

**SANJAY T. AGARWAL  
ADVOCATE**

Office No. 401, 'Gopalkrupa  
Apartment', Revenue Colony,  
Behind Hotel Surabhi, Near  
Jangli Maharaj Temple, JM  
Road, Shivaji Nagar,  
Pune- 411005  
Ph. No. 9764582231

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**SEARCH AND TITLE REPORT**

This is a Search and Title Report, in respect of part of land admeasuring 01H 54.5 Are out of lands bearing Survey No. 37/3A, totally admeasuring 01 Hectare, 58 Are's, (as per 7/12 extract), assessed at Rs. 3.17, lying being and situated at revenue village - Mundhwa, Taluka -Pune City, District-Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrars, Haveli, (Pune).

- 1) I was entrusted with an assignment by *M/s. Unique Triaa Ventures*, a Partnership Firm, duly registered under the provisions of the Indian Partnership Act, 1932, having its registered Office at Office No. 401/A, City Bay, City Point Premises, Boat Club Road, Pune-411001, (Maharashtra), represented through its Partners, Shri. Sunil Tilakchand Agarwal and Shri. Sumit Subhash Tayal, to have a Search for the last 30 years and issue Title Report, in respect of the said land.
- 2) Accordingly, a search for the last 30 years has been carried out and completed by my associate Adv. Gopal

Prabhakar Nagre, in respect of the said property, in the Office of the Sub-Registrar, Haveli, (Pune), vide Search Receipt Nos. MH003100901202122P dated-01/07/2021, issued by the Joint District Registrar, Pune Urban. The said Original Receipts are attached to this Report, forming part of it.

- 3) The search for the transactions for the period from the year 2002 till the year 2021 is taken online from the official website of IGR. The search for the period from 1990 to 2001 was taken physically in the office of Sub Registrar Haveli No. 3 (Hadapsar) Pune. However, the physical record is not properly maintained. Some of the registers were missing and few were in torn condition. Except the transaction referred hereunder no record of any other transaction was found or revealed during the search.
- 4) The copies of certain revenue record and Title Deeds were also made available for my inspection, which have been referred to in this Report. Therefore, this Report is prepared solely based on the record and documents, those were made available for my inspection and presuming the same to be true and genuine.
- 5) The land bearing Survey no 37/3A of Village Mundhwa, Taluka-Haveli, District-Pune admeasuring 01 Hecter 58 Are was mutated in the name of Mr. Sanjay Trimbak Kirtane. He received the same in

partition held between his father Dr. Trimbak Ramchandra Kirtane and Brother Mr. Anil Trimbak Kirtane vide partition deed dated 22/03/1957 registered in the office of Joint Sub Registrar Haveli no. 1 Pune on the even date at serial no 395/1957.

- 6) Dnyanoba Maskuji Kodre and Others claimed tenancy rights and Possession of the said land. The proceedings were initiated before the concerned revenue authorities. Finally in tenancy appeal no TNC/APPEAL/16/93 the alleged tenants/Kodre family submitted withdrawal application submitting that they have handed over possession of the land bearing Survey no 37/3A admeasuring 01 Hector 58 Are, situated at Village-Mundhwa, Taluka-Haveli, District-Pune to the owner Mr. Sanjay Trimbak Kirtane on 21/02/1995. Therefore the order of Tahsildar was confirmed. The name of Kodre Family as kul of the said land entered in the other rights column of the 7/12 extract of the said land was removed vide mutation entry no 6468. Thus, the owner Mr. Sanjay Trimbak Kirtane remained in physical possession of the said land being owner thereof.
- 7) That the above said Owner, i) Shri. Sanjay Trimbak Kirtane Karta of his HUF and his son, ii) Shri. Sandeep Sanjay Kirtane, agreed to sell entire land, Survey No. 37/3A, to and in favor of the Purchaser therein, Shri P.

