

ADVOCATE

*Anil Sardesai*

M.COM., LL.M.

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CTS No. : 40/11, F.P. No. 56/11,  
Silver Breeze Apt., Bhonde Colony,  
Erandwane, Pune - 411004.  
Phone : 25433166  
E-mail : sardesaianil@yahoo.com

DUPLICATE COPY

SEARCH REPORT AND TITLE CERTIFICATE

I was requested by TEJRAJ PROMOTERS AND BUILDERS PVT LTD, through its Director SHRI. TEJRAJ GANPATRAO PATIL, Address at – 301, Bonita, Vasantrya Deshmukh Path, Off Ghole Road, Shivajinagar, Pune - 411005, to conduct Search and issue Search Report and Title Certificate for the Land bearing City Survey No. 1059, Final Plot No. 451, admeasuring 1517.57 Sq.mtrs titled as Ameet Apartment along with 11 Apartments constructed on the Said Land, situated at Bhamburda, Shivaji Nagar, Taluka Haveli, District Pune for the period of last 30 years, which is as under –

SCHEDULE I

DESCRIPTION OF THE SAID LAND

ALL THAT PIECE AND PARCEL of the Land bearing City Survey No. 1059, Final Plot No.451, situated at Bhamburda, Shivaji Nagar, Pune total admeasuring 1517.57 Sq.mtrs, Taluka Haveli, District Pune and which is bounded as under –

ON OR TOWARDS THE EAST :- By Final Plot No. 448.  
ON OR TOWARDS THE SOUTH :- By Final Plot No. 452.  
ON OR TOWARDS THE WEST :- By Road.  
ON OR TOWARDS THE NORTH :- By Final Plot No. 448.

Together with one old building existing thereon, consisting of Eleven [11] independent Residential Units and together with easements, appurtenances, ingress, egress, incidental and other ancillary rights thereto.



*Anil Sardesai*

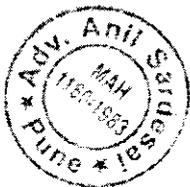
**SCHEDULE II OF THE PROPERTY**

**ALL THAT PIECE AND PARCEL** of 14 [Fourteen] independent Residential Flats with a total Carpet Area admeasuring about 11600 Sq.ft i.e. 1078.06Sq.mtrs in the building known as “**Ameet Apartment Condominium**” and which is built upon the Land described in Schedule I written herein above

The above referred property described in Schedule II is the subject matter of present Search and Title Opinion Certificate and Herein after shall be referred to as the Said Property.

By virtue of notification by State of Maharashtra, the Registration Rules are changed from 01/11/2005 and registration can be done at any location in and around Pune City. Therefore I caused the Search at all the Sub – Registration Offices [Ref: Receipt bearing MH0129143688201819E, Dated 08/03/2019]. The Registers and Journals maintained in said office were not in good conditions and some of the journals were missing out and some were in torn conditions and not in legible conditions and my Search is depending upon the Search taken with available Journals at said Sub-Registrar's offices and documents and information provided by my client to me and on basis of that I have not come across any adverse entry pertaining to the Said Property, which will render the title of the Said Property defective. My Client specifically provided me the Xerox copies of the following documents, which are as follows:-

- 1] Copy of Property Card Extract.
- 2] Copy of Deed of Declaration dated 25/07/1975, registered with Sub – Registrar Haveli No.2, Pune vide Serial No. 1747/1975.
- 3] Copy of Commencement Certificate bearing No. 623, Dated 05/04/1973.



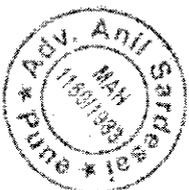
*Anil Surdesai*

- 4] Copy of Letter dated 05/08/2005 issued by Pune Municipal Corporation regarding non availability of Building Plans, Commencement Certificate and Completion Certificate.

