



CHALLAN
MTR Form Number-6



GRN MH003318684202324P	BARCODE			Date 08/06/2023 20:25:54	Form ID
Department Inspector General Of Registration		Payer Details			
Search Fee		TAX ID / TAN (If Any)			
Type of Payment Other Items		PAN No.(If Applicable)			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		Adv Rakesh D Jain	
Location PUNE					
Year 2023-2024 One Time		Flat/Block No.			
Account Head Details				Amount In Rs.	Premises/Building
0030072201 SEARCH FEE		750.00	Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Amount In	Seven Hundred Fifty Rupees Only	
Total		750.00	Words		
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023060812329	7003839936629
Cheque/DD No.		Bank Date	RBI Date	08/06/2023-20:29:07	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 9822796114
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन 'ट्रैक ऑफ पेंट' माझे नमूद कारणासाठी लागू आहे. हवर कारणासाठी किंवा नोंदणी न करावयाच्या दस्यासाठी लागू नाही.



Rakesh D Jain

Survey No.271/47, Shridharnagar
Chinchwad Pune 411033

To,
 M/s BG Spaces LLP
 A Limited Liability Partnership
 Incorporated under the
 Limited Liability Partnership Act 2008
 Having Identification Number is
 Survey No. 29, Plot No. 87 near PCMC Bank,
 PCNDTA, Ravet Pune
 Maharashtra 412101
 Having UID NO ABA-7208
 Through its Designated Partners
 1) Mr. Ravindra Tukaram Bandal,

Subject Legal opinion in respect of land bearing

Name of Owners	Description									
M/s BG Spaces LLP Incorporated under the Limited Liability Partnership Act 2008 Having Identification Number ABA-7208	<p>ALL THAT piece and parcel of land bearing Survey no.151B/2/2 admeasuring 00H34.33R out of admeasuring 01H 03R of situated at village Ravet, within the registration division and District - Pune, sub-division and Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub- registrar Haveli, Pune and the same is bounded as under:</p> <table border="1"> <tr> <td>On or towards East</td><td>By Remaining Property of this Survey No. 151B/2/2 possessed by Rekha Bhondwe</td></tr> <tr> <td>On or towards South</td><td>By Property of Shankar Bhondwe out of Survey No. 151</td></tr> <tr> <td>On or towards West</td><td>By Property of Popat Bhondwe out of Survey No. 150.</td></tr> <tr> <td>On or towards North</td><td>By Property of Ranjana Sudhakar Bhondwe out of Survey No. 151</td></tr> </table>		On or towards East	By Remaining Property of this Survey No. 151B/2/2 possessed by Rekha Bhondwe	On or towards South	By Property of Shankar Bhondwe out of Survey No. 151	On or towards West	By Property of Popat Bhondwe out of Survey No. 150.	On or towards North	By Property of Ranjana Sudhakar Bhondwe out of Survey No. 151
On or towards East	By Remaining Property of this Survey No. 151B/2/2 possessed by Rekha Bhondwe									
On or towards South	By Property of Shankar Bhondwe out of Survey No. 151									
On or towards West	By Property of Popat Bhondwe out of Survey No. 150.									
On or towards North	By Property of Ranjana Sudhakar Bhondwe out of Survey No. 151									
1 Shivaji Bhondwe	<p>ALL THAT piece and parcel of land bearing Survey no.151B/2/2 admeasuring 00H 34.34R out of admeasuring 01H 03R of situated at village Ravet, within the registration division and District - Pune, sub-division and Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub- registrar Haveli, Pune and the same is bounded as under:</p> <table border="1"> <tr> <td>On or towards East</td><td>By 12Mtr. D.P. Road</td></tr> <tr> <td>On or towards South</td><td>By Property of Shankar Bhondwe out of Survey No..</td></tr> </table>		On or towards East	By 12Mtr. D.P. Road	On or towards South	By Property of Shankar Bhondwe out of Survey No..				
On or towards East	By 12Mtr. D.P. Road									
On or towards South	By Property of Shankar Bhondwe out of Survey No..									

