

SEARCH & TITLE REPORT

I. DESCRIPTION OF PROPERTY:-

SCHEDULE-I

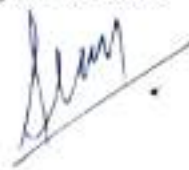
All that is piece and parcel of land admeasuring 04 Acres out of the property bearing S. No. 25 totally admeasuring 07 Hectare 60 Ares situated at village Dhanoric within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances, Haveli No. VIII, Pune, Taluka. Haveli, District. Pune and bounded as follows:-

On or towards East	:	By Government Nala.
On or towards South	:	By S. No. 25A belonging to Mr. Yashwant Tingare.
On or towards West	:	By remaining land of S. No. 25.
On or towards North	:	By Government Nala.

SCHEDULE-II

All that is piece and parcel of land admeasuring 10 Acres 35 Ares carved out of the land bearing S. No. 25A totally admeasuring 06 Hectare 55 Ares situated at village Dhanoric within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar of Assurances, Haveli No. VIII, Pune, Taluka. Haveli, District. Pune and bounded as follows:-

On or towards East	:	By Government Nala
On or towards South	:	By Government Nala
On or towards West	:	By remaining land of S. No. 25 & 25A
On or towards North	:	By S. No. 25 belonging to Mr. S.B.



Tingare.


2. At the instance of Mr. Surendrakumar Bramhadutt Agarwal, director of Bramha Multicon Private Limited, I have carried out search of Index II extracts maintained at the office of Sub-Registrar of Assurances, Haveli No. I to XXVII, Taluka. Haveli, District. Pune in respect of the property described in Para 1 above for last 30 years (i.e. 1992 to 2022).
3. I have perused all the documents mentioned in Para. 1 above found to be related to the title of S. No. 25 & S. No. 25A more particularly described in Para. 1 above.
4. Flow of title:-
 - i) Land bearing S. No. 25 & other lands were originally owned and possessed by Mr. Babasaheb Baburao Tingre, Mr. Shankar Baburao Tingre and Mr. Yashwantrao Baburao Tingre as their ancestral properties.
 - ii) In the year 1988, Mr. Babasaheb Baburao Tingre, Mr. Shankar Baburao Tingre and Mr. Yashwantrao Baburao Tingre affected partition of their ancestral property and due to the effect of the said partition S. No. 25 was sub divided into S. 25 & S. No. 25A. Thereafter S. No. 25 admeasuring 07 Hectare 60 Ares was allotted to the share of Mr. Yashwant Baburao Tingre, S. No. 25A admeasuring 07 Hectare 60 Ares was allotted to the share of Mr. Shankar Baburao Tingre and Mr. Babasaheb Baburao Tingre received other properties in his share. Thereafter names of Mr. Yashwant Baburao Tingre and Mr. Shankar Baburao Tingre were entered into the record of rights maintained by the revenue authority vide mutation entry bearing No. 4846.



- iii) On 19/05/1995, Bramha Greens Co-Operative Housing Society Ltd., A Co-operative Society was duly registered with the registrar of societies, under registration No. PNA/HSG/ (TG)/3278/1995-1996, under the provisions of Maharashtra Co-Operative Societies Act 1960.
- vi) On 09/09/1996, Mr. Shankar Baburao Tingre along with other members of his family had executed a Sale Deed in favour of Bramha Greens Co-Operative Housing Society Ltd. for sale of land admeasuring 4 Acre carved out of total land admeasuring 07 Hectare 60 Ares, situated at S. No. 25 situated at village Dhanoric, Taluka. Haveli District. Pune. Sale Deed dated 09/09/1996 is duly registered in the office of Sub Registrar of Assurances, Haveli No. VIII at Serial No. 4713/1996. Thereafter name of Bramha Greens Co-Operative Housing Society Ltd. was entered into the record of rights maintained by the revenue authority vide mutation entry bearing No. 7708.
- v) On 09/09/1996 Mr. Yashwant Baburao Tingre along with other members of his family had executed a Sale Deed in favour of Bramha Greens Co-Operative Housing Society Ltd. for sale of land admeasuring admeasuring 10 Acres 35 Ares carved out of the total land admeasuring 6 Hectare 55 Ares situated S. No. 25A situated at village Dhanoric Taluka. Haveli District. Pune. Sale Deed dated 09/09/1996 is duly registered in the office of Sub Registrar of Assurances, Haveli No. VIII at Serial No. 4714. Thereafter name of Bramha Greens Co-Operative Housing Society Ltd. was entered into the record of rights maintained by the revenue authority vide mutation entry bearing No. 7707.

