

**ABHIJEET S. WAGH**

B.A., LL. M,  
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602, 24 Ratanam building,  
Final Plot No 384 , Pawar road  
,Model colony, Shivajinagar,  
Pune 411016.

**SEARCH AND TITLE INVESTIGATION REPORT FOR ADDITIONAL  
PERIOD TO PREVIOUS REPORT DATED 04/10/2021**

**M/S. AUDUMBAR HOMES LLP**, having office at Shop No.1 and 2 Vinayak Arced,Akurdi, Pune 411030Herein after referred THE SAID FIRM through its Partner **SHRI.PRASHANT SUYAKANT KSHIRSAGAR**has requested to undersign to issue Search and title report certificate of the said land to my previous search and title report dated 04/10/2021till date for the property which is more particularly described in the Schedule written hereunder, hereinafter is referred as "**THE SAID LAND**".

I am giving this search and title report to additional to my previous report dated 04/10/2021till date.I have paid search fee of Rs. 300/- for said land in the office of Sub-RegistrarHaveli No. 1 vide Chalan MH001213278202425E and receipt No. 1113418147 on 26/04/2024.Which is Annex herewith and has carried out the search in the offices of Sub-Registrar Haveli No. 1 to 27.

On relying upon information and documents received from Partner of the said firm as stated hereto before and personal search in the office of Sub-Registrar Haveli No.1 to 27 and had carried out search from dated 04/10/2021 to till date from the Index-II Registers which were made available to me by the Sub-Registrar Haveli No.1 to 27.

The Partner of the said firm handed over copies of documents which as follows-

- 1) Copy of latest 7/12 extract of Said Land alongwith latest mutation entries No. 7677, 7724, 7809, 7810, 7832, 7871, 7914, 7943,7951,7952.
- 2) copy of Order of Additional TahsildarPimprichinchwad in HaNo./155/364/2023 dated 04/08/2023



- 3) Copy of Mortgage Deed executed between the said Firm and Rajaram Bapu Co-operative Bank Shivaji nagar Branch Pune dated 18/05/2022 which is registered in the office of sub registrar Haveli No.4 at serial No-8268 on 18/05/2022
- 4) Copy of Development Agreement dated 11/01/2023 between the Said Firm and Shri. Haribhau Kaluram Sathe and Shri. Dyanoba Kaluram Sathe registered in the office of Sub-Registrar Haveli No.26 at Serial No.644/2023 on 11/01/2023 And Power of Attorney duly registered in the office of Sub-Registrar Haveli No.26 at Serial No.645 on 11/01/2023.
- 5) Copy of Development Agreement dated 11/01/2023 between the Said Firm and Shri. Sudam Kondhiba Kamthe, Shri.Laxman Kondhiba Kamthe, Smt. Sunanda Subhash Kamthe, Shri Amol Subhash Kamthe registered in the office of Sub-Registrar Haveli No.26 at Serial No.638/2023 on 11/01/2023 and Power of Attorney duly registered in the office of Sub-Registrar Haveli No.26 at Serial No.642 on 11/01/2023.
- 6) Copy of Development Agreement dated 12/01/2023 between the Said Firm and 1) Shri. Babanrao Sadaba Dalavi, 2) Shri.Uttam Krishna Alias Kisan Dalavi, 3) Smt. Chhaya Sopan Dalavi ,4) Shri. Shrikant Sopan Dalavi,5) Shri. Umesh Sopan Dalavi,6) Shri. Shivaji Mahadev Dalavi ,7) Shri. Vilas Mahadev Dalavi 8) Shri. Santosh Bajirao Dalavi 9) Sau. Jayashri Devidas Dalavi,10) Shri. Sudarshan Devidas Dalavi, registered in the office of Sub-Registrar Haveli No.26 at Serial No.791 on 12/01/2023 And Power of Attorney also duly registered in the office of Sub-Registrar Haveli No.26 at Serial No.792 on 12/01/2023.
- 7) Copy of possession receipt (Taba Yadi) for 18 Mts road hanover to Pimpri Chinchwad Municipal Corporation dated 12/03/2024 which is duly registered in the office of sub registrar Haveli No.5 at serial No.5083/2023.



8) Copy of revised commencement certificate No.BP/ Pimple Nilakh/70/2023 dated 04/10/2023, and revised Commencement Certificate dated 22/04/2024 bearing No BP/ Pimple Nilakh/44/2024 obtained from Pimpri Chinchwad Municipal Corporation.