My entire Search and Title Certificate is depending upon the Search taken, documents and information provided, the history of which is as under:-

#### HISTORY OF THE PROPERTY

- 1] After perusal of Property Card extract, it transpires that originally the Said Land was owned and possessed by Shri. Narayan Girdharilal Parwani and accordingly his name is appearing on Property Card extract..
- 2] Further the entry dated 01/06/1973, shows that the said Shri. Narayan Girdharilal Parwani sold the Said Land to Sou. Saraswatibai Devkinandan Samant by registered Sale Deed dated 14/10/1967, which came to be registered with Sub – Registrar Haveli No.2, Pune vide Serial No. 2166.
- 3] Further the entry dated 18/04/1974 shows that the said Sou. Saraswatibai Devkinandan Samant further sold the Said Land to Shri. Ramnilal Sakalchand Sanghvi vide registered Sale Deed dated 01/03/1974, which came to be registered with Sub – Registrar Bombay, vide Serial No. 528.
- 4] Thereafter Shri. Ramniklal Sakalchand Sanghvi through its Sole Proprietary Firm M/s. Preet Builders decided to float Ownership Flats Scheme on the Said Land and in furtherance of the said intention, it got the Building plans approved from Pune Municipal Corporation vide Commencement Certificate bearing No. 623, Dated 05/04/1973. But the said copy of Building Plans, Commencement Certificate and Completion Certificate is not available and letter dated 05/08/2005 is issued by Pune Municipal Corporation. But reference of the said Building Plans and Commencement Certificate is available in various



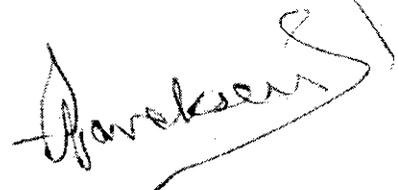
documents of Flat Holders. I was provided with the copy of the said letter dated 05/08/2005 and I have duly perused the same.

- 5] On the basis of the said sanctioned Building Plans, Shri. Ramniklal Sakalchand Sanghvi in all constructed 7 Row Houses and Building containing of 4 Apartments i.e. in all 11 Units.
- 6] Further the said Developer Shri. Ramniklal Sakalchand Sanghvi submitted the Said Property thereon to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration [together with bye laws] dated 25/07/1975, Registered in the office of the Sub – Registrar Haveli No.2, vide Serial No.1747/1975 under section 2 thereon, thus bringing into existence an Association of Apartment Owners in the name and style of Condominium of "Ameet Apartments Condominium" and herein after shall be referred to as "The Said Apartments". Thus the Said Building comprising of 11 [twelve] Independent Residential Units came to be held by the persons as [enumerated in Annexure 1 annexed hereto and forming part hereof]. The said Members as described in Annexure A are the Owners of their respective Apartments along with undivided share in the Said Property seeking through the previous holders.
- 7] In the said manner the said respective Apartment Holders are holding their respective Apartments. The said Apartment Holders intends to redevelop the Said Property and requested the undersigned Advocate to check the marketable title of the Said Property and Apartments standing thereon and issue Search Report and Title Certificate to that effect.
- 8] Thus after perusal of all the documents and search carried out, the respective Apartment Holders are in exclusive possession of their respective Apartment and the title of the Said Land as well as Apartments standing thereon is clean,



clear and marketable and is free from any encumbrance. Further after perusal of Property Card it transpires that some of the Apartment Holders have got recorded their names of Property Card and some have not. Though some Apartment Holders have not got their names mutated on Property Card Extract, their validity of title does not change as it is settled law by Hon'ble Supreme Court in one of its Judgment and followed by other different High Courts of various States that Mutation Entries are meant merely for fiscal or revenue purposes and Revenue documents are not title documents. Therefore though some of the Apartments Holders have not got their names mutated on Property Card Extract, their title is not getting affected. But nevertheless, it is always advisable to get the names mutated on Revenue Records. Accordingly I have advised to Apartment Holders who's names are not mutated on Property Card to get their names mutated on Property Card extract.

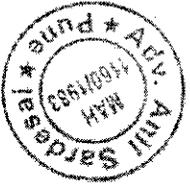
- 9] Before issuing present Search Report and Title Certificate I had advised my client to publish Public Notice in 2 leading Newspaper. But my client did not find it necessary to publish the same and has undertaken responsibility to settle the charges, claims etc if any arises due to non-publishing of Public Notice and not hold undersigned Advocate responsible for the same.