(For sake of brevity both S. No. 25 & 25A are hereinafter referred to as "The Said Land")



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- vi) Thereafter M/s. Bramha Greens Co-Operative Housing Society Ltd. had filed their returns under the provisions of Urban Land (Ceiling & Regulation) Act 1976, for exemption of the said lands from the provision of the said act. Thereafter on 01/04/1999 the Collector of Pune and Competent Authority, Pune Urban Agglomeration had passed an order wherein it was declared that the said lands owned by Bramha Greens Co-Operative Housing Society Ltd. are exempted under Section. 19 (1) (5) of the Urban Land (Ceiling & Regulation) Act 1976.
- vii) On 29/12/2011, the members of Bramha Greens Co-Operative Housing Society Ltd. had passed a resolution for division of Bramha Greens Co-Operative Housing Society Ltd. into two parts and at the request of the members an application was made to the Deputy Registrar of Co-Operative Societies, Pune City (5) Pune, for the same.
- viii) Thereafter Bramha Green Co-Operative Housing Society Ltd. Vide Order bearing No. PNA/PNA/(4)/Griha/Bramha Green/17/Adesh/2012, Pune, dated 20/03/2012, issued by the Deputy Registrar of the Co-operative Societies, Pune City (4) Pune, U/s. 17 of the Co-operative Societies Act, was divided into two separate societies namely Vishnu Co-operative Housing Society Ltd. and Bramha Green Co-Operative Housing Society Ltd. Land bearing S. No. 25 & 25A admeasuring 59,500 sq.mtrs. went to the share of Vishnu Co-operative Housing Society Ltd.
- ix) Vishnu Co-operative Housing Society Ltd. has thereafter effected a plotted private layout of the said lands comprising of eleven Sub-Plots with provisions of open spaces and internal roads and duly allotted the said sub-plots to its eleven members.
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- x) Thereafter members of Vishnu Co-Operative Housing Society Limited decided to appoint a capable developer for development of the said land and after due deliberations it was decided that the development rights of the said land will be granted to Bramha Multicon Private Limited. On 28/12/2012, members of Vishnu Co-Operative Housing Society Limited as owners and Vishnu Co-Operative Housing Society Limited as consenting party had executed a development agreement titled as Articles of Agreement in favour of Bramha Multicon Private Limited, granting development rights of the said lands. Development agreement titled as Articles of Agreement dated 28/12/2012 is duly registered at the office of the Sub-Registrar of Haveli No. IV on 28/12/2012 at Serial No. 11925/2012. Thereafter on 28/12/2012, members of Vishnu Co-Operative Housing Society Limited as owners and Vishnu Co-Operative Housing Society Limited as consenting party had executed an Irrevocable Power of Attorney in favour of Mr. Vishal Surendrakumar Agarwal, the Director/nominee of Bramha Multicon Private Limited. Irrevocable Power of Attorney dated 28/12/2012, is duly registered at the office of the Sub-Registrar of Haveli No. IV on 28/12/2012 at Serial No. 11926/2012.
- xi) On 02/01/2013, vide his order bearing No. Air HQ/S 17726/4/ATS (PC-MXCIV), By No. 820/F/D(Air-II), the Under Secretary to the Government of India, Ministry of Defense, issued a No Objection Certificate (NOC) for construction of 44.40 meters high residential buildings at the said lands by Vishnu Co-Operative Housing Society Limited.
- xii) Thereafter an inspection of records of Vishnu Co-Operative Housing Society Limited, was conducted by the office of the Deputy Registrar of Co-Operative Societies, Pune City (5) Pune, whereupon the inspection Memo Ref. Deputy Registrar/Vishnu Co-op Hsg/Inspection/Year