A) The partner of the said Firm handed over the copies of above-mentioned documents for my perusal, it has been transpire that some revenue entries are pending as stated in my previous title report dated 04/10/2021 which has been mutated and some new entries reflected on 7/12 extract of the said Land details as follows :-

i) Mutation Entry No.7677 shows that, Shri. Mahadu alias Mahadeo Sahadu Dalavi, was expired on 02/07/2018 leaving behind widow Smt. Laxmibai Mahadeo Dalavi, 2 sons Shri. Shivaji Mahadeo Dalvi, Shri. Vilas Mahadeo Dalavi and 2 Married daughters sau. Manda Balasaheb Bhegade and Sau. Bharti Suresh Waghole, Accordingly the names of legal heirs mutated in revenue record by deleting the name of deceased for S No. 64/3 and 64/4 village Pimple Nilakh.

subsequent Mutation Entry No. 7810 shows that, Smt. Laxmibai Mahadeo Dalavi, Sau. Manda Balasaheb Bhegade and Sau. Bharti Suresh Waghole released their inherited shares in favour of Shri. Shivaji Mahadeo Dalvi, Shri. Vilas Mahadeo Dalavi for Survey No. 64/3 and 64/4 Village Pimple Nilakh by Release deed dated 09/08/2019 which is duly registered in the office of Sub registrar Haveli No15 at Serial No 14591/2019 and accordingly their names were deleted from revenue record. It has been reflected that shows that, Shri. Sopan Krushna Dalavi was expired on 18/10/1998 leaving behind widow Smt. Chaya Sopan Dalavi, 2 sons Shri. Shrikant Sopan Dalavi, Shri. Umesh Sopan Dalavi Accordingly the names of legal heirs mutated in revenue



record by deleting the name of deceased Mutation Entry No.7677 Village Pimple Nilakh. Subsequent Mutation Entry No.7943 Shows That, Smt.Schvantabai Krishna Dalavi expired on 29/10/2007 leaving behind Son Uttam Krishna Dalavi and Grand son ( deceased son Sopan) Shrikant and Umesh and their mother Smt. Chaya Sopan Dalvi.

- ii) Mutation Entry No. 7724 shows that, Shri Devidas Bajirao Dalavi expired on 11/03/2019 leaving behind widow. Smt. Jayshri, Son Shri.Sudarshan and 2 married daughters Sau. Sonal Ganesh Nakhate and Sau.Supriya Nilesh Gundgal, Accordingly the names of legal heirs are mutated in revenue record by deleting the name of deceased for s No 64/3 and 64/4 village Pimple Nilakh.

subsequent Mutation Entry No. 7832 shows that, Sau.Sonal Ganesh Nakhate and Sau.Supriya Nilesh Gundgal both are released their inherited shares in favour of Shri Sudarshan Devidas Dalavi for Survey No.64/3 and 64/4 Village Pimple Nilakh by Release deed dated 09/08/2019 which is duly registered in the office of Sub registrar Haveli No15 at Serial No 14592/2019 and accordingly their names were deleted from revenue record for s No 64/3 and 64/4 village Pimple Nilakh.

- iii) Previous Mutation Entry No.2147 in respect of S No 64/3 and 64/4 shows that Sundarabai Sahadu Dalvi was expired at the time of certifying mutation entry No 2147 but her name still shown in revenue record therefore Additional Tahsildar Pimprichinchwad deleted her name from revenue record by order dated 04/08/2023 in case No H.No./155/364/2023. Accordingly Talathi Pimple Nilakh reflect Mutation Entry



which is duly registered in the office of sub registrar Haveli No-4 at serial No 8268/2022.

C) Partner of the said firm informed that, the land owners have entrusted the development rights in respect of area admeasuring 650 Sq.Mtrs. reserved for 18 mts. Wide D.P road out the said Land details as follows -

