

Adv. N. U. Birajdar

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Date: 14/10/2024

SEARCH REPORT TO WHOM IT MAY CONCERN

Sir,

Description of the Property:-

The below mentioned plots, carved out of the sanctioned lay-out of the land bearing Gat. No. 304 and 305, situate at village Urwade, Taluka Mulshi, Dist. Pune, are the subject matter of this search report.

Sr. No.	Plot No.	Area (Sq. Mtrs.)	Assessment Rs.= Ps.
1	16	540	5=40
2	17	520	5=20
3	19	500	5=00
4	20	600	6=00
5	26	502	5=02

(hereinafter collectively referred to as the SAID PROPERTY and individually by its respective plot number)

Ref.:- Oral Request of **M/s. DY DREAMESTATE** (A registered LLP having office no. 403, Karan Selene, Bhandarkar Road, Deccan Gymkhana, Pune -411 004.) Through its Authorised Partner Mr. Dattatray Eknath Ghore, placed in my hand the photocopies of the documents in respect of the above mentioned Property and instructed me to investigate marketability thereof.

- I) I have caused thirty years search of the captioned property for the period from the year 1994 to till date from the available registers of Index II at the office of Sub - Registrar, Mulshi No. 01 & 02, Dist. - Pune by paying necessary charges vide Application dated 02/10/2024 and its Receipt No. 1113670828 dated 02/10/2024. I have perused Xerox copies of following documents in connection of captioned property of Village Urwade Taluka - Mulshi, Dist.- Pune, so also availed e-search from website "igrmaharashtra.gov.in."



II) Therefore, on the basis of index-II registers made available to me in the abovementioned Sub-Registrar offices, in respect of the plot no. 16, 17, 19, 20 and 26 during my search, I found below mentioned transactions:

- a) Regarding plots no. 16 and 17, in the year 2011, Sale deed dated 13/10/2011 registered in the office of the sub-Registrar Mulshi-2 at serial no. 4951/2011, the owner of plots Mr. Avinash Hanumant Deshpande self and being legal heir of late Arvind Hanumant Deshpande sold the plot no. 16 and 17 out of the Gat no. 304 and 305, unto in favour of one Mr. Rahul Nath Jori.
- b) Regarding plots no. 16 and 17, in the year 2012, Sale deed dated 24/01/2012 registered in the office of the Sub-Registrar Mulshi-2 at serial no. 359/2012, said Rahul Nath Jori sold the plot no. 16 and 17 out of the Gat no. 304 and 305, unto in favour of 1) M/s. Landmark Realty, 2) Dr. Maniklal Kankaria, 3) Sunrise Telecom Infrastructure Pvt. Ltd., 4) Mr. Jitendra Babulal Mehta and 5) Mr. Juzer Najmuddin Lunavadawala.
- c) Regarding plots no. 16 and 17, in the year 2013, Sale deed dated 02/08/2013 registered in the office of the Sub-Registrar Mulshi-2 at serial no. 6166/2013, said 1) M/s. Landmark Realty, 2) Dr. Maniklal Kankaria, 3) Sunrise Telecom Infrastructure Pvt. Ltd., 4) Mr. Jitendra Babulal Mehta and 5) Mr. Juzer Najmuddin Lunavadawala sold the plot no. 16 and 17 out of the Gat no. 304 and 305, unto in favour of M/s. Landmark Developers.
- d) Regarding plots no. 19, in the year 2008, Sale deed dated 21/02/2008 registered in the office of the Sub-Registrar Mulshi at serial no. 1532/2008, the owner of plot Mr. Vinayak Gopalrao Phadke sold the plot no. 19 out of the Gat no. 304 and 305, unto in favour of one Mr. Lalitkumar Prabhakar Kandhare.
- e) Regarding plots no. 19, in the year 2013, Sale deed dated 06/09/2013 registered in the office of the Sub-Registrar Mulshi-2 at serial no. 7131/2013, the owner of plot Mr. Lalitkumar Prabhakar Kandhare sold the plot no. 19 out of the Gat no. 304 and 305, unto in favour of M/s. Landmark Developers.



