

Date- 17/06/2022

SEARCH REPORT

SEARCH REPORT of property described in schedule herein under. **MAJESTIQUE LUXURY HOMES LLP** is the owner and developers of the said property and as per instruction given by said owner and developers I have given this search report in respect of the said land.

DESCRIPTION OF THE PROPERTY
SCHEDULE

All that piece and parcel of the land admeasuring total area of 6700 Sq. Meters, lying in land bearing S. No. 27/1/2/3 situated at Village Balewadi, Taluka Haveli, District Pune which is the jurisdiction of Sub Registrar Haveli, District Pune, and within the limits of Pune Municipal Corporation having combined boundaries as under:-

On Or Towards East	Survey No 27 part, Balewadi
On Or Towards South	By land of Modi and others from Survey No 27/1/2/3 Balewadi.
On Or Towards West	By Mahalunge Village Boundary/Shiv
On Or Towards North	By Survey No 27/1/2/3 Balewadi

Along with all easementary rights of way and all benefits and other rights and all the things attached to it and on, over, above and below it.

(Hereinafter referred as 'the said Land')

THE SEARCH

The search report of the said land taken at your instance is as follows.

Due to decentralization from 1st November, 2005 any document can be registered in any of the Sub Registrar offices of Pune. I have caused the search of the Index II registers for the last 30 years (1993 to 2022) in the office of the sub-registrar, Pune of the said captioned property.


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Before taking the said search the requisite fee was paid vide e-challan bearing GRN MH003565854202223E dated 17/06/2022.

During the said search, many of the Index II registers were found to be in bad condition and pages of many registers were in loose and torn condition. No entry with respect to the said captioned property except mentioned herein after was found in the available record for the above said period. Except for the following transactions, no other transactions were noticed during the search and on perusal of records.

In the nutshell from the available record of the Index II registers, no disclosure of any adverse entry with respect to the captioned property was found.

From the available records in the office of the aforesaid Sub Registrar and concern documents and records made available for my inspection and search, the investigation has revealed as under :-

1. THE TITLE

I perused following documents for tracing the title of the captioned property.

1. Photocopies of 7/12 Extracts from 1950 till 2022.
2. Photocopies of Mutation Entries of the said 7/12 extracts.
3. Photocopy of Zone Certificate bearing no. BP3/5992 dated 03/03/2020 issued by PMC Pune.
4. Photocopy of Development Agreement executed and registered between M/s. K.J. Associates through its Partner 1. Mr. Vivek Gopalrao Joshi 2. Mr. Pradeep Kumar Ganpatrao Dhorje as Developer and Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar as owner for land adm 3000 sq.mtrs bearing regn. S.No. 3801/2008 of Haveli no.19 Pune dated 22/05/2008.
5. Photocopy of Sale Deed executed and registered between M/s. K.J. Associates and Mr. Vivek Gopal Joshi AND 1. Mr. Ravindra Mahadev Khandve and others for land adm 1250 sq.mtrs bearing regn. S.No. 4264/2008 of Haveli no.19 Pune dated 13/06/2008 and the name of M/s. K.J. Associates has been mutated on 7/12 vide Mutation entry no. 8694.
6. Photocopy of Sale Deed executed and registered between Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar AND Mrs. Armaity Modi, for land adm 750 sq.mtrs bearing regn. S.no. 5108/2021 of Haveli no.13 Pune dated 22/03/2021.
7. Photocopy of Agreement to sell executed and registered between Majestique Luxury Homes LLP AND Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar, for

