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A-12, Raje Manor, Opp. Pune People's Bank, Karve Nagar, Pune- 411052

TO WHOM SO EVER IT MAY CONCERN

SEARCH & TITLE REPORT

1. **NAME OF THE PROJECT:** "SUSHRUT RESIDENCY"
2. **NAME OF THE LAND OWNERS:** Smt. Parubai Laxman Abnave (Chambhar) and Others.
3. **NAME OF THE DEVELOPER:** M/s. Sumeru Developers through its Proprietor Mr. Vijay Arvind Raikar

4. **DESCRIPTION OF THE PROPERTY:**

Details of the Land on which the Project "SUSHRUT RESIDENCY" is being constructed:

All that piece and parcel of Land admeasuring 00 Hector 19 Aar i.e 1900 Sq. Mtrs. out of the Land bearing Survey No. 41 Hissa No. 2/4 totally admeasuring 00 Hector 74 Aar lying, being and situated at village NARHE, Taluka- Haveli, District- Pune and which is within the limits of Pune Zilla Parishad, Taluka Panchayat Samiti Haveli, Grampanchayat Narhe and within the jurisdiction of Sub-Registrar, Haveli, Pune (HERE IN AFTER REFERED TO AS "THE SAID PROPERTY"). The said Property is bounded as follows:

On or Towards East: By 20 Fts. Private Road and S.No.41/2/5
On or Towards West: By Remaining Portion of S. No. 41/2/4
On or Towards North: By 20 Fts. Grampanchayat Road
On or Towards South: By S. No. 41/2/4 Sindhu Villa

The Project is comprising of Two Buildings :

(1) Building One: A Wing and B Wing comprising of 30 Flats with two separate Entrances and

(2) Building Two: C Wing comprising of 16 Flats

Total 46 Residential Units/ Flats.





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5. DESCRIPTION OF DOCUMENTS SCRUTINISED:

- 1) Photocopy of 7/12 Extract.
- 2) Photocopy of Mutation Entry.
- 3) Photocopy of NA Order issued by Sub Divisional Officer, Haveli, Subdivision Pune bearing no. NA/SR/II/11/2017 dated 7th August 2017. (in respect of Land admeasuring 19 Aar out of S. No. 41/2/4, Narhe) **Residential Purpose.**
- 4) Photocopy of Commencement Certificate issued by Pune Metropolitan Regional Development Authority (PMRDA) bearing No. BHA/MAU. NARHE/S.NO. 41/2/4/PRA. KRA. 2107/16-17 dated 06/04/2017.
- 5) Photocopy of Public Notice in Daily Prabhat dated 18th December 2014.
- 6) Photocopy of No Objection Certificate dated 18/01/2017 issued by Adv. Gokul S. Baraskar in respect of Public Notice in Daily Prabhat dated 18th December 2014.
- 7) Photocopy of Zone Certificate.
- 8) Photocopy of Death Certificate of Smt. Sakhubai Baburao Abnave (Chambhar).
- 9) Photocopy of Registered Partition Deed dated 09/02/2007 registered at the office of Sub Registrar, Haveli No. 16 at Serial No. 1102/2007 between Mr. Laxman Baburao Chambhar alias Abnave and others annexed with its Registration Receipt and Index II.



