

**EERAJ JAYANTILAL OSWAL**  
**ADVOCATE**

Address: IB, Stavely Road,  
Camp, Pune 411 001

Date: 19.5.2016

to,

Shri. S. V. Patil,  
Mavhinanda Landmarks,  
Plot: Office No. D-37,  
Sasthree Complex,  
Near Market Yard,  
Pune 411037

**SUB: SEARCH REPORT & TITLE CERTIFICATE**

Re,

In response to your request I have caused search to be taken of the Index II registers in the Offices of the Sub-Registrar, Haveli, Pune of the properties described herein below.

	Property/Gat No.	Area
1.	24	4 Ares
2.	25	4 Ares
3.	26	11 Ares
4.	27	14 Ares
5.	28	11 Ares
6.	29	12 Ares
8.	30	16 Ares
9.	31	13 Ares
10.	32	17 Ares
11.	33	29 Ares
12.	34	52 Ares
13.	35	16 Ares
14.	36	18 Ares
15.	37	16 Ares
16.	38	39 Ares
17.	39	25 Ares

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18.	40	25 Ares
19.	41	8 Ares
20.	42	25 Ares
21.	43	10 Ares
22.	44	10 Ares

The said lands are situated at Village Wagholi, Taluka Haveli, District Pune.

I have made to take the Search for the period of 3 years i.e. from 2014 to 2016. The search were taken on Computer System maintained at the Sub-Registrars Offices & JDR office Pune.

During the search, it was noticed that on the basis of the Joint Venture Agreements executed by the original owners in favour of Ravinanda Landmarks situated at Flat No.C-1104, Hyde Park, Market Yard, Pune 411037. The said Developers have constructed buildings thereon known as "SKYLIGHTS" and sold the flats / units to the prospective buyers.

While conducting the Online Search from [igrmaharashtra.gov.in](http://igrmaharashtra.gov.in) website, I have come across following entry with respect to the Said property, more particularly described in Schedule Hereinabove mentioned.

1) An Agreement executed on 28.01.2016 by Ravinanda Landmarks in favour of Deepali P. Mehta and Prashant R. Mehta in respect of flat No.804 in Building No. E. The said agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.863/2016.

2) An Agreement executed on 28.01.2016 by Ravinanda Landmarks in favour of Arpit Thakkar in respect of flat No.704 in Building No. C alongwith terrace and car park

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o.58. The said Agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.869/2016.

An Agreement executed on 29.01.2016 by Ravinanda Dnyananda and the original owners Dattatraya Dnyanoba Dattav and others through their power of attorney holder Mr. Ravish Ravindra Jain in favour of Subhash Khemse and Mrs. Yojana S. Khemse in respect of Flat No.703 in Building No.C alongwith terrace and car park No.59. The said Agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.925/2016.

An Agreement executed on 11.02.2016 by Ravinanda Dnyananda and the original owners Dattatraya Dnyanoba Dattav and others through their power of attorney holder Mr. Ravish Ravindra Jain in favour of Madhukumari Gupta in respect of flat No.404 in Building No. C alongwith terrace and car park No.61. The said Agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.1466/2016.

An Agreement executed on 11.02.2016 by Ravinanda Dnyananda and the original owners Dattatraya Dnyanoba Dattav and others through their power of attorney holder Mr. Ravish Ravindra Jain in favour of Pravin Sinh and Shruti Sinh in respect of flat No.307 in Building No.C alongwith terrace and car park No.60. The said Agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.1467/2016.

An Agreement executed on 11.02.2016 by Ravinanda Dnyananda and the original owners Dattatraya Dnyanoba Dattav and others through their power of attorney holder Mr. Ravish Ravindra Jain in favour of Sushmita Potdar and Mr. Hijeet Potdar in respect of Flat No.306 in Building No.C

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alongwith terrace and car park No.56. The said Agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.1469/2016.

9) An Agreement executed on 12.02.2016 by Ravinanda Landmarks and the original owners Dattatraya Dnyanoba Satav and others through their power of attorney holder Devesh Ravindra Jain in favour of Mr. Rajendra Ramdas Supekar and Mrs. Archana Rajendra Supekar in respect of flat No.407 in Building No. E alongwith terrace and car park No.249. The said Agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.1531/2016.

10) An Agreement executed on 20.02.2016 by Ravinanda Landmarks and the original owners Dattatraya Dnyanoba Satav and others through their power of attorney holder Devesh Ravindra Jain in favour of Sou. Nisha Bharati in respect of flat No.907 in Building No.E alongwith terrace and car park No.247. The said Agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.1752/2016.

