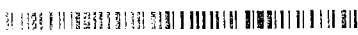


CHALLAN
MTR Form Number-6

GRN	MH00CR49513201718E	BARCODE			Date	22/06/2017-16:50:10		Form ID
Department				Inspector General Of Registration				
Type of Payment				Other Items				
Office Name				HVL11_HAVELI 11 JOINT SUB REGISTRAR				
Location				PUNE				
Year				2017-2018- From 01/01/2017 To 22/06/2017				
Account Head Details				Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE				300.00		Road/Street		
						Area/Locality		
						Town/City/District		
						PIN		
						4		
						1		
						1		
						0		
						1		
						1		
						Remarks (If Any)		
						SEARCH FEES FOR GAT NO 1331/3 VILLAGE WAGHOLI TAL HAVELI		
Total				300.00		Amount In		Three Hundred Rupees Only
						Words		
Payment Details				STATE BANK OF INDIA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
				Bank CIN	Ref. No.	00040572017062291007		IK00FLPSA9
Cheque/DD No.				Date		22/06/2017-16:50:52		
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
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

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तासाठी लागू नाही.



Date : 26/6/2017

SEARCH REPORT AND TITLE OPINION

Search and title report in respect of the Gat No. 1331/1 (Old Gat no 2317/1) new gat no 1331/3 admeasuring area 01 H 8 Aar out of total land area 5 H 93 Aar situated at Village Wagholi, Taluka Haveli District Pune.

Upon the instruction and description of the property provided by M/s Maple Realty through its partner Mr. Sachin Ashok Agarwal having its registered office at 7th Floor, City Square, Bhamburda, Behind Rahul Talkies, Next to Zinith Complex, Shivajinagar 411 005, Pune, I have conducted the search of the following Gat No 1331/1 (Old Gat No 2317/1) new gat no 1331/3 admeasuring area 01 H 8 Aar out of total land area 5 H 93 Aar situated at Village Wagholi, Taluka Haveli District Pune and I have conducted the Computer Search as I was intimated in the Sub – Registrar Office Haveli that after year 2012 is available online. I have conducted the Search from January 2017 till 22 June 2017

PROPERTY DESCRIPTION :-

GAT NO 1331/1 (OLD GAT NO. 2317/1) NEW GAT NO 1331/3 :-

All the piece and parcel of land situated at Gat No. 1331/1 (Old Gat no 2317/1) new gat no 1331/3 admeasuring area 01 H 8 Aar out of total land area 5 H 93 Aar situated at Village Wagholi, Taluka Haveli District Pune and within the jurisdiction of Sub Registrar Haveli District Pune.

And bounded as under :-

- On or towards East** : By remaining part of New Gat No 1331/1;
On or towards South : By Old Gat no 1318;
On or towards West : By remaining part of New Gat No 1331/1;
On or towards North : By Pune Nagar Road;

It is referred as “Schedule I” property

M/s Maple Realty through its partner Mr. Sachin Ashok Agarwal supplied with the file of documents in respect of said property for the purpose of search. I have taken Search of the said property for the period of January 2017 to 22 June 2017. ADV. SHRUTI SANKPAL (KAMBLE) gave Search Report dated 12/4/2014 Thereafter ADV. NITIN K. JOSHI gave his Title Opinion and Search Report dated 23/02/2015 and also I have given Supplementary Search and Title report for the Period of 2015 to 2016, therefore I am not repeating history and other developments in respect of said property which is already mentioned in said Search Report.

My Search is Supplementary Search of previous above mentioned Search & Title Report

SEARCH TAKEN BY ME :-

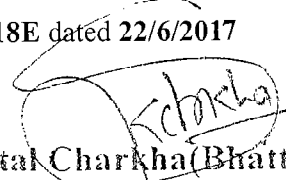
During my Search for the period January 2017 till 22nd June 2017, I have not come across any adverse entry in respect of lien, lease or mortgage regarding the land but I have specifically mentioned that the said search is only related with the land.

I have conducted the above mentioned Computer Search for the period January 2017 till 22nd June 2017, From the available search I have not come across any adverse entries in respect of Gat No. 1331/1 (Old Gat no 2317/1) new gat no 1331/3 admeasuring area 01 H 8 Aar out of total land area 5 H 93 Aar situated at Village Wagholi, Taluka Haveli District Pune.

The said owners are having clear and marketable title to the said property. The said property is free from encumbrance and charges.

M/s Maple Realty a registered partnership firm through its Partner Mr. Sachin Ashok Agarwal have the right to effect development on the said property by virtue of Development Agreement and Power of Attorney and having right to sale units/flats/shops/offices in the buildings to be constructed on the above mentioned Schedule I land to the prospective purchasers.

I have herewith attached the vide receipt no **MH002649513201718E** dated **22/6/2017**


Sheetal Charkha (Bhattad)
ADVOCATE