*Anil Sardesai*

**ANNEXURE A**

<u>Sr No</u>	<u>Flat No</u>	<u>Owners/Members Names</u>	<u>Details of the Apartment</u>
1.	A/101	A) Mr Pandurang Narharrao Kulkarni B) Mrs. Yogita Pandurang Kulkarni	Deed of Apartment dated 21/04/1977, which is registered in the office of registrar Haveli No.2 vide sr No 403 between M/S Preet Builders and Shri Sam Noshir Jijina, Smt . Soonu Sam Jijina.  Conveyance of Apartment dated 16/09/2005 , which is registered in the office of Sub registrar Haveli No.10 vide sr No 5978/2005 between Shri Sam Noshir Jijina, Smt . Soonu Sam Jijina and Shri Pandurang Narharrao Kulkarni and Sau Yogita Pandurang Kulkarni.
2.	A/102	Mr Thomas George	Deed of Apartment dated 16/10/1975, which is registered in the office of Sub registrar Haveli No.2 vide sr No 225175 between M/S Preet Builders and Shri Karaban Joseph George, Smt Thankam George.  Shri Karaban Joseph George, Smt Thankam George who have expired on 06/10/2010 and 05/04/2012, respectively.  1. Mr Joy George Karaban 2. Mrs Jessy Anthony Jacob 3 Mrs Rose Prakash George 4 Thomas George they are the children of late Shri Karaban Joseph George and Smt Thankam George.

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			Release Deed by Mr Joy George Karamban 2. Mrs Jessy Anthony Jacob 3 Mrs Rose Prakash George in favour of Thomas George which is registered in the office of Sub registrar Haveli No.19 vide sr No 11503/13 on 07/10/2013.
3.	A/103	<b>Mrs Bharathi Amma Pillai</b>	Deed of Apartment dated 26/04/1977, which is registered in the office of Sub registrar Haveli No.2 vide sr No 428/77 between M/S Preet Builders and Bharathi Amma Pillai.
4.	A/104	<b>Mrs Anjali Chandrakant Gavandi</b>	Deed of Apartment dated 26/08/1975, which is registered in the office of Sub registrar Haveli No.2 vide sr No 1968/75 between M/S Preet Builders and Mrs Anjali Chandrakant Gavandi.
5.	B/101	<b>Mr. Vinayak Nilkanth Kale</b>	Deed of Apartment dated 17/10/1975, which is registered in the office of Sub registrar Haveli No.2 vide sr No 2273/75 between M/S Preet Builders and Mr. Vinayak Nilkanth Kale.
6.	B/102	<b>Mr Sunil Fulchand Agarwal</b>	Deed of Apartment dated 26/08/1975, which is registered in the office of Sub registrar Haveli No.2 vide sr No 1966/75 between M/S Preet Builders and Mr. P G Dighe and Mrs Ratan P Dighe.



			<p>Mr. P G Dighe expired 04/04/1986 and Mrs Ratan P Dighe expired on 09/07/1982 only legal heir Ashok Prabhakar Dighe and other son Tushar P Dighe has already consented.</p> <p>Deed of Apartment dated 19/05/2010, which is registered in the office of Sub registrar Haveli No.19 vide sr No 4562/2010 between M Ashok Prabhakar Dighe and Mrs. Leena Suhas Dighe.</p> <p>Sale Deed dated 16/12/2014 which is registered in the office of Sub registrar Haveli No.2 vide sr No 9263/2014 between Mrs. Leena Suhas Dighe and Mr Sunil Fulchand Agarwal.</p>
7.	B/103	<p>A) Mr Arunkumar Hiralal Kamble B) Mr Ashokkumar Hiralal Kamble C) Mr Anilkumar Hiralal Kamble</p>	<p>Deed of Apartment dated 26/08/1975 which is registered in the office of Sub registrar Haveli No.2 vide sr No 1965/75 between M/S Preet Builders and 1) Mr Arunkumar Hiralal Kamble 2) Mr Ashokkumar Hiralal Kamble 3) Mr Anilkumar Hiralal Kamble.</p>
8.	B/104	<p>A) Dr Vijayendra Ramchandra Surve B) Mrs Nivedita Vijayendra Surve</p>	<p>Deed of Apartment dated 21/04/1977, which is registered in the office of Sub registrar Haveli No.2 vide sr No 402 between M/S Preet Builders and Shri Chereparambil Kuruvilla Mani and Mrs Kamala Chereparambil Mani.</p> <p>Deed of Transfer dated 09/08/2005, which is registered in the office of Sub</p>