11) An Agreement executed on 04.03.2016 by Ravinanda Landmarks and the original owners Dattatraya Dnyanoba Satav and others through their power of attorney holder Devesh Ravindra Jain in favour of Gurdas Patil in respect of flat No.903 in Building No.E alongwith the terrace and car park No.215. The said Agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.2284/2016.

12) An Agreement executed on 05.03.2016 by Ravinanda Landmarks and the original owners Dattatraya Dnyanoba Satav and others through their power of attorney holder Devesh Ravindra Jain in favour of Prabhat Kumar Khare and Vidhi Khare in respect of flat No.602 in Building No.C

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longwith the terrace and car park No.401. The said agreement is registered in the office of Sub-Registrar, Haveli o.11, Pune at Serial No.2325/2016.

1) An Agreement executed on 05.03.2016 by Ravinanda andmarks and the original owners Dattatraya Dnyanoba atav and others through their power of attorney holder evesh Ravindra Jain in favour of Mr. Adil Sharfuddin hougule and Mrs. Safira Adil Chougule in respect of the flat o.607 in the Building No.E alongwith the terrace and car ark No.236. The said Agreement is registered in the office of ub-Registrar, Haveli No.11, Pune at Serial No.2318/2016.

2) An Agreement executed on 05.03.2016 by Ravinanda andmarks and the original owners Dattatraya Dnyanoba atav and others through their power of attorney holder evesh Ravindra Jain in favour of Mr.Amit Kumar and Mrs. nkita Shrivastav in respect of the flat No.504 in Building o. C alongwith the terrace and car park No.63. The said greement is registered in the office of Sub-Registrar, Haveli o.11, Pune at Serial No.2322/2016.

3) An Agreement executed on 09.03.2016 by Ravinanda andmarks and the original owners Dattatraya Dnyanoba atav and others through their power of attorney holder evesh Ravindra Jain in favour of Mr. Pankaj Kumar and ou. Vandana Devi in respect of the flat No.605 in Building o.C alongwith the terrace and car park No.411. The said greement is registered in the office of Sub-Registrar, Haveli o.11, Pune at Serial No.2418/2016.

4) An Agreement executed on 09.03.2016 by Ravinanda andmarks and the original owners Dattatraya Dnyanoba atav and others through their power of attorney holder evesh Ravindra Jain in favour of Sou.Kanchan Amitkumar

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Kevalramani and Amitkumar N. Kevalramani in respect of flat No.804 in Building No. C alongwith the terrace and car park No.407. The said Agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.2414/2016.

5) An Agreement executed on 09.03.2016 by Ravinanda andmarks and the original owners Dattatraya Dnyanoba Satav and others through their power of attorney holder Devesh Ravindra Jain in favour of Sou. Nidhi Dhavan and Sahil Dhavan in respect of flat No.304 in Building No.C alongwith the terrace and car park No.64. The said agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.2417/2016.

6) An Agreement executed on 28.03.2016 by Ravinanda andmarks and the original owners Dattatraya Dnyanoba Satav and others through their power of attorney holder Devesh Ravindra Jain in favour of Gopal J. Late in respect of flat No.1005 in Building No.E alongwith the terrace and car park No.255. The said Agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.3145/2016.

7) An Agreement executed on 06.04.2016 by Ravinanda andmarks and the original owners Dattatraya Dnyanoba Satav and others through their power of attorney holder Devesh Ravindra Jain in favour of Payal Prashik Dongare and Prashik Chunilal Dongare in respect of flat No.502 in Building No.C alongwith the terrace and car park No.70. The said Agreement is registered in the office of Sub-Registrar, Haveli No.11, Pune at Serial No.3590/2016.

While preparing the Search and Title Report, the following documents were made available to me.