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- 10) Photocopy of Registered Development Agreement dated 11/01/2012 registered at the office of Sub-registrar Haveli No. 19 at Sr. No. 421/2012 between M/s Balaji Developers Promoters and Builders through its Proprietor Mr. Sunil Devraoji Tote (The Developer) and Legal Heirs of Late Laxman Baburao Abnave (Chambhar) i.e. Smt. Parubai Laxman Abnave (Chambhar) and Others (The Landowners) annexed with its Index II and Registration Receipt. (in respect of Land admeasuring 00 H 16 Aar out of S. No. 41/2/4, Narhe)
- 11) Photocopy of Registered Power of Attorney dated 11/01/2012 registered at the office of Sub-registrar Haveli No. 19 at Sr. No. 422/2012 by Legal heirs of Late Laxman Baburao Abnave (Chambhar) i.e. Smt. Parubai Laxman Abnave (Chambhar) and Others (The Landowners) to M/s Balaji Developers Promoters and Builders through its Proprietor Mr. Sunil Devraoji Tote (The Developer) annexed with its Registration Receipt. (in respect of Land admeasuring 00 H 16 Aar out of S. No. 41/2/4, Narhe)
- 12) Photocopy of Registered Development Agreement dated 11/10/2012 registered at the office of Sub-registrar Haveli No. 12 at Sr. No. 7868/2012 between M/s Balaji Developers Promoters and Builders through its Proprietor Mr. Sunil Devraoji Tote (The Developer) and Legal Heirs of Late Laxman Baburao Abnave (Chambhar) i.e. Smt. Parubai Laxman Abnave (Chambhar) and Others (The Landowners) annexed with its Index II and Registration Receipt. (in respect of Land admeasuring 00 H 03 Aar out of S. No. 41/2/4, Narhe)
- 13) Photocopy of Registered Power of Attorney dated 11/10/2012 registered at the office of Sub-registrar Haveli No. 12 at Sr. No. 7869/2012 by Legal heirs of Late Mr. Laxman Baburao Abnave (Chambhar) i.e. Smt. Parubai Laxman Abnave (Chambhar) and Others (The Landowners) to M/s Balaji Developers Promoters and Builders through its Proprietor Mr. Sunil Devraoji Tote (The Developer) annexed with its Registration Receipt. (in respect of Land admeasuring 00 H 03 Aar out of S. No. 41/2/4, Narhe)





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- 14) Photocopy of Registered Cancellation Deed dated 06/01/2015 registered at the office of Sub-Registrar Haveli No. 13 at Sr. No. 255/2015 between M/s Balaji Developers Promoters and Builders through its Proprietor Mr. Sunil Devraoji Tote (The Developer) and Legal Heirs of Late Laxman Baburao Abnave (Chambhar) i.e. Smt. Parubai Laxman Abnave (Chambhar) and Others annexed with its Index II and Registration Receipt. (Cancellation of Registered Development Agreement bearing No. 421/2012 and 7868/2012 and Registered Power of Attorney bearing No. 422/2012 and 7869/2012)
- 15) Photocopy of Registered Development Agreement dated 06/01/2015 registered at the office of Sub-registrar Haveli No. 13 at Sr. No. 256/2015 between M/s Vaishnavi Developers through its Partner Mr. Jeevan Madhukar Pukale and Mr. Balasaheb Madhukar Pukale (The Developer) and Smt. Parubai Laxman Abnave (Chambhar) and Others (The Landowners) annexed with its Index II and Registration Receipt. (in respect of Land admeasuring 00 H 19 Aar out of S. No. 41/2/4, Narhe)
- 16) Photocopy of Registered Power of Attorney dated 06/01/2015 registered at the office of Sub-registrar Haveli No. 13 at Sr. No. 257/2015 by Parubai Laxman Abnave (Chambhar) and Others (The Landowners) to M/s Vaishnavi Developers through its Partner Mr. Jeevan Madhukar Pukale and Mr. Balasaheb Madhukar Pukale (The Developer) annexed with its Registration Receipt.
- 17) Photocopy of Registered Development Agreement dated 03/10/2016 registered at the office of Sub-registrar Haveli No. 16 at Sr. No. 7993/2016 between M/s. Sumeru Developers through its Proprietor Mr. Vijay Arvind Raikar (The Developer) and Smt. Parubai Laxman Abnave (Chambhar) and Others (The Landowners) and M/s Vaishnavi Developers through its Partner Mr. Jeevan Madhukar Pukale and Mr. Balasaheb Madhukar Pukale (The Consenting Party) annexed with its Index II and Registration Receipt. (in respect of Land admeasuring 00 H 19 Aar out of S. No. 41/2/4, Narhe)



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18) Photocopy of Registered Power of Attorney dated 03/10/2016 registered at the office of Sub-registrar Haveli No. 16 at Sr. No. 7994/2016 by Smt. Parubai Laxman Abnave (Chambhar) and Others (The Landowners) to M/s. Sumeru Developers through its Partner Mr. Vijay Arvind Raikar (The Developer) and M/s Vaishnavi Developers through its Partner Mr. Jeevan Madhukar Pukale and Mr. Balasaheb Madhukar Pukale (The Consenting Party) annexed with its Registration Receipt. (in respect of Land admeasuring 00 H 19 Aar out of S. No. 41/2/4, Narhe).