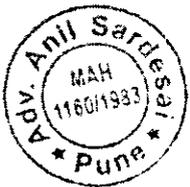
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9.	C/101	Smt Vimala Fulchand Agarwal.	<p>registrar Haveli No.10 vide sr No 5060/2005 between Shri Cherepambil Kuruvilla Mani and Mrs Kamala Cherepambil Mani And Dr Vijayendra Ramchandra Surve and Mrs. Nivedita Vijayendra Surve</p> <p>Document Not Available By Pune Municipal Property Tax</p>
10.	C/102	A) Mrs Manda Shrikrishna Pashankar. B) Mrs Sujata Vijay Yadav.	<p>Deed of Apartment dated 16/10/1975, which is registered in the office of Sub registrar Haveli No.2 vide sr No 2254/75 between M/S Preet Builders and Vijayshree Eknath Lohbare.</p> <p>Sale Deed dated 17/05/1992, which is registered in the office of Sub registrar Haveli No 2 vide sr No 1696/92 between Vijayshree Eknath Lohbare and 1. Shri Ranjan Shantaram Karanjekar 2 Shri Balkrishna Purushottam Sanyasi.</p> <p>Sale Deed dated 08/02/1996, which is registered in the office of Sub registrar Haveli No.2 vide sr No 569/96 between 1. Shri Ranjan Shantaram Karanjekar 2 Shri Balkrishna Purushottam Sanyasi and) Mrs Manda Shrikrishna Pashankar and 2) Mrs Sujata Vijay Yadav.</p>
11.	C/103	A) Mr Manoj R Gandhi. B) Mrs Sunila Manoj Gandhi	<p>Deed of Apartment dated 16/10/1975, which is registered in the office of Sub registrar Haveli No.2 vide sr No 2253/75 between M/S Preet Builders and Dr Kashinadhuni Udyashankar</p>



*[Signature]*

		<p>Sale Deed dated 31/08/1983, which is registered in the office of Sub registrar Haveli No.2 vide sr No 2563/1984 between Dr Kashinadhuni Udyashankar and Shri Jaykumar Namchand Gandhi</p> <p>Registered will dated 19/04/2000 vide sr No 2590/2000 name incorporated on property card 1) Mr Manoj R Gandhi 2) Mrs Sunila Manoj Gandhi</p>
12.	C/104	<p>A) Mr Anil Fulchand Agarwal B) Mrs Meena Anil Agarwal</p> <p>Deed of Apartment dated 26/08/1975, which is registered in the office of Sub registrar Haveli No.2 vide sr No 1967/75 between M/S Preet Builders and Madhukar Prakash Karnik</p> <p>Deed of sale dated 06/09/1984, which is registered in the office of Sub registrar Haveli No.2 vide sr No 7104/84 between Madhukar Prakash Karnik and Chandrakishor Tulsidas Vora and Mrs Manjula Chandrakishor Vora.</p> <p>Deed of release dated 28/03/1989 which is registered in the office of Sub registrar Haveli No.2 vide sr No 5433/89, executed by Mrs Manjula Chandrakishor Vora in favour of husband Mr. Chandrakishor Tulsidas Vora.</p> <p>Deed of Transfer dated 16/07/1994, which is registered in the office of Sub registrar Haveli No 2 vide sr No 1128/94 between Chandrakishor Tulsidas Vora and Mr Nitin Vijaysingh Mangaldas and Dr Mrs Rekha Nitin Mangaldas</p>



