

R P R D / U C P

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion, the title of the present owner M/S Nandan Associates namely, in respect of all that piece and parcel of the land bearing Survey No.22, Hissa No.2/7, admeasuring about 0- Hecter 1.5 -Ares = 150 Sq. mtrs situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of flat Purchaser/s in "Nandan Prospera" and " Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owner M/s. Nandan Associates. As per the search carried out for the 30 years (1980 to 2009) by Mr. Devendra Saralkar, Advocate. in the offices of sub registrar Haveli, Pune, he has not noticed recording of any entry adversely affecting the title of the owner, in respect of the said property and accordingly he has issued search and title report to M/s Nandan Associates, through its Partner, Mr. Shamkant Keshav Kolkar. In continuation of the said search Mrs. Snehalata Babar-Patil, Advocate carried out search for the period from 2009 to 2016 and in continuation whereof she has carried out search for the period of 2016 to 2017 and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) and at the time of Search, she has found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner



in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.08.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, she has not noticed recording of any entry adversely affecting the title of the owner. A Certificate to that effect is issued by her separately.

I, therefore, certify that, in my opinion, the present owner M/s. Nandan Associates subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of "Nandan Prospera Co-operative Housing Society, Ltd" and its members and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is having legal, valid and marketable title free from any encumbrances

SCHEDULE OF THE PLOT / PROPERTY

All that piece and parcel of the land bearing Survey No.22, Hissa No.277, admeasuring about 0- Hecter 3 -Ares = 300 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, and being bounded on its four sides as under -

On or towards -

East - By 10 feet Road.

West - By Part of Survey No.22/2, Balewadi.

South - By Survey No. 22/2/3, Balewadi.

North - By Survey No. 22/2/1, Balewadi.

together with right of easement and appurtenances thereto.

Pune

Date - 12.07.2017



Udaykumar R. Kulkarni
Advocate

**MRS. SNEHALATA V. BABAR-PATIL,
ADVOCATE**

Flat No. 101, Swarni Residency Building No. E
Survey No.10/13B, City Survey No.639,

Shahu Colony, Lane No. 9,
Hingane Budruk (Maharshi Karve Nagar),

Pune - 411 052,

Mobile No. 9822115943

To,
Shri Udaykumar R. Kulkarni, Advocate
"Chabai"
411, Shaniwar Peth,
Pune - 411 030.

Dear Sir,

I have carried out the e-search on the website of Inspector General of Maharashtra (igmaharashtra.gov.in) and I have also carried out search and inspection at the offices at Sub Registrar Haveli, Pune, for the period 2016 to 2017 in continuation of search and inspection carried out by me at the offices of sub registrar Haveli, Pune in respect of the land bearing Survey No.22, Hissa No.2/7, admeasuring about 0- Hecter 3 -Ares * 300 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, (Hereinafter referred to as "The Said Property) owned by Nandan Associates.

At the time of Search, carried out by me, I have found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the



flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, I have not found any registered entry adversely affecting the title of the owner viz. NANDAN ASSOCIATES.

In my opinion and as per the record made available to me the said owner is having, valid, legal, marketable title to the said property. I am issuing this letter / certificate on the basis of record made available to me, at the time of the search at the Offices of Sub Registrar, Haveli, Pune.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owner, of the said Property by M/s. Nandan Associates.

Pune

Date - 10.07.2017



S. Babar

{Mrs. Snehalata Babar-Patil}
Advocate

CHALLENGE

MTR Form Number-8

GRN	LX03033340472617-8E	BARCODE			Date	10/07/2017-13:46:50	Form ID
Department		Inspector General Of Registration			Payer Details		
Type of Payment	Search Fee Other Items			TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name	HVL10 JUVELI 10 JOINT SUB REGISTRYAR			Full Name	ADV SNEHLATA BABAR PATIL		
Location	PUNE			Flat/Block No.			
Year	2017-2018 One Time			Premises/Bldg			
Account Head Details		Amount In Rs.		Road/Street			
0030072X1 SEARCH FEE		300 IN		Areal/Locality			
				Town/City/District			
				PN			
				Remarks (If Any)			
				SEARCH FEE FOR SR NO 22 PARTS			
				Amount In	Three Hundred Rupees Only		
Total			300.00	Words			
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
		Cheque/DD Details		Bank CIN	Rel. No.	02300M4201707106361d 003207029	
Cheque/DD No				Date	10/07/2017-13:47:28		
Name of Bank				Bank Branch	BANK OF MAHARASHTRA		
Name of Branch				Serial No., Date	Not Verified with Serial		