- i) Development Agreement dated 11/01/2023 Shri. Haribhau Kaluram Sathe and Shri. Dyanoba Kaluram Sathe had entrust Development right in respect of area admeasuring 00 Hector 1.87 Ares i.e. 187Sq.Mtrs.alongwith utilised FSI reserved under 18 Mtrs wide D.P road out of Survey No.64 Hissa No.2/2 area admeasuring 00 Hectare 54.50 Ares assessment Rs.2.17, to Audumbar Homes LLP i.e. said Firm for the consideration of 50% constructed area and on the terms and conditions as stated therein. The Development is duly registered in the office of Sub-Registrar Haveli No.26 at Serial No.644/2023 on 11/01/2023. In pursuance of the aforesaid Development Agreement the aforesaid owners by executing irrevocable General Power of Attorney dated 11/01/2023 has appointed said firm acting through its Partner Shri. Prashant Suryakant Kshirsagar, and which Power of Attorney also duly registered in the office of Sub-Registrar Haveli No.26 at Serial No.645 on 11/01/2023.
- ii) Development Agreement dated 11/01/2023 Shri.Sudam Kondhiba Kamthe, Shri.Laxman Kondhiba Kamthe, Smt. Sunanda Subhash Kamthe, Shri Amol Subhash Kamthe had entrust Development right in respect of admeasuring 00 Hector 1.85 Ares i.e. 185 Sq.Mtrs. alongwith utilised FSI reserved under 18 Mtrs wide D.P road out of Survey No.64 Hissa No.2/3 area admeasuring 00 Hectare 54.50 Ares assessment Rs.2.17, to Audumbar Homes LLP i.e. said Firm for the consideration of 50% constructed area and on the terms and conditions as stated therein. The Development is duly registered in the office of Sub-Registrar Haveli No.26 at



No 7871 Pimple Nilakh for deletion the name of Late Sundarabai Sahadu Dalvi.

iv) Mutation Entry No. 7809 shows that, Maya Santosh Sathe and Savita Kalidas Junawane released their share in favour of his brother Shri Amol Subhash Kamthe for Survey No.64/2/3 and other Village Pimple Nilakh by registered release deed dated 22/05/2017 which is duly registered in the office of sub registrar haveli No 1 at serial No 3902/2017 and accordingly their names were deleted from revenue record for s No 64/2/3 village Pimple Nilakh.

v) Mutation Entry No. 7809 shows that, Sau.Kamal Haribhau Katale, Sau.Sahkuntala Mahadu Sakhare, Sau.Ratna Sudam Tambe, Sau. Bebi Sunil Tupe, Sau.Nanda Prakash Katale, Sau. Suman Dattatrya Bibave released their inherited shares in favour of Shri Santosh Bajirao Dalavi by Release deed dated 09/08/2019 which is duly registered in the office of Subregistrar Haveli No15 at Serial No 14593/2019 name of aforesaid releasers deleted from revenue record in property S No 64/3 and 64/4 Village Pimple Nilakh. It has been transpired that the Name Smt. Shakuntala Mahatu Sakhare wrongly mentioned instate of Shakuntala Mahatoba Sakhare in above-mentioned release deed therefore all the above parties are executed correction deed to release deed which is duly registered the office of sub registrar Haveli No 26 at Serial no. 19604/2023 on 19/10/2023.

**B)** The Partner of the said firm inform me that, they have availed project loan amount of Rs 8,00,00,000/- ( Rs Eight Crore Only) from Rajaram Babu Co-operative bank Ltd. Shivaji Nagar Pune branch against their constructing units by Mortgage deed dated 18/05/2022



office of sub registrar Haveli No.5 at serial No.5083/2023 and Accordingly the name of Pimpri Chinchwad Municipal corporation mutated in revenue records as owner and possessor column of the said Land for respective area by mutation Entry No 7951 and 7952 Village Pimple Nilakh.

- D) The said Firm has obtained revised commencement certificate dated 22/04/2024 bearing No BP/ Pimple Nilakh/44/2024 to the previous commencement certificate No.BP/ Pimple Nilakh/70/2023 dated 04/10/2023 and Commencement Certificate No.BP/ Pimple Nilakh/31/2021 dated 06/08/2021 from Pimpri Chinchwad Municipal Corporation and the Corporation has sanctioned the building plan for building A consisting of Basement + Parking Floor + 11 Floors and building B consisting of Basement + Parking Floor + 13 Floors.
- E) On relying upon the aforesaid available documents subject no objection certificate from Rajaram Bapu Co-operative Bank Ltd., Shivajinagar, Pune branch in respect of units/tenements as stated in Mortgage deed dated 18/05/2022, the said firm is still holding the said land free from all encumbrances, charges or claims as stated in my previous report dated 04/10/2021.