- land adm 750 sq.mtrs bearing regn. S.no. 5109/2021 of Haveli no.13 Pune dated 22/03/2021.
8. Photocopy of Power of Attorney between Majestique Luxury Homes LLP AND Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar, for land adm 750 sq.mtrs bearing regn. S.no. 5110/2021 of Haveli no.13 Pune dated 22/03/2021.
 9. Photocopy of Sale Deed executed and registered between Majestique Luxury Homes LLP AND M/s. Dhanraj Properties, Pune through its Partners 1. Mr. Balchand Dhanraj Chordia 2. Mr. Vaibhav Madan Chordia for land adm 1200 sq.mtrs bearing regn. S.no. 5112/2021 of Haveli no.13 Pune dated 22/03/2021 and the name of Majestique Luxury Homes LLP has been mutated on 7/12 vide Mutation entry no. 9434.
 10. Photocopy of Power of Attorney executed and registered between Majestique Luxury Homes LLP AND M/s. Dhanraj Properties, Pune through its Partners 1. Mr. Balchand Dhanraj Chordia 2. Mr. Vaibhav Madan Chordia for land adm 1200 sq.mtrs bearing regn. S.no. 5113/2021 of Haveli no.13 Pune dated 22/03/2021.
 11. Photocopy of Power of Attorney between Majestique Luxury Homes LLP AND 1. M/s. K.J. Associates through its Partner 1. Mr. Vivek Gopalrao Joshi 2. Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar (as partner of M/s. KJ Associates and for himself), for land adm 4750 sq.mtrs bearing regn. S.no. 5114/2021 of Haveli no.13 Pune dated 22/03/2021.
 12. Demaraction copy bearing Mo.Ra.No. 25637/2018 issued by SLR Pune on dated 19/08/2018.
 13. Public Notice issued by Adv. Shivaji Garande on dated 17/06/2021.
 14. No objection certificate issued by Adv. Shivaji Garande of dated 02/07/2021.
 15. Photocopy of Development Agreement executed and registered between Majestique Luxury Homes LLP AND M/s. K.J. Associates through its Partner i. Mr. Vivek Gopalrao Joshi ii. Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar (as partner of M/s. KJ Associates and for himself) for land adm 4750 sq.mtrs bearing regn. S.no. 23258/2021 of Haveli no.10 Pune dated 18/10/2021.
 16. Photocopy of Power of Attorney between Majestique Luxury Homes LLP AND M/s. K.J. Associates through its Partner i. Mr. Vivek Gopalrao Joshi ii. Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar (as partner of M/s. KJ Associates and for himself), for land adm 4750 sq.mtrs bearing regn. S.no. 23259/2021 of Haveli no.10 Pune dated 18/10/2021.
 17. Photocopy of Commencement Certificate bearing no. CC/0588/22 issued by Pune Municipal Corporation, Pune of dated 06/06/2022.

• Trace of Title / History of Passing of title

On perusal of 7/12 Extracts along with Mutation Entries and other documents, I am giving title report as under –

1. 7/12 Extracts and Mutation Entries –

On perusal of 7/12 extracts and mutation entries, it appears that the land bearing Survey no 27 Hissa No 1/2 admeasuring 05 Hectares 69 R was originally owned by one Late Shri. Sakharam Ganpati Balwadkar, who died on 06/07/1942 and after his demise Survey no 27 Hissa No 1/2 was inherited by his only son namely Mr. Lakshman Sakharam Balwadkar, whose name has been recorded in respect of the said land by the mutation entry No. 403.

Later on, Mr. Lakshman Balwadkar expired on 15/04/1968 and after his demise his wife and five daughters inherited Survey no 27 Hissa No 1/2 and accordingly their names have been recorded as owners thereof vide mutation entry No. 772 and each became entitled to 1/6th share in Survey no 27 Hissa No 1/2. Thereafter Mr. Pradeep G. Kumar purchased part land 02 Hectares 81 R, out of Survey no 27 Hissa No. 1/2 from Smt. Indubai Anant Owale, Smt. Bhamabai Shantaram Kalhate, Smt. Yashodabai Kondiba Khandve, Smt. Sundrabai Vishwanath Ranwade by virtue of Sale Deed registered at Sr. Nos. 10715/95, 876/96, 8249/94 & 2452/96 with the office of the Sub Registrar Haveli No. 4 and thereafter the 7/12 extract was separated and 27 Hissa No 1/2 was divided and new survey number was given to the property purchased by Mr. Pradeep G. Kumar bearing Survey No. 27 Hissa No. 1/2/3.

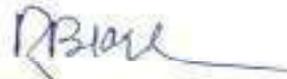

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Further, Mr. Pradeep G. Kumar has thereafter carved out different plots on the land bearing survey no 27 Hissa No. 1/2/3 situated at Balewadi, Taluka Haveli, District Pune, and by diverse deeds and documents sold the said various plots to prospective purchasers. Thus by virtue of Sale Deed dated 19th March, 1997, Mr. Pradeep G. Kumar has sold the said land adm 750 sq.mtrs out of Survey no. 27 Hissa No. 1/2/3 situated at Balewadi, Taluka Haveli, District Pune, to the Mrs. Armaity Modi, and the said Sale Deed came to be registered before the Sub Registrar Haveli No. 4 at Sr. No. 2094/1997, and the name of Mrs. Armaity Modi has been mutated into the 7/12 extract in survey no. 27 Hissa no 1/2/3 by M.E. No. 5997.

M/s. Dhanraj Properties, Pune along with other properties have purchased the said land adm 1200 sq.mtrs from Mr. Balram Makhijani, Renu Makhijani and Shailesh S Makhijani vide registered Sale Deed dated 29/04/2014 and the said deed was duly registered in the office of the Sub Registrar Haveli No. 6 Pune vide Doc. Sr. no. 4341/2014 and accordingly the name of M/s. Dhanraj Properties, Pune is entered on 7/12 extract.