6. TRACE OF TITLE/HISTORY OF PASSING OF TITLE. DETAILS OF ANTECEDENT TITLE DEEDS:

All that piece and parcel of the Land bearing S. No. 41, Hissa No. 2/4 lying, being and situated at village Narhe, Taluka- Haveli, District- Pune was originally owned and possessed by Mr. Babu Manaji Abnave (Chambhar) since 1934 as his self-acquired Property. His name was appearing on 7/12 Extract vide Mutation Entry No. 346.

By virtue of Mutation Entry No. 3235 dated 13/12/1997 it can be revealed that Mr. Babu Manaji Abnave (Chambhar) expired on 30/04/1988 leaving behind following legal heirs. Also, the second wife of Mr. Babu Manaji Abnave, namely Smt. Rahibai Baburao Abnave (Chambhar) expired on 25/07/1989. The details of the Legal heirs are as follows:

SR. NO.	NAME OF THE LEGAL HEIR	RELATION WITH DECEASED
1.	Smt. Sakhubai Baburao Abnave (Chambhar)	First Wife
2.	Mr. Laxman Baburao Abnave (Chambhar)	Son
3.	Mr. Ashok Baburao Abnave (Chambhar)	Son
4.	Smt. Anandibai Vamanrao Dhavale	Married Daughter
5.	Smt. Subhadrabai Ankushrao Dhavale	Married Daughter





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6.	Smt. Chabubai Dharmaji Kadam	Married Daughter
7.	Mr. Tulshiram Baburao Abnave (Chambhar)	Son
8.	Legal heirs of Predeceased son- Late Ramdas Baburao Abnave (Chambhar) (Expired on 06/04/1994) a. Smt. Sunandabai Ramdas Abnave (Chambhar) b. Mr. Prashant Ramdas Abnave (Chambhar) c. Mr. Nikhil alias Vishwanath Ramdas Abnave (Chambhar) d. Mrs. Pratibha Balasaheb Sonavane	Daughter-in-Law Grandson Grandson Granddaughter

Accordingly, the name of Late Babu Manaji Abnave (Chambhar) was deleted and the names of his legal heirs were mutated in the Revenue Records as the owners of the said land bearing S. No. 41 Hissa No. 2/4, Narhe.

By virtue of Death Certificate of Smt. Sakhubai Baburao Abnave (Chambhar) it can be revealed that Smt. Sakhubai Baburao Abnave (Chambhar) expired on 10/04/2004.

By virtue of Registered Partition Deed dated 09/02/2007 it can be revealed that the legal heirs of Late Babu Manaji Abnave (Chambhar) viz., Mr. Laxman Baburao Chambhar alias Abnave and others partitioned all their family Properties amongst themselves. The said Partition Deed is registered at the office of Sub Registrar, Haveli No. 16 at Serial No. 1102/2007. The details of Partition and the area which came to the shares of the respective Landowners are as follows:



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SR. NO.	NAME OF THE LANDOWNER	AREA	Survey Number
1.	Mr. Laxman Baburao Abnave (Chambhar)	00 H 19 Aar	41/2/4
		00 H 02.8 Aar	41/2/1
2.	Mr. Tulshiram Baburao Abnave (Chambhar)	00 H 17.6 Aar	41/2/4
		00 H 03.6 Aar	41/2/1
3.	Legal heirs of Late Ramdas Baburao Abnave (Chambhar) a. Smt. Sunandabai Ramdas Abnave (Chambhar) b. Mr. Prashant Ramdas Abnave (Chambhar) c. Mr. Nikhil alias Vishwanath Ramdas Abnave (Chambhar) d. Mrs. Pratibha Balasaheb Sonavane	00 H 18.4 Aar	41/2/4
		00 H 02.3 Aar	41/2/1
4.	Mr. Ashok Baburao Abnave (Chambhar)	00 H 19 Aar	41/2/4
		00 H 02.3 Aar	41/2/1
		00 H 05 Aar	41/2/1
5.	Smt. Anandibai Vamanrao Dhavale	00 H 08 Aar	41/2/7
6.	Smt. Subhadrabai Ankushrao Dhavale	00 H 08 Aar	41/2/7
7.	Smt. Chabubai Dharmaji Kadam	00 H 08 Aar	41/2/7
8.	a. Mr. Laxman Baburao Abnave (Chambhar) b. Mr. Tulshiram Baburao Abnave (Chambhar) c. Legal heirs of Late Ramdas Baburao Abnave (Chambhar) i. Smt. Sunandabai Ramdas Abnave (Chambhar) ii. Mr. Prashant Ramdas Abnave (Chambhar) iii. Mr. Nikhil Ramdas Abnave (Chambhar) COMMON SHARE	00 H 15 Aar	41/2/1