#### SCHEDULE

##### (DESCRIPTION OF THE SAID LAND)

All that property, bearing (i) area being carved out area admeasuring **00 Hector 8.58 Ares** out of total area admeasuring 00 Hectare 54.50 Ares out of **Survey No.64 Hissa No.2/2**,(ii) area being carved out area admeasuring 00 Hector 8.58 Ares out of total admeasuring 00 Hectare 54.50 Ares out of **Survey No.64 Hissa No.2/3**, (iii) area being carved out area admeasuring **00 Hector 12.91 Ares** out of total admeasuring 00 Hectare 40 Ares out of **Survey No.64 Hissa No.3** and **Survey No.64 Hissa No.4** admeasuring 00 Hectare 43 Ares, **total area admeasuring 00 Hectare 30.07 Ares i.e. 3007 sq.mtrs**, situated at Village Pimple



Serial No.638/2023 on 11/01/2023. In pursuance of the aforesaid Development Agreement the aforesaid owners by executing irrevocable General Power of Attorney dated 11/01/2023 has appointed said firm acting through its Partner Shri. Prashant Suryakant Kshirsagar, and which Power of Attorney also duly registered in the office of Sub-Registrar Haveli No.26 at Serial No.642 on 11/01/2023.

iii) Development Agreement dated 12/01/2023 1) Shri. Babanrao Sadaba Dalavi, 2) Shri. Uttam Krishna Alias Kisan Dalavi, 3) Smt. Chhaya Sopan Dalavi, 4) Shri. Shrikant Sopan Dalavi, 5) Shri. Umesh Sopan Dalavi, 6) Shri. Shivaji Mahadev Dalavi, 7) Shri. Vilas Mahadev Dalavi, 8) Shri. Santosh Bajirao Dalavi, 9) Sau. Jayashri Devidas Dalavi, 10) Shri. Sudarshan Devidas Dalavi had entrusted Development right in respect of area admeasuring 00 Hector 1.40 Ares i.e. 140 Sq.Mtrs alongwith utilised FSI reserved under 18 Mtrs wide D.P road out of Survey No.64 Hissa No.3 total area admeasuring 00 Hector 40 Ares and area admeasuring 00 Hector 1.38 Ares i.e. 138 Sq.Mtrs utilised FSI reserved under 18 Mtrs wide D.P road out of Survey No.64 Hissa No.4 total area admeasuring 00 Hector 43 Ares to Audumbar Homes LLP i.e. said Firm for the consideration of 50% constructed area and on the terms and conditions as stated therein. The Development is duly registered in the office of Sub-Registrar Haveli No.26 at Serial No.791 on 12/01/2023. In pursuance of the aforesaid Development Agreement the aforesaid owners by executing irrevocable General Power of Attorney dated 12/01/2023 has appointed said firm acting through its Partner Shri. Prashant Suryakant Kshirsagar, and which Power of Attorney also duly registered in the office of Sub-Registrar Haveli No.26 at Serial No.792 on 12/01/2023.

iv) As per the aforesaid development agreement and power of attorneys said firm had handed over the 18 Mts wide D.P. road to Pimpri Chinchwad Municipal corporation possession receipt (Tabe Yadi) dated 12/03/2024 which is duly registered in the



Nilakh, within the Registration District Pune, Sub-registration District Haveli, Taluka Haveli and within the limits of Pimpri Chinchwad Municipal Corporation Pune and the same is bounded as follows:-.

On or towards East :Part of S No 62 part

On or towards South :by 18 M/W D. P. road

On or towards West : Part of S.No.64 Part

On or towards North :by 6 M/w proposed road

And alongwith all structures, edifices, trees, water, water courses etc. if any standing thereon and right to use FSI admeasuring 650 sq. Meters. Against the area under 18 Meters wide D.P road transferred to the Pimpri Chinchwad Municipal Corporation and further to use permissible TDR and have all the buildable potential under whatsoever head.

Place: Pune

Date: 26/04/2024

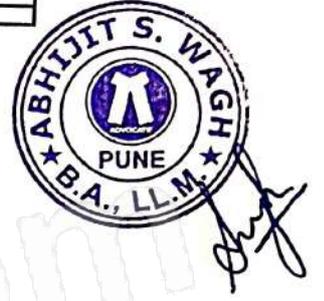
  
SHRI. ABHIJIT S. WAGH

ADVOCATE





MH001213278202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
26 Apr 2024	Receipt	Receipt no.: 1113418147
	Name of the Applicant :	adv abhijit wagh
	Details of property of which document has to be searched :	Dist :Pune Village :Pimpale Nilakh S.No/CTS No/G.No. : 64
	Period of search :	From :2021 To :2024
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH001213278202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



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