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 Mobile No. Slr. Available

Udaykumar R. Kulkarni

Advocate

Office : 'Chabari' Flat No. 3, 1st floor, Rear wing, 411, Shanwar Path, Near Mondar Lodge, Pune - 411 030
Tel : (O) 020 - 2445 5254 Mob : 98290 80854

R.P.A.D. / U.C.C.

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion, the title of the present owner M/S Nandan Associates namely, in respect of all that piece and parcel of the land bearing Survey No.22, Hissa No.2/6, admeasuring about 0- Hecter 1.5 -Ares = 150 Sq. mtrs situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of flat Purchaser/s in "Nandan Prospera" and " Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owner M/s. Nandan Associates. As per the search carried out for the 30 years (1980 to 2009) by Mr. Devendra Saralkar, Advocate, in the offices of sub registrar Haveli, Pune, he has not noticed recording of any entry adversely affecting the title of the owner, in respect of the said property and accordingly he has issued search and title report to M/s Nandan Associates, through its Partner, Mr. Shankant Keshav Kotkar. In continuation of the said search Mrs. Snehalata Babar-Patil, Advocate carried out search for the period from 2009 to 2016 and in continuation whereof she has carried out search for the period of 2016 to 2017 and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) and at the time of Search, she has found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and



the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, she has not noticed recording of any entry adversely affecting the title of the owner. A Certificate to that effect is issued by her separately.

I, therefore, certify that, in my opinion, the present owner M/s. Nandan Associates subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of "Nandan Prospera Co-operative Housing Society, Ltd" and its members and " Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is having legal, valid and marketable title free from any encumbrances

SCHEDULE OF THE PLOT / PROPERTY

All that piece and parcel of the land bearing Survey No.22, Hissa No.2/6, admeasuring about 0- Hecter 1.5 -Ares = 150 Sq. mtrs, situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, and being bounded on its four sides as under -

On or towards -

East - By Road.

West - By Road.

South - By Survey No.22/3/25, Balewadi.

North - By Road and Survey No.23, Balewadi.

together with right of easement and appurtenances thereto.

Pune

Date - 12.07.2017



Udaykumar R. Kulkarni
Advocate

MRS. SNEHALATA V. BABAR-PATIL,
ADVOCATE

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,

Shahu Colony, Lane No. 9,

Hingane Budruk (Maharshi Karve Nagar),

Pune - 411 052,

Mobile No. 9822115943

To,

Shri Udaykumar R. Kulkarni, Advocate

'Chabai'

411, Shaniwar Peth,

Pune - 411 030.

Dear Sir,

I have carried out the e-search on the website of Inspector General of Maharashtra (igmaharashtra.gov.in) and I have also carried out search and inspection at the offices at Sub Registrar Haveli, Pune, for the period 2016 to 2017 in continuation of search and inspection carried out by me at the offices of sub registrar Haveli, Pune in respect of the land bearing Survey No.22, Hissa No.2/6, admeasuring about 0- Hecter 1.5 -Aras = 150 Sq. mtrs situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, (Hereinafter referred to as "The Said Property) owned by Nandan Associates.

At the time of Search, carried out by me, I have found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura"



as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, I have not found any registered entry adversely affecting the title of the owner viz. NANDAN ASSOCIATES.

In my opinion and as per the record made available to me the said owner is having, valid, legal, marketable title to the said property. I am issuing this letter / certificate on the basis of record made available to me, at the time of the search at the Offices of Sub Registrar, Haveli, Pune.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owner, of the said Property by M/s. Nandan Associates.