		151.
	On or towards West	The balance area of Survey No. 151B /2/2 owned by Rekha Bhondwe
	On or towards North	By Property of Ranjana Sudhakar Bhondwe out of Survey No. 151
1 Rekha Shivaji Bhondwe		ALL THAT piece and parcel of land bearing Survey no.151B/2/2 admeasuring 00H 34.33R out of admeasuring 01H 03R of situated at village Ravet, within the registration division and District Pune, sub-division and Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub- registrar Haveli, Pune and the same is bounded as under:
	On or towards East	the balance area of land bearing Survey No., 151B/2/2 owned by Shivaji Govind Bhondwe
	On or towards South	Land owned and possessed by Shankar Bhondwe out of Survey No., 151.
	On or towards West	By Property owned by M/s. BG Spaces LLP out of Survey No., 151B/2/2
	On or towards North	Property owned by Ranjana Sudhakar Bhondwe out of Survey No., 151
Developer/Owner	<p>M/s BG Spaces LLP A Limited Liability Partnership Incorporated under the Limited Liability Partnership Act 2008 Having Identification Number is Survey No. 29, Plot No. 87 near PCMC Bank, PCNDTA, Ravet Pune Maharashtra 412101 Having UID NO ABA-7208 Through its Designated Partners 1) Mr. Ravindra Tukaram Bandal</p>	

The Developers herein has requested me to take a search and submit my report regarding the marketability of the title of the subject mentioned property, regarding the same I state as follows

I] That, I have conducted a search of the Index-II Records at the offices of Sub-Register Haveli in-respect of the aforesaid mentioned properties for the period of 30 years, further due to the implementation of the 'Anywhere Registration System', I have conducted a computerized search at the Office of the "Joint District Registrar," for the period from 1990 to 2023, (i.e.2002





to 2023 both years inclusive) after payment of the requisite fee of Rupees 750/- vide GRN No., MH003318684202324P dated 08/06/2023

II] During my search at offices of Sub-Register Haveli, I have noticed that Index II record of the aforesaid mentioned properties are not in a good and readable condition, majority of the Index II registers at the various Offices of Sub-Register, Haveli are tattered, torn and in a unreadable condition.

Further during the e-Search I have not come across any relevant entry or transaction indicating/evidencing/showing any presences /subsisting charge /encumbrance in respect of aforesaid mentioned property, I am submitting this search report on the records made available to me for search in the aforesaid properties

During my search I have not come across any adverse entry or transaction evidencing any subsisting charge or encumbrances in respect of the subject properties, made available to me for search at the respective Registration Offices.

I have perused the documents submitted to me by you, list of all the documents which are given below, in respect of the aforesaid properties, all the copies are in Xerox

III] List of Documents

a.	7/12 Extracts for the year 1997 to 2020.
b.	Extracts of Mutation Entries appearing on 7/12 extract 1073, 5368, 9731, 10518, 11091, 9616
c.	Partition Deed which is registered at office of Sub Registrar Haveli No.05, at serial No. 2303/2001
d.	Partition Deed which is registered at office of Sub Registrar Haveli No.19, at serial No. 2509/2016
e.	Mortgage Deed which is registered at office of Sub registrar Haveli No.06 at serial No. 10839/2019
f.	Re-conveyance which is registered at office of Sub registrar Haveli No. 26 at serial No. 9027/2021
g.	Sale Deed registered at the office of Sub Registrar. Haveli no. 26, at serial No 9035/2021
h.	Demarcation certificate bearing अ.ता.ह.मो.र.नं ३४९३८/२०२१
i.	Demarcation certificate bearing अ.ता.ह.मो.र.नं ३४९३७/२०२१
j.	Demarcation certificate bearing अ.ता.ह.मो.र.नं ३४९३९/२०२१
k.	Mortgage Deed which is registered at office of Sub registrar Haveli No.06 at serial No. 2258/2020
l.	Power of Attorney dated 25/02/2016 and registered at office of Sub registrar Haveli No.05 at serial No. 1763/2016
m.	Deed of cancelation is registered at office of Sub-registrar Haveli No 26 at serial No 9034/2021
n.	Development agreement and power of Attorney which are registered at Haveli No.05 at Serial No.17687/2022 and 17688/2022 respectively
o.	Development agreement and power of Attorney which are