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9.	a. Mr. Laxman Baburao Abnave (Chambhar) b. Mr. Tulshiram Baburao Abnave (Chambhar) c. Legal heirs of Late Ramdas Baburao Abnave (Chambhar) i. Smt. Sunandabai Ramdas Abnave (Chambhar) ii. Mr. Prashant Ramdas Abnave (Chambhar) iii. Mr. Nikhil Ramdas Abnave (Chambhar) d. Mr. Ashok Baburao Abnave (Chambhar) COMMON SHARE	00 H 08 Aar	41/2/7
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Accordingly, the names of (1) Mr. Laxman Baburao Abnave (Chambhar) for 00 H 19 Aar out of S. No. 41/2/4, (2) Mr. Tulshiram Baburao Abnave (Chambhar) for 00 H 17.6 Aar out of S. No. 41/2/4 (3) Legal heirs of Late Ramdas Baburao Abnave (Chambhar) viz., Smt. Sunandabai Ramdas Abnave (Chambhar), Mr. Prashant Ramdas Abnave (Chambhar), Mr. Nikhil alias Vishwanath Ramdas Abnave (Chambhar), Mrs. Pratibha Balasaheb Sonavane for 00 H 18.4 Aar out of S. No. 41/2/4 (4) Mr. Ashok Baburao Abnave (Chambhar) for 00 H 19 Aar out of S. No. 41/2/4, have been mutated in the Revenue Records of Maharashtra as the owners of their respective shares as mentioned herein in the land bearing S. No. 41/2/4, Narhe vide Mutation Entry No. 5548 dated 12/04/2007.

By virtue of Mutation Entries appearing on 7/12 Extract, following transactions can be revealed but the said Mutation Entries are not related to the Share of Mr. Laxman Baburao Abnave (Chambhar) on which the said Project is to be constructed. The details of the Mutation Entries are as follows:



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SR. NO	MUTATION ENTRY	PARTICULARS	NAME OF THE LANDOWNER/ PARTY OF THE FIRST PART	NAME OF THE PURCHASER/ PARTY OF THE SECOND PART
1.	6020 Dated 06/11/2008	Release Deed 4841/2008	Mrs. Pratibha Babasaheb Sonavane (The Releasor)	Mr. Prashant Ramdas Abnavae (Chambhar) and Mr. Nikhil Ramdas Abnave (Chambhar) (The Releasee)
2.	6021 dated 06/11/2008	Sale Deed 5425/2008 Haveli 20 dated 19/06/2008 (1240 Sq. Fts. out of S.No. 41/2/4)	Mr. Prashant Ramdas Abnavae (Chambhar) (The Vendor)	Mr. Abasaheb Madhukar Pukale (The Purchaser)
3.	6022 dated 06/11/2008	Sale Deed 5427/2008 Haveli 20 dated 19/06/2008 (2000 Sq. Fts. out of S.No. 41/2/4)	Mr. Nikhil Ramdas Abnave (Chambhar) (The Vendor)	Mr. Ravindra Shankar Kale (The Purchaser)
4.	6023 dated 06/11/2008	Sale Deed 5424/2008 Haveli 20 dated 19/06/2008	Mr. Prashant Ramdas Abnavae (Chambhar) (The Vendor)	Mr. Balasaheb Madhukar Pukale (The Purchaser)