Later on, by virtue of Sale Deed dated 22/03/2021, M/s. Dhanraj Properties, Pune has sold the said land adm 1200 sq.mtrs, out of Survey no. 27 Hissa No. 1/2/3 situated at Balewadi, Taluka Haveli, District Pune, to the Majestique Luxury Homes LLP, and the said Sale Deed came to be registered before the Sub Registrar Haveli No. 13 at Sr. No. 5112/2021, and the name of Majestique Luxury Homes LLP has been mutated into the 7/12 extract in survey no. 27 Hissa no 1/2/3 by M.E. No. 9434.


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2. Sale Deed –

On perusal of Photocopy of Sale Deed executed and registered between M/s. K.J. Associates through its partner Mr. Vivek Gopal Joshi AND 1. Mr. Ravindra Mahadev Khandve and others for land adm 1250 sq.mtrs bearing regn. S.No. 4264/2008 of Haveli no.19 Pune dated 13/06/2008, it appears that 1. Mr. Ravindra Mahadev Khandve and others had sold the land adm 1250 sq.mtrs to M/s. K.J. Associates and the name of M/s. K.J. Associates has been mutated on 7/12 vide Mutation entry no. 8694.

3. Development Agreement –

On perusal of Photocopy of Development Agreement executed and registered between M/s. K.J. Associates AND Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar as owner for land adm 3000 sq.mtrs bearing regn. S.No. 3801/2008 of Haveli no.19 Pune dated 22/05/2008, it appears that Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar had granted the development rights in respect of the said land adm 3000 sq.mtrs in favour of between M/s. K.J. Associates.

4. Sale Deed –

On perusal of Photocopy of Sale Deed between Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar AND Mrs. Armaity Modi, for land adm 750 sq.mtrs bearing regn. S.no. 5108/2021 of Haveli no.13 Pune dated 22/03/2021, it appears that Mrs. Armaity Modi had sold the land adm 750 sq.mtrs to Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar vide Sale Deed bearing Sr. No. 5108/2021 of Haveli no.13 Pune dated 22/03/2021.

5. Agreement to Sale :-

On perusal of Photocopy of Agreement to Sale executed and registered between Majestique Luxury Homes LLP AND Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar, for land adm 750 sq.mtrs bearing regn. S.no. 5109/2021 of Haveli no.13

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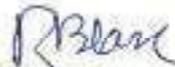
Pune dated 22/03/2021, it appears that Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar had granted the development rights in respect of the Land bearing S.No. 27/1/2/3 for area adm 750 sq.mtrs in favour of Majestique Luxury Homes LLP. Hence, by aforesaid agreement to sale Majestique Luxury Homes LLP has aquaired development rights for area adm 750 sq.mtrs

6. Power of Attorney –

On perusal of Photocopy of Power of Attorney between Majestique Luxury Homes LLP AND Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar, for land adm 750 sq.mtrs bearing regn. S.no. 5110/2021 of Haveli no.13 Pune dated 22/03/2021, it appears that in pursuance of the aforesaid Development Agreement, said Landowner i.e. Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar had executed Power Attorney, nominating Majestique Luxury Homes LLP, as their attorney/ies to do various acts, deeds, matters, things etc. in relation to the development of the said land which was duly authenticated before the Sub-Registrar Haveli no. 13, Pune bearing regn. S.no. 5110/2021 of Haveli no.13 Pune dated 22/03/2021.

7. Sale Deed –

On perusal of photocopy of the Sale Deed that M/s. Dhanraj Properties, Pune through its Partners 1. Mr. Balchand Dhanraj Chordia 2. Mr. Vaibhav Madan Chordia has execute and registered sale deed in favour of Majestique Luxury Homes LLP for land adm 1200 sq.mtrs bearing regn. S.no. 5112/2021 of Haveli no.13 Pune dated 22/03/2021. It appears that M/s. Dhanraj Properties, Pune through its Partners 1. Mr. Balchand Dhanraj Chordia 2. Mr. Vaibhav Madan Chordia had sold the land adm 1200 sq.mtrs to Majestique Luxury Homes LLP vide Sale Deed bearing Sr. No. 5112/2021 of Haveli no.13 Pune dated 22/03/2021.


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8. Power of Attorney –

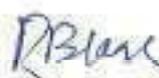
On perusal of Photocopy of Power of Attorney between Majestique Luxury Homes LLP AND M/s. Dhanraj Properties, Pune through its Partners 1. Mr. Balchand Dhanraj Chordia 2. Mr. Vaibhav Madan Chordia for land adm 1200 sq.mtrs bearing regn. S.no. 5113/2021 of Haveli no.13 Pune dated 22/03/2021, it appears that in pursuance of the aforesaid Sale Deed, said Landowner i.e. M/s. Dhanraj Properties, Pune had executed Power Attorney, nominating Majestique Luxury Homes LLP, as their attorney/ies to do various acts, deeds, matters, things etc. in relation to the said land which was duly authenticated before the Sub-Registrar Haveli no. 13, Pune bearing regn. S.no. 5113/2021 of Haveli no.13 Pune dated 22/03/2021.