	registered at Haveli No.05 at Serial No. 17685/2022 and 17686/2022 respectively
p.	Certificate issued by India Ministry Of Corporate Affairs under Rule 32(1) of the LLP Rules, 2009
q.	Non-agricultural permission from the appropriate authority vide क्र. जमीन/एनए/एसआर/४९/२०२२ दिनांक २०/०१/२०२२
r.	Non-agricultural permission from the appropriate authority vide क्र. जमीन/एनए/एसआर/२९०/२०२३ दिनांक ०२/०६/२०२३
s.	Commencement certificate from PCMC क्रमांक - बी.पी./ रावेत दिनांक : 03 / 03 /2023
t.	RERA or Real Estate Regulatory Authority Act to the following project under project registration number P52100033558 dated 22/02/2022
u.	Permission SIA/MH/ INFRA2/403573/2022 dated 11/04/2023 from Environment & Climate Change Department with EC Identification No EC23B038MH140073
v.	Mortgage Deed which is registered at office of Sub registrar Haveli No.18at serial No. 12449/2022
w.	Search issued by Advocate PRATAP B. KADUS dated 13/07/2022
x.	Zone Certificate dated 11/04/2023 issued by PMRDA, as per Regional Plan for Pune Region the said Property
IV]	Devolution of the Land bearing. Gat No. 151B/2/2

The of land bearing Survey No.151 admeasuring 01H03R along with other lands situated at the village Ravet, Taluka Haveli, District Pune was jointly owned and possessed by 1]Babu Hari Bhondwe, 2]Mr, Govind Hari Bhondwe and 3]Shadhu Hari Bhondwe

a. It revealed vide mutation entry number 1073 of village Ravet Taluka Haveli, on 14/11/1959 1]Babu Hari Bhondwe, 2]Govind Hari Bhondwe and 3]Shadhu Hari Bhondwe jointly moved an application for partition of the captioned lands along with other lands, under Section 85 of the Maharashtra Land Revenue Code, 1966, before the Tehsildar Haveli and partitioned the captioned lands along other lands, and the captioned land was allotted to the share as under

Name of Owners	Survey No	Area
Govind Hari Bhondwe	151B/2/2	• 01H03R

b. It revealed vide mutation entry number 5368 that on 12/03/2001, 1]Govind Hari Bhondwe 2]Ramchandra Govind Bhondwe and 3]Shivaji Govind Bhondwe Partitioned the captioned land along with 11 other lands by executing a Partition Deed which is registered at office of Sub Registrar Haveli No.05, at serial No.2303/2001 and the captioned land along with 7 other lands was allotted to the share of Shivaji Govind Bhondwe

Name of Owners	Survey No	Area
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Shivaji Govind Bhondwe | 151B/2/2 | • 01H03R

c. It revealed vide mutation entry number 9731 that on 18/03/2016 1]Shivaji Govind Bhondwe, 2]Rekha Shivaji Bhondwe and 3]Sujay Shivaji Bhondwe Partitioned the captioned land along with 08 other lands by executing a Partition Deed which is registered at office of Sub Registrar Haveli No.19, at serial No. 2509/2016 and the captioned land was allotted as under

Name of Owners	Survey No	Area
Shivaji Govind Bhondwe	151B/2/2	•00H34.34R
Rekha Shivaji Bhondwe	151B/2/2	•00H34.33R
Sujay Shivaji Bhondwe	151B/2/2	•00H34.33R

d. On 11/03/2020 Mr. Sujay Shivaji Bhondwe the Proprietor of M/s. Darshan Developers obtained a loan of Rs.75,00,000/- by mortgaging his portion in the captioned land to the extent of 00H34.33R with Dr. Manibhai Desal Gramin Bigarsheti Sahakari Patsanatha Ltd, Branch-Nigadi, Pune, the said Mortgage Deed, and executing a Mortgage Deed which is registered at office of Sub registrar Haveli No.06 at serial No. 2258/2020 and a charge is created placed in the other rights column. Further on 05/07/2021 Mr. Sujay Shivaji Bhondwe repaid the aforesaid loan amount along with interest to the said financial institution and executed a deed of re-conveyance which is registered at office of Sub registrar Haveli No.6 at serial No. 9027/2021 and the charge created in the other rights column was deleted

