that upon perusal of all the documents provided and search taken, it is concluded that the title of the said Mayurban Cooperative Housing Society is clean, clear and marketable. As the said Society is the owner of the referred Land, is entitled to redevelop the Said Land by taking consent of 51% of members can redevelop the said Society and as it has issued letter of intent in favour of M/s. Tejraj Group and have further executed Registered Development Agreement and Power of Attorney and on the basis of the same, M/s. Tejraj Infra LLP can develop the Said referred Property and can float ownership Flats Scheme after registering the same with MahaRera and obtaining RERA Certificate subject to outcome of the Dispute pending before Hon'ble Cooperative Court, Pune.

PUNE

DATE:- 15/09/2020

ANIL G. SARDESAI. Anil Sardesai
ADVOCATE.