7/12 Extracts;

mm

**EERAJ JAYANTILAL OSWAL** Address: 1B, Stavely Road,  
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Mutation entry extracts;

Title Certificate dated 23.7.2012;

Title Certificate dated 7.3.2013;

Title Certificate dated 25.3.2014;

Joint Venture Agreement dated 5.6.2012 executed by Shri Dattatray Dnyanoba Satav and 37 others in favour of Ravinanda Landmarks, a Partnership Firm. The said agreement was registered in the office of Sub-Registrar Haveli No. 1 at Serial No. 5174 on 5.6.2012 in respect of the properties bearing Gat Nos. 25, 26, 27, 28, 29, 31, 32, 33, 35, 36, 38, 39, 40, 41, 42, 43 and 44;

Registration Receipt of the said Joint Venture Agreement and Index II Extract of the said Joint Venture Agreement;

Power of Attorney dated 5.6.2012 executed by Shri Dattatray Dnyanoba Satav and 37 others in respect of the properties bearing Gat Nos. 25, 26, 27, 28, 29, 31, 32, 33, 35, 36, 38, 39, 40, 41, 42, 43 and 44 in favour of Ravinanda Landmarks and its partners and the said Power of Attorney has been registered in the office of Sub-Registrar Haveli No. 1 at Sl.No. 5175;

Registration Receipt of the said Power of Attorney;

Joint Venture Agreement dated 12.6.2012 executed by 1) Shri Manikrao Tukaram Satav, 2) Shri Sagar Manikrao Satav and 3) Shri Samir Manikrao Satav in favour of M/S Ravinanda Landmarks, and registered in the office of Sub-Registrar Haveli No. 1 at serial No. 5408 in respect of property bearing Gat No. 38, admeasuring 13 Aars only;

Registration Receipt of the said Joint Venture Agreement;

Index II Extract of the said Joint Venture Agreement;

Power of Attorney dated 12.6.2012 executed by 1) Shri Manik Tukaram Satav, 2) Shri Sagar Manikrao Satav, 3) Shri Samir Manikrao Satav in favour of M/S Ravinanda Landmarks and its partners in respect of the said property bearing Gat No. 38, admeasuring about 13 Aars and the said Power of Attorney has been registered in the office of Sub-Registrar Haveli No. 1 at serial No. 5409;

Registration Receipt of the said Power of Attorney;

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A Power of Attorney executed by Smt. Sonubai Shivram Satav etc. in favour of Shri Sudam Shivram Satav and Shri Krishnasarthi Shivram Satav in respect of the property bearing Gat No. 42, admeasuring 25 Aars. The said Power of Attorney is registered in the office of Sub-Registrar Haveli No. VII at serial No. 4049 on 30.5.2007;

Zone Certificates of Gat Nos. 21 to 44;

Power of Attorney dated 24.5.2012 executed by Shri Sahebrao Rambhau Satav, 2) Shri Eknath Sahebrao Satav, 3) Shri Jagganath Sahebrao Satav in favour of Shri Vishwanath Sahebrao Satav in respect of property bearing Gat No.35, admeasuring 8 Aars and Gat No. 44, admeasuring 10 Aars, and Gat No. 41, admeasuring 8Aars. Joint Venture Agreement dated 1.9.2012 registered in the office of Sub-Registrar Haveli No. 1 at serial No. 8241 executed by 1) Shri. Ganesh Ramdas Satav, 2) Lalita Mahadev Satav, 3) Miss. Gauri Mahadev Satav in favour of Ravinanda Landmarks in respect of property bearing Gat No. 24 admeasuring 4 Aars and Gat No. 30 admeasuring 16 Aars and also Gat No. 37 admeasuring 16 Aars and Gat No. 41 totally admeasuring 8 Aars out of which 573 sq.ft. only. In the said Joint Venture Agreement Smt. Parvati Ramdas Satav is a Consenting Party.

Power of Attorney dated 1.9.2012 registered in the office of Sub-Registrar Haveli No.1 at serial No. 8242 executed by 1) Shri. Ganesh Ramdas Satav, 2) Lalita Mahadev Satav, 3) Miss. Gauri Mahadev Satav in favour of Ravinanda Landmarks in respect of property bearing Gat No. 24 admeasuring 4 Aars and, Gat No. 30 admeasuring 16 Aars and also Gat No. 37 admeasuring 16 Aars and Gat No. 41 totally admeasuring 8 Aars out of which 573 sq.ft. only. Registration receipt of Power of Attorney.

Joint Venture Agreement dated 31.12.2012 registered in the office of Sub-Registrar Haveli No. 1 at serial No. 1725 executed by 1) Shri. Dilip Krishna Satav, 2) Shri. Prasad Honrao Satav, 3) Shri. Sunil Honrao Satav in favour of Ravinanda Landmarks in respect of property bearing Gat No. 34 admeasuring 52 Aars and Gat 41 admeasuring 1 Aars. The said Agreement is registered on 25.2.2013.

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Registration receipt dated 25.2.2013.

Index II of Joint Venture Agreement dated 31.12.2012 registered on 25.2.2013.

Power of Attorney dated 25.2.2013 of Serial No. 1726.