2013/924, dt. 01/11/2013 was issued by the said authority. The Deputy Registrar of Co-operative Societies, Pune City (5), Pune, vide his said Memo had directed certain rectifications, one of the area of rectification directed was that the Development Agreement executed by the members of Vishnu Co-Operative Housing Society Limited and Vishnu Co-Operative Housing Society Limited in favour of Bramha Multicon Private Limited granting development rights of the said lands is defective, as the members have done so purportedly as Owners and this requires modification at Society's instance. Thereafter it was mutually decided between the parties i.e. Vishnu Co-Operative Housing Society Limited, members of Vishnu Co-Operative Housing Society Limited & Bramha Multicon Private Limited to enter in to a Supplementary Agreement and place on record all the facts correctly i.e. rectify the defect pointed out in the original agreement dated 28/12/2012, by the Deputy Registrar of Co-operative Societies, Pune City (5), Pune, in his inspection memo mentioned herein above and to remove other ambiguities about Scheme of Development and laying down schedule of stages for handing over the stage wise possession of land and member wise allocation of constructed portion to ensure that the agreement is made workable and to avoid unwarranted disputes.

- xiii) On 07/12/2013, Vishnu Co-Operative Housing Society Limited along with its members had executed a Supplementary Agreement in favour of Bramha Multicon Private Limited., rectifying the defects pointed out by the Deputy Registrar of Co-Operative Societies, Pune City (5) Pune in the Development agreement titled as Articles of Agreement dated 28/12/2012. Supplementary Agreement dated 07/12/2013 is duly registered in the office of Sub Registrar of Assurances, Haveli No. IV at Serial No. 10480/2013.
- xiv) On 31/01/2014, Vishnu Co-Operative Housing Society Limited had executed a Supplementary Power of Attorney in favour of Bramha

- Multicon Private Limited., transferring necessary authority and physical possession of Phase I being Plot No. I to IV carved out of the said land to Bramha Multicon Private Limited. Supplementary Power of Attorney dated 31/01/2014 is duly registered in the office of Sub Registrar of Assurances, Haveli No. IV at Serial No. 1160/2014.
- xv) Vishnu Co-Operative Housing Society Limited had applied to the Pune Municipal Corporation, Pune, for sanction of building plans for construction of multistoried residential buildings on the said lands. On 29/10/2013, the Pune Municipal Corporation, had sanctioned the building plans for construction of multistoried residential buildings on the said land vide commencement certificate bearing No. CC/2477/13. The Pune Municipal Corporation has sanctioned building plans for construction of multistoried residential buildings on Plot No. 1 to 4 (Part) and presently building No. A to F are being constructed on Plot No. 1 to 4 (Part).
- xvi) On 05/02/2014 the Collector of Pune had granted permission for non agricultural use i.e. for construction of residential scheme on the said land vide N.A. Order bearing No. PMH/NA/SR/1001/2013.
- xvii) It is further seen that Bramha Multicon Private Limited has availed loan of Rs.20,00,00,000/- (Rupees Twenty Crore Only) from State Bank of India. Bramha Multicon Private Limited along with Vishnu Co-Operative Housing Society Limited have mortgaged S. 25 & S. No. 25A, Dhanori, Pune, as security with the said bank vide Deed of Mortgage dated 29/12/2014, duly registered in the office of Sub Registrar of Assurances, Haveli No. X, at Serial No. 11668/2014. Thereafter Bramha Multicon Pvt Ltd repaid the entire loan amount to State Bank of India and on 07/10/2017, State Bank of India executed a release deed in favour of Bramha Multicon Pvt Ltd., removing its charge on S. 25 & S. No. 25A, Dhanori, Pune. Release deed dated

07/10/2017 is duly registered in the office of Sub Registrar of Assurances, Haveli No. 1, Pune at Serial No. 7780/2017.

xviii) On 17/02/2017 Vishnu Co-Operative Housing Society Limited & Bramha Multicon Pvt Ltd had executed Supplementary agreement dated 17/02/2017 amending consideration terms of Articles of Agreement dated 28/12/2012 & Supplementary Articles of Agreement dated 07/12/2013. Supplementary agreement dated 17/02/2017 is duly registered in the office of Sub Registrar, Haveli No. IV, Pune at serial No. 590/2017.

xix) It is further seen that the Pune Municipal Corporation (PMC) has sanctioned the building layout and the plans for construction of the buildings for residential units on the part of the said larger land vide Commencement Certificate No. CC/4172/15, dated 19/03/2016 and subsequent revised commencement certificate No. CC/0653/18 dated 14/06/2018 and subsequent revised commencement certificate No. CC/3241/18 dated 18/01/2019.