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		(3000 Sq. Fts. out of S.No. 41/2/4)		
5.	6059 dated 03/12/2008	Sale Deed 9659/2008 Haveli 20 dated 02/12/2008 (2 Aar out of S. No. 41/2/4)	Mr. Prashant Ramdas Abnavae (Chambhar) (The Vendor)	Mr. Prakash Maniksa Merwade
6.	6211 dated 06/05/2009	Sale Deed 2391/2009 Haveli 20 dated 04/05/2009 (6 Aar out of S. No. 41/2/4)	Mr. Tulshiram Baburao Abnave (Chambhar) and others (the Landowners)	Mr. Balasaheb Madhukar Pukale and Mrs. Swati Balasaheb Pukale (The Purchaser)
7.	6306 dated 06/10/2009	Sale Deed 4298/2009 Haveli 20 dated 30/07/2009 (1250 Sq. Fts. out of S. No. 41/2/4)	Mr. Ashok Baburao Abnave (Chambhar) (The Landowner)	Mr. Satish Rambhau Shelke (the Purchaser)
8.	6307 dated 06/10/2009	Sale Deed 4296/2009 Haveli 20 dated 30/07/2009 (1000 Sq. Fts. out of S. No. 41/2/4)	Mr. Ashok Baburao Abnave (Chambhar) (The Landowner)	Mr. Sampat Shankar Kale (The Purchaser)
9.	6308 dated 06/10/2009	Sale Deed 4299/2009 Haveli 20 dated 30/07/2009	Mr. Ashok Baburao Abnave (Chambhar) (The Landowner)	Mr. Keshav Rambhau Shelke (The Purchaser)



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		(750 Sq. Fts. out of S. No. 41/2/4)		
10.	6309 dated 06/10/2009	Sale Deed 4297/2009 Haveli 20 dated 30/07/2009 (1000 Sq. Fts. out of S. No. 41/2/4)	Mr. Ashok Baburao Abnave (Chambhar) (The Landowner)	Mr. Keshav Rambhau Shelke (The Purchaser)
11.	6371 dated 11/12/2009	Sale Deed 7770/2009 Haveli 20 dated 05/12/2009 (536 Sq. Mtrs. out of S. No. 41/2/4)	Mr. Tulshiram Baburao Abnave and others (the Landowners)	Mr. Jeewan Madhukar Pukale and Mrs. Megha Jeewan Pukale (The Purchasers)
12.	6431 dated 01/02/2010	Sale Deed 7017/2009 Haveli 19 dated 30/12/2009 (465 Sq. Mtrs. out of S. No. 41/2/4)	Mr. Tulshiram Baburao Abnave and others (the Landowners)	Mr. Amardeep Mohan Dillikar (The Purchasers)
13.	6836 dated 03/02/2011	Partition Deed 4975/2008 Haveli 16 dated 17/06/2008	Mr. Prashant Ramdas Abnave (Chambhar) and Mr. Nikhil Ramdas Abnave (Chambhar)	---
14.	6920 dated 05/04/2011	Mortgage Deed	Mr. Satish Rambhau Shelke (The Mortgagor)	Shramjivi Nagari Sahakari Patsanstha





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				Maryadit, Kalewadi Branch (The Mortgagee)
15.	8101 dated 19/09/2015	Mortgage Deed 6880/2015 Haveli 1 dated 16/09/2015 (69.70 Sq. Mtrs. out of S. No. 41/2/4)	Mr. Keshav Rambhau Shelke and Mrs. Janaka Keshav Shelke (The Mortgagors)	Rajarshi Shahu Co- operative Bank Ltd., Narhe Branch, Pune (The Mortgagee)

By virtue of Mutation Entry No. 7206 dated 05/01/2012 it can be revealed that Mr. Laxman Baburao Abnave (Chambhar) expired on 06/04/2011 leaving behind following Legal heirs:

SR. NO.	NAME OF THE LEGAL HEIR	RELATION WITH THE DECEASED
1.	Smt. Parubai Laxman Abnave (Chambhar)	Wife
2.	Mr. Manohar Laxman Abnave (Chmbhar)	Son
3.	Jaywanta Laxman Abnave (Chambhar)	Daughter
4.	Mrs. Mangala Ramdas Nanaware	Married Daughter