A. Inamdar, by an Agreement to sell, dated -16.02.1995 for a consideration.

- 8) Mr. Sanjay Trimbak Kirtane sold  $\frac{1}{2}$  undivided share admeasuring 79 Are out of the said land bearing survey no 37/3A by executing a Sale Deed, dated-21.05.1997, registered on 21.05.1997, in the Office of Sub- Registrar, Haveli No.3, (Pune), at Sr. No. 3482/1997, for consideration to Mr. P.A. Inamdar. That the Mutation Entry No. 7799 indicates that an effect was given to the record of rights of the said property, based on the said registered Sale Deed.
- 9) His son Sandip Sanjay Kirtane and daughter Miss Sonal Sanjay Kirtane sold  $\frac{1}{2}$  undivided share admeasuring 79 Are out of the said land bearing Survey No. 37/3A by executing a Sale Deed, dated-21.05.1997, registered on 21.05.1997, in the Office of Sub- Registrar, Haveli No.3, (Pune), at Sr. No. 3483/1997, for consideration to Mr. P.A. Inamdar. That the Mutation Entry No. 14249 indicates that the name of Mr. P. A. Inamdar, is recorded in the record of rights of the said property, adm.79 Ares, sold to him by the said sale deed. Thus Mr.P.A.Inamdar had become owner of the said land admeasuring 01 Hectre 58 Are.
- 10) That by virtue of a Development Agreement and Power of Attorney, both dated -10.06.2003, registered in the office of Sub Registrar, Haveli No.3, Pune, vide Sr.

no. 2570/2003, and 2571/2003 respectively, the above said owner, Shri P. A. Inamdar, entrusted development rights in respect of a separated area, admeasuring 00 Hectare, 02 Ares, i.e. about 2000 sq. ft., from and out of the entire land, bearing Survey no.37/3A admeasuring 01 Hectare, 58 Ares, to and in favor of one Mrs. Shailaja Karbhari Pingale. That the mutation entry no. 9719 indicates that subsequently by virtue of a Sale Deed, dated -15.04.2008, registered vide Sr. no.3308/2008, on 21.04.2008, in the Office of Sub Registrar, Haveli No.3, Pune, the above said Owner, Shri P. A. Inamdar, through his Power of Attorney Holder, Mrs. Shailaja Karbhari Pingale has sold said area admeasuring 00 Hectare, 02 Ares to and in favor of the purchaser herein, Mrs. Shailaja Karbhari Pingale. Based on the said registered Sale Deed, an effect was given to the record of rights of the said area sold, vide mutation no. 9719 and her name was mutated on 7/12.

- 11) That the Mutation Entry No. 14199 indicates that by virtue of an Order, vide ref. no. Hano/155/S.R/23/2019, dated-28/08/2019, passed by the Tahasildar, Taluka - Pune City, land area, admeasuring 00 Hectare, 79 Ares, in the name of Shri P. A. Inamdar, was rectified with an area, admeasuring 00 Hectare, 77 Ares. The said area of 02 Ares was sold to Mrs. Shailaja Karbhari Pingale. Accordingly, an effect of the same was

given to the record of rights of the said property. The balance area admeasuring 01 Hectare, 56 Ares remained with the owner Mr.P.A.Inamdar.

12) That by virtue of a Development Agreement dated 05/06/2003 duly registered under Sr. No. 2478 of 2003 with the Sub Registrar Haveli no. 3 Pune, the said owner Mr. P.A. Inamdar granted rights of Development of plot no 10A out of the said private layout admeasuring 150 Sq. Mtrs to Shri Deepak Subhash Kakade and Ravindra Haribhau Kakade at or for the consideration and on the terms and conditions therein contained and also executed a Power of Attorney in their favor vide Power of attorney registered in the office of Sub Registrar Haveli no. 3 Pune at Sr. no 2479 of 2003 on 05/06/2003.

13) That the Mutation Entry No. 7978 indicates that as per the Order of Special Land Acquisition Officer no. 17, vide Ref. no. 17-KAVI/1413/2003, dated-22.08.2003, along with the Land Acquisition Order Ref no. SR/1/93, an area, admeasuring 00 Hectare, 02 Ares, was acquired, for Mundhwa Manjri Road, as a consequence of which an effect of the same, was given in other rights of the said property, vide mutation no.7978. However, no record is made available to show that any compensation for the said acquisition is paid to Mr. P.A. Inamdar the owner of the land. On the contrary the revenue records shows that in other rights column

there is entry vide ME. No. 7978 that said 02 Are land is subject matter of acquisition. It seems that the process is incomplete (otherwise the name of acquiring body/ PMC would have appeared in the ownership column to the extent of the portion acquired). Thus Mr. P.A. Inamdar is entitled to claim compensation (maybe in the form of FSI/TDR as per rules of Pune Municipal Corporation).