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ADVOCATE

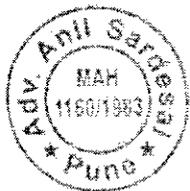
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		<p>Deed of Transfer dated 12/07/1996, which is registered in the office of Sub registrar Haveli No.2 vide sr No 2843/96 between Mr Nitin Vijaysingh Mangaldas and Dr Mrs Rekha Nitin Mangaldas and Mr Manish Madhav Kulkarni.</p> <p>Deed of Transfer dated 31/01/1997, which is registered in the office of Sub registrar Haveli No.2 vide sr No 520/97 between Mr Manish Madhav Kulkarni and Mrs Aruna Vishwas Walke.</p> <p>Deed of sale of Apartment dated 16/08/2002, which is registered in the office of Sub registrar Haveli No.2 vide sr No 4567/2002 between Mrs Aruna Vishwas Walke and Mr Anil Fulchand Agarwal and Mrs Meena Anil Agarwal.</p>
13	C/105	<p><b>Mr Vasudeo Keshavrao Naik</b></p> <p>Deed of Apartment dated 16/10/1975, which is registered in the office of Sub registrar Haveli No.2 vide sr No 2252/75 between M/S Preet Builders and Mr Vasudeo Keshavrao Naik.</p>
14	C/106	<p><b>Mr Vijaykumar Shantifal Mutha</b></p> <p>Deed of Apartment dated 21/04/1977, which is registered in the office of Sub registrar Haveli No.2 vide sr No 404/77 between M/S Preet Builders and Shri Vishwanath Savalaram Joshi and Smt Malti Vishwanath Joshi.</p> <p>Deed of Apartment dated 21/11/1990, which is registered in the office of Sub registrar Haveli No.2 vide sr No 14632/90 between Shri Vishwanath Savalaram Joshi and Smt Malti Vishwanath Joshi. And Mr Vijaykumar Shantifal Mutha.</p>



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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 not published upon the instructions of my client though advised.



A handwritten signature in black ink, appearing to read "Anil Sardesai".

- 8] The present Search Report and Title Opinion Certificate do not cover Court and Revenue Offices Search.
- 9] I am not authorized to express my opinion relating to legality of the plan /map including Demarcation Plan, permissions, other permissions issued, approval or development potential of the Said Land / Property / Plot, available FSI /TDR or developability of the Said Land / Property / Plot.
- 10] 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.
- 11] 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.

From the perusal of the record available, documents and information supplied and Search taken of Index II Records at respective Registration Offices, I have not come across any adverse entry or transaction which will render the title of the Said Property and Flats standing thereon defective or unmarketable. Further Existing Members of the said Ameet Apartment Condominium have validly purchased the said Flats some of them from Builder and some of them from erstwhile owners and are in legal and lawful possession of their respective flats and they have every right to re-develop the Said Property and construct new building thereon by assigning redevelopment rights in favour of any Builder/Promoter.

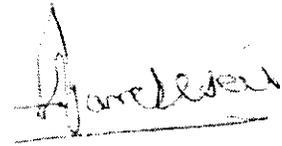


*Anil Sardesai*

HENCE THIS SEARCH REPORT AND TITLE OPINION CERTIFICATE IS  
ISSUED ON THE BASIS OF THE AVAILABLE INFORMATION AND SEARCH  
TAKEN AT RESPECTIVE REGISTRATION OFFICES ON THE BASIS OF  
THE AVAILABLE JOURNALS AT DISPOSAL.

PUNE

DATED:- 28/03/2019



ANIL.G SARDESAI

ADVOCATE.



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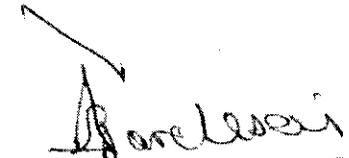
TITLE OPINION CERTIFICATE

REF:- Land bearing City Survey No. 1059, Final Plot No. 451, admeasuring 1517.57 Sq.mtrs titled as Ameet Apartment along with 11 Apartments constructed on the Said Land, situated at Bhamburda, Shivaji Nagar, Taluka Haveli, District Pune.

This is to certify that I have investigated the title to the aforesaid property, which is more particularly described herein-above and have perused the title deeds and I have not come across any adverse entry or transaction which will render the title of the Said Property and Flats standing thereon defective or unmarketable. Further Existing Members of the said Ameet Apartment Condominium have validly purchased the said Flats some of them from Builder and some of them from erstwhile owners and are in legal and lawful possession of their respective flats and they have every right to re-develop the Said Property and construct new building thereon by assigning redevelopment rights in favour of any Builder/Promoter.

PUNE

DATED:- 28/03/2019



ANIL.G SARDESAI

ADVOCATE.