9. Power of Attorney

On perusal of Photocopy of Agreement between Majestique Luxury Homes LLP AND 1. M/s. K.J. Associates for land adm 4750 sq.mtrs bearing regn. S.no. 5114/2021 of Haveli no.13 Pune dated 22/03/2021, it appears said Landowner i.e. 1. M/s. K.J. Associates had executed Power Attorney, nominating Majestique Luxury Homes LLP, as their attorney/ies to do various acts, deeds, matters, things etc. in relation to the said land which was duly authenticated before the Sub-Registrar Haveli no. 13, Pune bearing regn. S.no. 5114/2021 of Haveli no.13 Pune dated 22/03/2021.

10. Demaraction copy :-

On perusal of Photocopy of Demaraction copy bearing Mo.Ra.No. 25637/2018 issued by SLR Pune on dated 19/08/2018, it appears that the said land is properly measured and it doesn't have any adverse remark of the said Authority.


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11. Public Notice :-

On perusal of Photocopy of Public Notice issued by Adv. Shivaji Garande published in daily newspaper Prabhat on dated 17/06/2021, it appears that Public Notice has been issued for claiming rights against the said land. Further, after perusal of No objection certificate issued from Adv. Shivaji Garande dated 02/07/2021 stating that advocate has not in receipt of any rights or claims from any one in respect of said land.

12. Development Agreement -

On perusal of Photocopy of Development Agreement executed and registered between M/s. K.J. Associates through its partner 1. Mr. Vivek Gopalrao Joshi 2. Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar (as partner of M/s. KJ Associates and for himself) bearing regn. S.No. 23258/2021 of Haveli no.10 Pune dated 18/10/2021., it appears that M/s. K.J. Associates had granted the development rights in respect of the Land bearing S.No. 27/1/2/3 for area adm 4250 sq.mtrs in favour of Majestique Luxury Homes LLP and Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar had granted the development rights in respect of the Land bearing S.No. 27/1/2/3 for area adm 500 sq.mtrs in favour of Majestique Luxury Homes LLP. Hence, by aforesaid development agreement dated 18/10/2021 Majestique Luxury Homes LLP has aquaired development rights for area adm 4750 sq.mtrs.

13. Power of Attorney

On perusal of Photocopy of Irrevocable Powers of Attorney executed and registered between M/s. K.J. Associates through its partner 1. Mr. Vivek Gopalrao Joshi 2. Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar (as partner of M/s. KJ Associates and for himself) bearing regn. S.No. 23259/2021 of Haveli no.10 Pune dated 18/10/2021, it appears that M/s. K.J. Associates through its partner 1. Mr. Vivek Gopalrao Joshi 2. Mr. Pradeep Kumar Ganpatrao Dhorje alias Kumar (as

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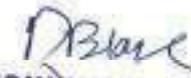
partner of M/s. KJ Associates and for himself) had executed Power Attorney, nominating Majestique Luxury Homes LLP, as their attorney/ies to do various acts, deeds, matters, things etc. in relation to the said land admeasuring 4750 sq.mtrs which was duly authenticated before the Sub-Registrar Haveli no. 10, Pune bearing regn. S.No. 23259/2021 of dated 22/03/2021.

14. Commencement Certificate -

On perusal of Photocopy of Commencement Certificate bearing no. CC/0588/22 issued by Pune Municipal Corporation, Pune of dated 06/06/2022 alongwith True Copy of Blue Print of Sanction Plan, it appears that the said Developer had prepared and submitted the building plan of the proposed building, to be constructed on the said Land to PMC for sanction. The PMC have sanctioned the building plan vide Commencement Certificate bearing no. CC/0588/22 issued by Pune Municipal Corporation, Pune of dated 06/06/2022 and the said Developer accordingly commenced construction of the said building in accordance with the said plans.

IN VIEW OF THE DISCUSSION MADE IN PARAS ABOVE I CONCLUDE THAT:

1. **Encumbrances:** No entry showing any encumbrance such as sale, transfer, mortgage, charge or otherwise in respect of the said Land was found during the search.
2. **Remarks:** In the office of Sub-registrar Haveli 1, 2, 10, 11, 12 of Pune, search is taken from the available for records for my inspection. However from the available records for my inspection, there was no adverse entry showing any transaction in respect of the said Land.


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