xx) It is further seen that the Pune Municipal Corporation has issued two separate completion certificate bearing No. OCC/1011/16 dated 30/01/2016 in respect of Building A to F and bearing No. OCC/0880/17 dated 28/07/2017 in respect of Building G to L in the said Phase-I. On 19/06/2020, the Pune Municipal Corporation has issued Completion Certificate bearing No. OCC/0055/20 for Flat No. L-1101 Bramha Skycity, S. No. 25 & 25A, Dhanori, Pune.

xxi) On 24/03/2022, Bramha Multicon Pvt Limited had executed a deed of mortgage in favour of Union Bank of India, Shivajinagar Branch, Pune wherein the land more particularly described in the Schedule-I & Schedule II along with future construction and receivables was mortgaged with the said bank as security for repayment of loan of Rs.12,50,00,000/- along with interest and other charges. The deed of



mortgage is duly registered in the office of Sub Registrar, Haveli No. XX on 28/03/2022 at Serial No. 4439/2022.

5. S. No. 25 & 25A situated at village Dhanorie, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune, fall under the residential zone.
6. I have inspected the records in the Co-Operative Court, Pune, PMC Court, Pune, District Court, Pune and also in the office of the revenue authority i.e. Tehsildar, Prant, Collector & Commissioner, Pune. I have not come across any pending litigations.
7. I have conducted search in the office of Collector/Sub Divisional Officer/Special Land Acquisition Officer to find out as to whether the property under investigation is subject to any acquisition or requisition by the state government or affected by any notification issued for acquisition or requisition of the land by the State Government for public purpose or for a company and I am informed by the concerned offices that the said land is not covered under any notification for requisition of the property or acquisition of land issued under Section 4 of the Land Acquisition Act.
8. I have conducted search in the office of concerned Police Station and the Executive Magistrate (Collector) to find out as to whether any proceedings under Section. 145 of the Criminal Procedure Code, 1973, is going on involving the said lands and whether order under Section. 146 (1) attaching the property in question stands issued, however I have not come across any decided or pending case.
9. My findings are based on records made available and legible. On my going through the Index II records maintained in the office of Sub-Registrar of Assurances, Haveli No. I to XXII, Taluka. Haveli, District.

Pune, I did not come across any entry pertaining to the above/mentioned property except the entries stated in the above mentioned Para's i.e. Flow of title.

10. Opinion: - Subject to whatever is stated in Para's above my opinion regarding the title of land more particularly described in Para 1 above is that:-

i) S. No. 25 & 25A situated at village Dhanorie, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune, more particularly described in Para 1 above is free from encumbrances and Vishnu Co-Operative Housing Society Limited has clear, clean and marketable title subject to charge of Union Bank of India.

ii) Bramha Multicon Private Limited has legally acquired development rights in S. No. 25 & 25A, from Vishnu Co-Operative Housing Society Limited and it is duly entitled to develop the said lands subject to charge of Union Bank of India.

This search report is given on 05th Day of April 2022 under my signature.

Hence this report.




Advocate



CHALLAN
MTR Form Number-6



GRN	MH000123754202223E	BARCODE	Date		05/04/2022-10:16:38		Form ID		
Department				Inspector General Of Registration					
Search Fee				Payer Details					
Type of Payment				Other Items					
Office Name				HVL11_HAVELI 11 JOINT SUB REGISTRAR		Full Name			
Location				PUNE		Adv Arun Chanda			
Year				2022-2023 One Time		Flat/Block No.			
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				750.00		Road/Street			
						Camp			
						Area/Locality			
						Pune			
						Town/City/District			
						PIN			
						4			
						1			
						1			
						0			
						0			
						1			
				Remarks (If Any)					
				Search and Title Report S No 25 and 25A village Dhanori Pune for 1992 to					
				2022 for 30 Years					
				Amount In					
				Seven Hundred Fifty Rupees Only					
Total				750.00		Words			
Payment Details				FOR USE IN RECEIVING BANK					
UNION BANK OF INDIA									
Cheque/DD Details				Bank CIN		Ref. No.		02901792022040502743	
Cheque/DD No.				Bank Date		RBI Date		05/04/2022-10:19:11	
Name of Bank				Bank-Branch		UNION BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID: 9923427233
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करताकरता दस्तावेजाची लागू नाही.