e. It revealed vide mutation entry number 11091 on 28/11/2019 Mr. Sujay Shivaji Bhondwe with the consent of 1]Shivaji Govind Bhondwe, 2]Mayuri Sujay Bhondwe, 3]Rekha Shivaji Bhondwe, and 4]Anandkumar Dineshbhai Patel and Rajesh Kumar Vinodbhai Patel, being partner of M/s Polite Construwell in for his legal necessity and for valuable consideration sold his share allotted to him in the captioned land admeasuring 00H34.33R i.e.,3433sq., mtrs., to Ravindra Tukaram Bandal and Nine others being partners of M/s. Balaji Buildcon, a Partnership firm by executing a Sale Deed which is registered at the office of Sub Registrar. Haveli no. 26, at serial No. 9035/2021 and thus the name of Ravindra Tukaram Bandal and Nine others being partners of M/s. Balaji Buildcon, a Partnership firm is mutated as owners to the extent of portion purchased by it.

f. On 28/11/2019 Mr. Shivaji Govind Bhondwe the Proprietor of M/s SG Bhondwe Developers obtained a loan of Rs.75,00,000/- by mortgaging his portion in the captioned land to the extent of 00H34R with Dr. Manibhai Desal Gramin Bigarsheti Sahakari Patsanatha Ltd, Branch-Nigadi, Pune, the said Mortgage Deed, and executing a Mortgage Deed which is registered at office of Sub registrar Haveli No.06 at serial No.

10839/2019 and a charge is created and placed in the other rights column.

- g. It revealed vide mutation entry number 9616 The Edit Module scheme to rectify minor changes in the electronic mutation entries (E-mutation फेरफार) of the revenue records of the captioned land along with other lands was carried out implemented in the Village Ravet as per the government resolution रा.भू.अ.प्र.क्र. १८०/ल-१-दिनांक-०७/०५/२०१६ and order of the Taluka Haveli district Pune dated 07/05/2016
- h. The Owner/Developer has obtained Non-agricultural permission from the appropriate authority in-respect of an area 3433.00 sq mtrs, residential, vide क्र. जमीन/एनए/एसआर/४९/ २०२२ दिनांक २०/०१/२०२२
- i. The Owner/Developer has on 18/02/2020 and obtained LLP Identification Number: ABA-7208 from the Government Of India Ministry Of Corporate Affairs under Rule 32(1) of the LLP Rules, 2009 and converted Balaji Buildcon to BG Spaces LLP
- j. On 05/07/2021, 1]Rekha Shivaji Bhondwe, 2]Sujay Shivaji Bhondwe, 3]Mayuri Sujay Bhondwe, and 4]Shivaji Govind Bhondwe cancelled/ revoked, the Power of Attorney dated 25/02/2016 and registered at office of Sub registrar Haveli No.05 at serial No 1763/2016, and executed in favor of 1]Rajesh Kumar Vinod Bhai Patel, and 2]Anand Kumar Dinesh Bhai Patel, the said Deed of cancelation is registered at office of Sub-registrar Haveli No 26 at serial No 9034/2021
- k. On 15/09/2022 Rekha Shivaji Bhondwe in consent of Rajesh Kumar Vinodbhai Patel, and Anand Kumar Dineshbhai Patel, being Partner of M/s Polite Construwell along with Sujay Shivaji Bhondwe ,and Shivaji Govind Bhondwe for the better utilization of her portion/ share of said land bearing to the extent of land admeasuring 00H 34.33R entrusted the development rights to and in favor of BG Spaces LLP (A Limited Liability Partnership Incorporated under the Limited Liability Partnership Act 2008) developers herein by executing development agreement and power of Attorney which are registered at Haveli No. 05 at Serial No. 17687/2022 and 17688/ 2022 respectively
- l. On 15/09/2022 Shivaji Govind Bhondwe in consent of Rajesh Kumar Vinodbhai Patel, and Anand Kumar Dineshbhai Patel, being Partner of M/s Polite Construwell for the better utilization of his portion/share of said land bearing to the extent of land admeasuring 00H 34.34R entrusted the development rights to and in favor of BG Spaces LLP (A Limited Liability Partnership Incorporated under the Limited Liability Partnership Act 2008) developers herein by executing development agreement and power of Attorney which are registered at Haveli No.05 at Serial No.17685/2022 and 17686/2022 respectively