Accordingly, the name of Late Laxmna Baburao Abnave (Chambhar) was deleted and the names of his legal heirs viz., Smt. Parubai Laxman Abnave (Chambhar), Mr. Manohar Laxman Abnave (Chmbhar), Jaywanta Laxman Abnave (Chambhar), Mrs. Mangala Ramdas Nanaware were mutated as the owners of the share of Late Laxman Baburao Abnave (Chambhar) in the said entire land i.e. land admeasuring 19 Aar out of the land bearing S. No. 41 Hissa No. 2/4 at village Narhe vide Mutation Entry No. 7206 dated 05/01/2012.



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By virtue of Registered Development Agreement dated 11/01/2012 it can be revealed that the Legal heirs of Late Laxman Baburao Abnave (Chambhar) viz., Smt. Parubai Laxman Abnave (Chambhar) and Others decided to develop their share in the land bearing S. No. 41/2/4 and accordingly assign the development rights in respect of Land admeasuring 00 H 16 Aar out of their share admeasuring 00 H 19 Aar out of the land bearing S. No. 41/2/4, Narhe to and in favour of M/s Balaji Developers Promoters and Builders through its Proprietor Mr. Sunil Devraoji Tote. The said Development Agreement is registered at the office of Sub-registrar Haveli No. 19 at Sr. No. 421/2012.

To make the said Development Agreement effective, the said landowners i.e. Legal heirs of Late Laxman Baburao Abnave (Chambhar) i.e. Smt. Parubai Laxman Abnave (Chambhar) and Others have given Power of Attorney in respect of Land admeasuring 00 H 16 Aar out of their share admeasuring 00 H 19 Aar out of the land bearing S. No. 41/2/4, to and in favour of M/s Balaji Developers Promoters and Builders through its Proprietor Mr. Sunil Devraoji Tote vide Registered Power of Attorney dated 11/01/2012 which is registered at the office of Sub-registrar Haveli No. 19 at Sr. No. 422/2012.

By virtue of Registered Development Agreement dated 11/10/2012 it can be revealed that the Legal heirs of Late Laxman Baburao Abnave (Chambhar) viz., Smt. Parubai Laxman Abnave (Chambhar) and Others assign the development rights in respect of Land admeasuring 00 H 03 Aar out of their share admeasuring 00 H 19 Aar out of the land bearing S. No. 41/2/4, Narhe to and in favour of M/s Balaji Developers Promoters and Builders through its Proprietor Mr. Sunil Devraoji Tote. The said Development Agreement is registered at the office of Sub-registrar Haveli No. 12 at Sr. No. 7868/2012.

To make the said Development Agreement effective, the said landowners i.e. Legal heirs of Late Mr. Laxman Baburao Abnave (Chambhar) i.e. Smt. Parubai Laxman Abnave (Chambhar) and Others have given Power of Attorney in respect of Land admeasuring 00 H 03 Aar out of their share admeasuring 00 H 19 Aar out of the land bearing S. No. 41/2/4, to





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and in favour of M/s Balaji Developers Promoters and Builders through its Proprietor Mr. Sunil Devraoji Tote vide Registered Power of Attorney dated 11/10/2012 which is registered at the office of Sub-registrar Haveli No. 12 at Sr. No. 7869/2012.

By virtue of Registered Cancellation Deed dated 06/01/2015 it can be revealed that M/s Balaji Developers Promoters and Builders through its Proprietor Mr. Sunil Devraoji Tote was unable to develop the said land and thus, the legal heirs of Late Mr. Laxman Baburao Abnave (Chambhar) i.e. Smt. Parubai Laxman Abnave (Chambhar) and Others cancelled the said transaction and accordingly cancelled Registered Development Agreement bearing No. 421/2012 and 7868/2012 and Registered Power of Attorney bearing No. 422/2012 and 7869/2012. The said Cancellation Deed is registered at the office of Sub-Registrar Haveli No. 13 at Sr. No. 255/2015.