- 14) By Lease deed/Agreement dated 02/09/2020 registered in the office of Joint Sub Registrar Class II, Haveli no. 11 Pune, at Sr. No. 9915 of 2020 said owner Mr. P.A.Inamdar agreed to give lease portion admeasuring about 50 Sq. Mtrs (5x10=50) for the period of 99 years at lease rent of Rs. 1/- Per year to Maharashtra State Electricity Distribution Company Ltd. For the purpose of laying underground wire, cables, pipe, drains for lighting, water, electricity or any other purpose relating to the construction of the Substation.
- 15) That to ascertain the objections, if any, Public Notices were published on 19.11.2019 in Daily Prabhat Newspaper and Indian Express through Adv. Dadasaheb Nanekar. In this context, the Advocate did not receive any objection from anyone and no one has disputed the rights of Mr. P.A. Inamdar.
- 16) The said owner Mr. P.A.Inamdar entered into revenue sharing Joint Venture Agreement dated

25/10/2020 with M/S. UNIQUE TRIAA VENTURES (PAN NO.- AAGFU2413H) Having its registered office at, 401/A, City Bay, City Point Premises, Boat Club Road, Pune 411 001, registered in the office of Joint Sub Registrar Class II, Haveli no. 23, Pune at Sr. No. 14320/2020 and in pursuance of the said Agreement also executed Power of Attorney registered in the office of Joint Sub Registrar Class II, Haveli no. 23, Pune at Sr. No. 14321/2020 in favor of Mr. Sumit Subhash Tayal and Mr. Sunil Tilakchand Agarwal and Mr. Shyamlal Patiram Goel as nominee and partners of M/S UNIQUE TRIAA VENTURES for the area admeasuring 01 Hector 54.5 Are out of the land bearing Survey No 37/3A Mundhwa Tal. Haveli Dist. Pune.

- 17) From the above, in my opinion Joint Venture of Mr. P.A.Inamdar and M/S UNIQUE TRIAA VENTURE have valid, legal and subsisting rights to develop the land admeasuring 01 Hector 54.5 Are being a part or portion of the land admeasuring 01Hector 58 Are bearing Survey no 37/3A situate, lying and being at Village Mundhwa, Taluka Haveli, District Pune, more particularly described in the Schedule hereunder subject to Leasehold rights of MSEDCL in respect of land admeasuring 50 Sq. Mtrs. and subject to land admeasuring 02 Are under acquisition for Mundhwa-Manjari Road (with right to receive compensation).

## SCHEDULE

(BEING DESCRIPTION OF THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS REPORT)

All that separated piece and parcel of the landed property, admeasuring 01 Hectare, 54.5 Ares, from and out of the entire Landed property, bearing Survey No.37/3A, assessed at Rs. 3.17, lying being and situated at revenue village - Mundhwa, Taluka -Pune City, Dist- Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrars, Haveli, (Pune) and is bounded as follows:-

On or towards the East : By Survey No. 37 (P)  
On or towards the South : By Survey No. 37 (P)  
On or towards the West : By Survey No. 37 (P)  
On or towards the North : By Survey No. 6 (P)

Together with all easementary rights, title and interest attached thereto.

PUNE

Dated: 02/07/2021



**SANJAY T. AGARWAL**

**SANJAY AGARWAL**

B.Com., LL.B. Advocate

OFFICE No. 401, 'GOPALKRUPA APARTMENT'

REVENUE COLONY BEHIND HOTEL SURBHI,

NEAR JANGLI MAHARAJ TEMPLE, JM ROAD,

SHIVAJINAGAR, PUNE 411005

TEL NO: 9764582231

Encl: original Challan dated 01/07/2021 in respect of search.



CHALLAN  
MTR Form Number-6



GRN	MH003100901202122P	BARCODE			Date	01/07/2021-16 59 53	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other items				PAN No.(If Applicable)					
Office Name				Full Name		GOPAL PRABHAKAR NAGRE			
PND1_JT-DISTT REGISTRAR PUNE URBAN									
Location				Flat/Block No.					
PUNE				Premises/Building					
Year				Road/Street					
2021-2022 One Time				Area/Locality					
Account Head Details			Amount In Rs.		Town/City/District				
0030072201 SEARCH FEE			600.00		PIN				
				Remarks (If Any)					
				Amount In		Eight Hundred Rupees Only			
				Words					
Total				800.00					
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY				Bank CIN		Ref No		10000502021070102317	1480571811635
Cheque/DD Details				Bank Date		RBI Date		01/07/2021-17 00 50	Not Verified with RBI
Cheque/DD No				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Bank				Scroll No		Date			
Name of Branch						Not Verified with Scroll			

Department ID : 170918562

Mobile No 9822031501

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालान दस्तावेज ऑनलाइन पेमेंट साठी लागू करण्यासाठीच लागू आहे. इतर कारणास्तोह किंवा नोंदणी व करकारणाद्वारे दस्तावेज ऑनलाइन नाही.