- m. On 20/10/2021 appropriate revenue officer conducted and carried out demarcation of the portion owed by Rekha Shivaji Bhondwe and issued certificate bearing अ.ता.ह.मो.र.नं ३४९३८/२०२१
- n. On 20/10/2021 appropriate revenue officer conducted and carried out demarcation of the portion owed by Sujay Shivaji Bhondwe and issued certificate bearing अ.ता.ह.मो.र.नं ३४९३७/२०२१
- o. On 02/12/2021 appropriate revenue officer conducted and carried out demarcation of the portion owed by Shivaji Govind Bhondwe and issued certificate bearing अ.ता.ह.मो.र.नं ३४९३९/२०२१
- p. The Owner/Developer has obtained requisite Commencement certificate from PCMC क्रमांक - बी.पी./ रावेत दिनांक : 03/03/2023
- q. The Owner/Developer has obtained requisite permission SIA/MH/ INFRA2/403573/2022 dated 11/04/2023 from Environment & Climate Change Department Room No. 217, 2nd Floor, Mantralaya, Mumbai-400032
- r. By Zone Certificate dated 11/04/2023 issued by the appropriate authority the said Property is falls in the "Residential Zone" with some portion under proposed 14 sq., mtrs road and 12 sq., mtrs road some portion is under reservation road widening, vehicle/Transport Communication
- s. The Owner/Developer has obtained requisite permission under section 5 of the RERA or Real Estate Regulatory Authority Act to the following project under project registration number P52100033558 dated 22/02/2022
- t. The Owner/Developer has obtained Non-agricultural permission from the appropriate authority in-respect of the balance area of 5690.90 sq mtrs., residential, 412 sq., mtrs commercial and 278.79 sq., mtrs क्र. जमीन/एनए/ एसआर/२९०/ २०२३ दिनांक ०२/०६/२०२३
- u. On 04/07/2022 BG Spaces LLP (A Limited Liability Partnership Incorporated under the Limited Liability Partnership Act 2008) obtained a project loan of Rs.8,75,00,000/-by mortgaging the a portion in the captioned land to the extent of 00H34.33R with State Bank of India by executing a Mortgage Deed which is registered at office of Sub registrar Haveli No.19 at serial No. 12449/2022 and a charge is created placed in the other rights column.

Thus by the aforesaid Sale Deed and Development Agreements the Developer/owner herein has acquired/entitled to deal develop/ transfer and dispose the captioned land as its free will and desire, except for the loan amount of Rs.75,00,000/- and the project loan of Rs. 8,75,00,000/-as mentioned herein above, further there is no document to manifesting any suit/litigation before any court or any authority. Further Developer/owner, is entitled to develop the captioned land by constructing building/s

comprising of various flats/ Shops / Units/ Apartments /Parking-Space /Open- Space /Terrace, etc in the said building/s and selling /disposing the same to prospective purchasers for consideration and retain the sale proceeds thereof.

V] CONCLUSION AND CERTIFICATE OF TITLE

Thus Developer/owner, and subject to whatever stated herein except for the outstanding loan and project loan as mentioned herein above, and there is no document manifesting of any suit/litigation before any court or any authority regarding captioned land, mentioned herein above, thus from whatever stated above I do hereby state that, the Developer/ owner, herein has acquired the right to develop the captioned land and have a clean, clear and marketable title and are no impediment, or restrictive clause which impairs the right of the land owners to develop the schedule properties as per joint decision of its partners as per there are free will and desire. Developer/owner has the right to develop/transfer the captioned property and deal with same as per its free will and desire, by constructing /residential /commercial /unit/ tenement and transfer the same to prospective purchaser for valuable consideration and to take /derive the maximum benefits out of the schedule property

The entire document is returned herewith.

Hence this Search and Title Report.

Place: Pune

Date: 08/06/2023

SR Jain
Advocate