By virtue of Registered Development Agreement dated 06/01/2015 it can be revealed that Smt. Parubai Laxman Abnave (Chambhar) and Others assign the development rights in respect of Land admeasuring 00 H 19 Aar out of S. No. 41/2/4, Narhe to and in favour of M/s Vaishnavi Developers through its Partner Mr. Jeevan Madhukar Pukale and Mr. Balasaheb Madhukar Pukale. The said Development Agreement is registered at the office of Sub-registrar Haveli No. 13 at Sr. No. 256/2015. To make the said Development Agreement effective, the said landowners have also given Power of Attorney to and in favour of the said Developer vide Registered Power of Attorney dated 06/01/2015 which is registered at the office of Sub-registrar Haveli No. 13 at Sr. No. 257/2015.

Further, the said M/s Vaishnavi Developers through its Partner Mr. Jeevan Madhukar Pukale and Mr. Balasaheb Madhukar Pukale was also unable to develop the said land.



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By virtue of Public Notice, it can be revealed that Adv. Gokul S. Baraskar had issued a Public Notice in daily Prabhat on 18th December 2014 to invite any objection, claim etc. from any person in respect of the said Property, if any. He has not received any objection from any person in respect of the said Public Notice and accordingly Adv. Gokul S. Baraskar has issued No Objection Certificate dated 18/01/2017 in respect of Public Notice in Daily Prabhat dated 18th December 2014.

By virtue of Registered Development Agreement dated 03/10/2016 it can be revealed that the Landowners, Smt. Parubai Laxman Abnave (Chambhar) and Others with the consent of M/s Vaishnavi Developers through its Partner Mr. Jeevan Madhukar Pukale and Mr. Balasaheb Madhukar Pukale assign the development rights in respect of the Land admeasuring 00 H 19 Aar out of S. No. 41/2/4, Narhe to and in favour of M/s. Sumeru Developers through its Proprietor Mr. Vijay Arvind Raikar. The said Development Agreement is registered at the office of Sub-registrar Haveli No. 16 at Sr. No. 7993/2016. To make the said Development Agreement the said the said landowners have also given Power of Attorney to and in favour of the said Developer vide Registered Power of Attorney dated 03/10/2016 which is registered at the office of Sub-registrar Haveli No. 16 at Sr. No. 7994/2016.

As per the said Development Agreement dated 03/10/2016 bearing No. Haveli No. 16/7993/2016, the Developer has agreed to give 45% Construction area to the Landowners out of the total Construction to be constructed on the said land. The Landowners have agreed to give One Flat admeasuring 850 Sq. Fts. out of their share i.e. 45% Construction area to the Consenting Party i.e. M/s Vaishnavi Developers through its Partner Mr. Jeevan Madhukar Pukale and Mr. Balasaheb Madhukar Pukale. As per the information provided, the specifications of the Flats to be allotted to the Landowners i.e. Smt. Parubai Laxman Abnave (Chambhar) and others and the Consenting Party i.e. M/s Vaishnavi Developers





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through its Partner Mr. Jeevan Madhukar Pukale and Mr. Balasaheb Madhukar Pukale, are not yet finalized.

Thus, the Developer, M/s. Sumeru Developers through its Proprietor Mr. Vijay Arvind Raikar has got development rights in respect of the Land admeasuring 00 H 19 Aar out of S. No. 41/2/4, Narhe. The Developer decided to construct building on the said land property and sell the flats, units therein on ownership basis and accordingly obtained all the requisites permissions from the concerned Authorities.

By virtue of Zone Certificate, it can be revealed that the said land bearing Survey No. 41 Hissa No. 2/4 comes under Residential Zone.

By virtue of Commencement Certificate issued by Pune Metropolitan Regional Development Authority (PMRDA) it can be revealed that the layout and the building construction Plans in respect of the said property i.e. the said land admeasuring 00 H 19 Aar out of S. No. 41/2/4, Narhe was sanctioned vide Commencement Certificate Bearing No. BHIA/MAU. NARHE/S.NO. 41/2/4/PRA. KRA. 2107/16-17 dated 06/04/2017, subject to the terms, conditions and stipulations.