- f) Regarding plots no. 19, in the year 2013, Correction deed dated 10/10/2013 registered in the office of the Sub-Registrar Mulshi-2 at serial no. 7892/2013, the party of said deed corrected the payment schedule in the document no. 7131/2013 dated 06/09/2013.
- g) Regarding plots no. 20, in the year 2013, Release deed dated 16/09/2013 registered in the office of the Sub-Registrar Mulshi-2 at serial no. 7371/2013, the co-owners of plot Miss. Radhika Vinayak Phadke and Mrs. Smita Pramod Devkar relinquish their rights regarding the plot no. 20 out of the Gat no. 304 and 305, unto in favour of Mr. Vinayak Gopal Phadke.
- h) Regarding plots no. 20, in the year 2013, Release deed dated 16/09/2013 registered in the office of the Sub-Registrar Mulshi-2 at serial no. 7372/2013, the co-owner of plot Mr. Bharat Vinayak Phadke through its Power of Attorney holder Mr. Vinayak Gopal Phadke relinquish his rights regarding the plot no. 20 out of the Gat no. 304 and 305, unto in favour of Mr. Vinayak Gopal Phadke.
- i) Regarding plots no. 20, in the year 2013, Sale deed dated 16/09/2013 registered in the office of the Sub-Registrar Mulshi-2 at serial no. 7373/2013, the owner of plot Mr. Vinayak Gopal Phadke with consenting party Miss. Radhika Vinayak Phadke, Mrs. Smita Pramod Devkar and Mr. Bharat Vinayak Phadke through its Power of Attorney holder Mr. Vinayak Gopal Phadke sold the plot no. 20 out of the Gat no. 304 and 305, unto in favour of one Mr. Lalitkumar Prabhakar Kandhare.
- j) Regarding plots no. 20, in the year 2013, Correction deed dated 16/09/2013 registered in the office of the Sub-Registrar Mulshi-2 at serial no. 7385/2013, the party of said deed corrected the name i.e. Mrs. Smita Pramod Devkar as Mrs. Smita Pramod Devdhar.
- k) Regarding plots no. 20, in the year 2013, Sale deed dated 10/10/2013 registered in the office of the Sub-Registrar Mulshi-2 at serial no. 7893/2013, the owner of plot Mr. Lalitkumar Prabhakar Kandhare sold the plot no. 20 out of the Gat no. 304 and 305, unto in favour of M/s. Landmark Developers.





- I) Regarding plots no. 26, in the year 2013, Sale deed dated 27/11/2013 registered in the office of the Sub-Registrar Mulshi-2, at serial no. 9229/2013, the owner of plot Mrs. Shubhada Shrikant Kulkarni sold the plot no. 26 out of the Gat no. 304 and 305, unto in favour of M/s. Landmark Developers.
- III) The Dy. Director of town planning, Pune branch, Pune vide letter dated 19/04/2011 certified that in the sanctioned Regional Pan of Pune Region, which come into force with effect from 10/02/1998, the Gat no. 304 and 305 are earmarked in the Agriculture No Development Zone.
- IV) The Lay-out in respect of the land bearing Gat no. 304 and 305 of Village Urawade was approved by the Assistant Director of Town Planning, vide No. NARP/layout/S.N.304,305 Mauje Urawade/SsuPu/6182 dated 01/11/1985 and the Tahsildar, Mulshi, vide No. NA/SR/244/85 dated 08/11/1985 was pleased to grant N.A. permission thereof in the name of M. M. Potnis.
- V) **OPINION :** Therefore, on the basis of relevant documents and record of rights made available and information given to me and subject to whatever stated hereinabove, I am of the opinion that the said Property is free from encumbrances and doubt and title of **M/s. Landmark Developers** thereto is clean, clear and marketable and it is entitled to deal with the same and dispose it off to the intending buyer/s.

The record and documents in respect of the said Property are returned to the M/s. DY DREAMESTATE and file is closed.

BIRAJDAR N. U.


Advocate

Adv. N. U. Birajdar
Advocate