Registration Receipt dated 25.2.2013 of Serial No. 1726.

Partition/Release Deed dated 25.7.2012 registered in the office of Sub-Registrar Haveli No. XV at serial No. 7197 executed by and between Ganesh Ramdas Satav etc.

Registration receipt dated 25.7.2012.

Index II dated 25.7.2012.

From the available records, the said property are owned by the respective owners, i.e. Gat No. 24, admeasuring about 4 Aar is owned by 1) Shri. Ganesh Ramdas Satav, 2) Lalita Mahadev Satav, 3) Miss. Gauri Mahadev Satav and their name have been entered into 7/12 extract.

Gat No. 25, admeasuring about 4 Aar is owned by Shri Dattatray Satav and his name has been entered into 7/12 extract.

Gat No. 26, admeasuring about 11 Aar is owned by Shri Gulabrao Devram Satav and his name has been entered into 7/12 extract of the said property.

Gat No. 27, admeasuring about 14 Aar is owned by Ramchandra Dnyanoba Satav and his name has been entered into 7/12 extract of the said property;

Gat No. 28, admeasuring about 11 Aar is owned by Shri Dattatray Satav (6.5 Aar) and Shri Ramchandra Dnyanoba Satav (4.5 Aar) and their names have been entered into 7/12 extract of the said property;

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Gat No. 29, admeasuring about 12 Aar is owned by Shri Dattatray Dnyanoba Satav and his name has been entered into 7/12 extract of the said property;

Gat No. 30, admeasuring about 16 Aar is owned by Shri. Ganesh Ramdas Satav, 2) Lalita Mahadev Satav, 3) Miss. Gauri Mahadev Satav and their name has been entered into 7/12 extract of the said property

Gat No. 31, admeasuring about 13 Aar is owned by Shri Narsingh Kondiba Satav and his name has been entered into 7/12 extract of the said property;

Gat No. 32, admeasuring about 17 Aar is owned by a) Pandurang Sitaram Jadav, b) Revanath Sitaram Satav, c) Shri Sindhubai Haribhau Magar, d) Shantabai Balasaheb Kalbhor, e) Pravin Nivruti Satav, f) Shri Vishal Nivruti Satav, g) Meena Yadav Magar, h) Smt. Kasubai Nivruti Satav and their names have been entered into 7/12 extract of the said property;

Gat No. 33, admeasuring about 29 Aar is owned by Manikrao Amrutrao Satav and his name has been entered into 7/12 extract of the said property;

Gat No. 34, admeasuring about 52 Aar is owned by, 1) Shri. Dilip Krishna Satav, 2) Shri. Prasad Honrao Satav, 3) Shri. Sunil Honrao Satav and their name have been entered into 7/12 extract of the said property;

Gat No. 35, admeasuring about 16 Aar is owned by a) Jagannath Sahebrao Satav, b) Vishwanath Sahebrao Satav, c) Eknath Sahebrao Satav, d) Ranghunath Keshav Satav and Shri Machindranath Keshav Satav and their names have been entered into 7/12 extract of the said property;

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Gat No. 36, admeasuring about 18 Aar is owned by Vidyadhar Babu Satav and Gulabrao Devram Satav and their names have been entered into 7/12 extract of then said property;

Gat No. 37, admeasuring about 16 Aar is owned by Shri. Ganesh Ramdas Satav, 2) Lalita Mahadev Satav, 3) Miss. Gauri Mahadev Satav and their name have been entered into 7/12 extract of the said property;

Gat No. 38, admeasuring about 39 Aar is owned by Bapusaheb Tukaram Satav and Manikrao Tukaram Satav, and their names have been entered into 7/12 extract of the said property;

Gat No. 39, admeasuring about 25 Aar is owned by Vidyadhar Babu Satav and his name has been entered into 7/12 extract of the said property;

Gat No. 40, admeasuring about 25 Aar is owned by Shri Gulab Devram Satav and his name has been entered into 7/12 extract of the said property;

Gat No. 41, admeasuring about 8 Aar is owned by 1) Shri Gulab Devram Satav, 2) Shri Vidyadhar Babu Satav, 3) Shri Sahebrao Rambhau Satav, 4) Sudam Shivram Satav, 5) Shri Krishnasathi Shivram Satav, and their names have been entered into 7/12 extracts of the said property.