By virtue of NA Order, it can be revealed that the Sub Divisional Officer, Haveli, Subdivision Pune has granted permission to use the said land for non-agricultural Purpose vide its order bearing No. NA/SR/II/11/2017 dated 7th August 2017.

7. SEARCH AND INVESTIGATION:

Under the instructions of M/s. Sumeru Developers through its Proprietor Mr. Vijay Arvind Raikar, I have personally taken Search of the Said Property for last 30 Yrs. i.e. from 1988 to 2017 (Original fee receipt enclosed). I have conducted search at JDR Office (Computerized Search) and online search at igmaharashtra.gov.in. Therefore, this search is subject to the available record. **I do not find any entry encumbering the said property.**



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For the purposes of this Search and Title Report:

a. I have relied upon information in relation to:

- lineage, on the basis of revenue records and information;
- copies of documents of title as listed in Point No. 5 "Description of Documents Scrutinized"
- copies of 7/12 and other revenue records.

b. I have assumed that:

- The mutation entries provided to me accurately reflects the transactions contained therein and have presumed the correctness of the contents thereof in accordance with Section 157 of the Maharashtra Land Revenue Code, 1966;
- The Mutation Entries and other revenue records, which are not available do not have any adverse effect on the title of the captioned properties;
- The persons executing the documents have the necessary authority to execute the same;
- All documents/records submitted to me as photocopies conform to the originals and all such originals are authentic and complete;
- All signatures and seals on any documents/records submitted to me are genuine
- Since verifying pending litigations in respect of properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers are maintained in respect of matters referred to arbitration, I have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the properties are subject matter of any litigation.





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- Wherever any minors' rights are involved the same have been dealt with by their rights / natural guardian for legal necessity and the same have not been challenged by such minors upon their attaining majority; and
- The legal capacity of all natural persons are as they purport it to be.

This Search and Title Report is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as I understand them to be. My understanding is based upon and limited to the information provided to me. Any variance of facts or of law may cause a corresponding change in my Opinion/Report.

Based on the aforesaid, the present Search and Title Report is prepared and given as per the instructions given, record available, documents supplied and made available to me and information provided to me.

8. OPINION:

Subject to whatever mentioned hereinabove, I certify that the title of the said land is clear, clean and marketable. Smt. Parubai Laxman Abnave (Chambhar) and others are the owners of the said land. Smt. Parubai Laxman Abnave (Chambhar) and others have assigned the development rights in respect of the said land admeasuring 00 Hectar 19 Aar out of the said Land bearing S. No. 41 Hissa No. 2/4 totally admeasuring 00 h 74 Aar at Village Narhe to and in favour of M/s. Sumeru Developers through its Proprietor Mr. Vijay Arvind Raikar vide Registered Development Agreement and Power of Attorney dated 03/10/2016 bearing No. Haveli 16/7993/2016 and Haveli 16/7994/2016 respectively. Accordingly, M/s. Sumeru Developers through its Proprietor Mr. Vijay Arvind Raikar is entitled to develop the said land.

Date: 21/08/2017

Place: Pune



Kirti
Mrs. Kirti Chaporkar
Advocate



CHALLAN
MTR Form Number-6

GRN	MH004667486201718E	BARCODE			Date	21/08/2017-10:07:56	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID (If Any)	261217775			
				PAN No.(If Applicable)				
Office Name	PND1,,JT.DISTT.REGISTRAR.PUNE.URBAN			Full Name	Kirti Prasad Chaporkar			
Location	PUNE							
Year	2017-2018 One Time			Flat/Block No.				
				Premises/Building				
Account Head Details			Amount In Rs.	Road/Street				
0030072201 SEARCH FEE			750.00	Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
	Cheque-DD Details			Bank CIN	Ref. No.	02300042017082158528	000526854	
Cheque/DD No.				Bank Date	RBI Date	21/08/2017-10:09:40	Not Verified with RBI	
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch				Scroll No. Date	Not Verified with Scroll			

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 सद्यः चालन 'ट्रान्झ ऑफ पेमेंट' अर्थात् नसुद्ध कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावाच्या दुरुवासाठी लागू नाही.