Gat No. 42, admeasuring about 25 Aar is owned by Sudam Shivram Satav, 2) Shri Krishnasarathi Shivram Satav, 3) Soirubai Shivram Satav, 4) Sou. Jamuna Laxman Shelke, 5) Sou. Aruna Vasant Dhumal, 6) Sou. Kalawati Sopan Kalbhor, 7) Shakuntala Shivram Satav, 8) Janabai Shivram Satav, 9) Ashabai Shivram Satav, 10) Jayashree Shivram Satav, 11) Shri Vishwanath Sahebrao Satav, 12) Sou. Shalan Vishwanath Satav, 13) Raghunath Keshav Satav, 14)

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Shri Machindranath Keshav Satav, and their names have been entered into 7/12 extracts of the said property;

Gat No. 43, admeasuring about 10 Aar is owned by Shri Raghunath Keshav Satav and Shri Machindranath Keshav Satav and their names have been entered into 7/12 extract of the said property;

Gat No. 44, admeasuring about 10 Aar is owned by Sahebrao Rambhau Satav and his name has been entered into 7/12 extract of the said property.

From the available records it is seen that the properties referred above are owned by their respective Owners and their title to the said properties are clean, clear and marketable.

The owners of the properties bearing Gat No. 25, 26, 27, 28, 29, 31, 32, 33, 35, 36, 38, 39, 40, 41, 42, 43 and 44 have entered into a Joint Venture Agreement with Ravinanda Landmarks, a registered Partnership Firm on 5.6.2012 registered in the office of Sub-Registrar Haveli No. I at Serial No. 5174 and they have also executed a Power of Attorney in favour of the partners of Ravinanda Landmarks in order to enable them to commence and complete the development work of the said properties. The said Power of Attorney has been registered in the office of Sub-Registrar Haveli No. I at Serial No. 5175.

The owners of the properties bearing Gat No. 24, 30, 37 & 41 (only 573 sq.ft.) have entered into a Joint Venture Agreement with Ravinanda Landmarks, a registered Partnership Firm on 1.9.2012 registered in the office of Sub-Registrar Haveli No. I at serial No. 8241 and they have also executed a Power of Attorney in favour of the partners of Ravinanda Landmarks in order to enable them to commence and complete the development work of the said properties. The said Power of Attorney has been registered in the office of Sub-Registrar Haveli No. I at Serial No. 8242.

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The owners of the properties bearing Gat No. 34 & 41 have entered into a Joint Venture Agreement with Ravinanda Landmarks, a registered Partnership Firm on 31.12.2012 registered in the office of Sub-Registrar Haveli No. 1 at serial No. 1725 on 25.2.2013 and they have also executed a Power of Attorney in favour of the partners of Ravinanda Landmarks in order to enable them to commence and complete the development work of the said properties. The said Power of Attorney has been registered in the office of Sub-Registrar Haveli No. 1 at Serial No. 1726.

The owners of property bearing Gat No. 38 admeasuring 13 Aar i.e. Shri Manikrao Tukaram Satav and Confirming Party, Sagar Manikrao Satav and Samir Manikrao Satav have entered into a Joint Venture Agreement with Ravinanda Landmarks by an Agreement dated 12.6.2012 registered in the office of Sub-Registrar Haveli No. 1 at serial No. 5408. They have also executed a Power of Attorney in favour of the partners of said Ravinanda Landmarks and the Power of Attorney has been registered in the office of Sub-Registrar Haveli No. 1 at serial No. 5409.

That the said Ravinanda Landmarks have also by various Agreements registered in the various Sub-Registrar Offices of Pune agreed to sell various Flats to various Purchasers in the scheme known as SKYLIGHTS to be constructed on the said property.

I had also published a Public Notice in Daily Prabhat, issue dated 7.5.2016 in order to verify the title of Ravinanda Landmarks (as Developers) in respect of the abovementioned properties. I have not received any objection from any person/s till today.

Considering the documents made available to me, and the search of Index II registers I am of the opinion that the said properties are owned by their respective owners as detailed above and their title to their respective properties is clean, clear and marketable and

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Ravinanda Landmarks are entitled to develop the said properties in Joint Venture with the owners of the said properties.

The Search and Title Report is given subject to the terms and conditions incorporated in the documents made available to me and also the entry or entries in the documents which are beyond my reach.

The search was taken by Advocate P.M. Mani on my behalf, and the Online Search / Inspection fee vide I GRN NO. MH000863586201617E dated 09/05/2016, Sub Registrar Haveli No. 7, Pune, and the Original Challan is annexed herewith. Thus this Search & Title Report.

**Neeraj Oswal**

*Neeraj*  
**Advocate**

**(Advocate)**