Pune

Date - 10.07.2017



S. V. Babar-P

(Mrs. Snehalata Babar-Patil)
Advocate

Udaykumar R. Kulkarni

Advocate

Office : 'Chabari' Flat No. 3, 1st floor Rear wing 411, Shaniwar Path, Near Mondar Lodge, Pune - 411 030
Tel : (O) 020 - 2445 5254 Mob : 98980 80854

R.P.A.D. / U.C.P.

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion, the title of the present owner M/S Nandan Associates namely, in respect of all that piece and parcel of the land bearing A) Survey No.22, Hissa No. 2/4 admeasuring about 0 Hectar 20 Ares = 2000 Sq. Mtrs. (B) Survey No.22, Hissa No. 2/5 admeasuring about 0 Hectar 20 Ares = 2000 Sq. Mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of flat Purchaser/s in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owner M/s. Nandan Associates. As per the search carried out for the 30 years (1980 to 2009) by Mr. Devendra Saralkar, Advocate, in the offices of sub registrar Haveli, Pune, he has not noticed recording of any entry adversely affecting the title of the owner, in respect of the said property and accordingly he has issued search and title report to M/s Nandan Associates, through its Partner, Mr. Shamkant Keshav Kotkar. In continuation of the said search, Mrs. Snehalata Babar-Patil, Advocate carried out search for the period from 2009 to 2016 and in continuation whereof she has carried out search for the period of 2016 to 2017 and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) and at the time of Search, she has found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15. Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s.



Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, she has not noticed recording of any entry adversely affecting the title of the owner. A Certificate to that effect is issued by her separately.

I, therefore, certify that, in my opinion, the present owner M/s. Nandan Associates subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of "Nandan Prospera Co-operative Housing Society, Ltd" and its members and " Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is having legal, valid and marketable title free from any encumbrances

SCHEDULE OF THE PLOT / PROPERTY

All that piece and parcel of the contiguous strip of land out of Survey No.22, Hissa 2/4, admeasuring 0-Hector 20-Ares, assessed at Rs.0=60 paise and Survey No.22, Hissa 2/5, admeasuring 0-Hector 20-Ares, assessed at Rs.0=60 paise, thus the total land admeasuring 0-Hector 40-Ares, situated at Mouje Balewadi, Taluka - Haveli, Dist - Pune, within the limits of Pune Municipal Corporation and within registration Sub District, Taluka - Haveli, and Registration District of Pune, and being bounded on its four sides as under:-

On or towards the

East : By Part of Survey No.22, Hissa No.3, Balewadi

West : By Part of Survey No.22, Hissa No.2, Balewadi

South : By Part of Survey No.22, Hissa No.5, Balewadi

North : By Part of Survey No.22, Hissa No.2, Balewadi

together with right of easement and appurtenances thereto.

Pune

Date - 12.07.2017



Udaykumar R. Kulkarni
Advocate

**MRS. SNEHALATA V. BABAR-PATIL,
ADVOCATE**

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,

Shahu Colony, Lane No. 9,

Hingane Budruk (Maharshi Karve Nagar),

Pune - 411 052,

Mobile No. 9822115943

To,
Shri Udaykumar R. Kulkarni, Advocate
'Chabai'
411, Shaniwar Peth,
Pune - 411 030.

Dear Sir,

I have carried out the e-search on the website of Inspector General of Maharashtra (igmaharashtra.gov.in) and I have also carried out search and inspection at the offices at Sub Registrar Haveli, Pune, for the period 2016 to 2017 in continuation of search and inspection carried out by me at the offices of sub registrar Haveli, Pune in respect of the land bearing A) Survey No.22, Hissa No. 2/4 admeasuring about 0 Hectar 20 Ares = 2000 Sq. Mtrs. (B) Survey No.22, Hissa No. 2/5 admeasuring about 0 Hectar 20 Ares = 2000 Sq. Mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, (Hereinafter referred to as "The Said Property") owned by Nandan Associates.

At the time of Search, carried out by me, I have found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the



registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd except these registered entries, I have not found any registered entry adversely affecting the title of the owner viz. NANDAN ASSOCIATES.

In my opinion and as per the record made available to me the said owner is having, valid, legal, marketable title to the said property. I am issuing this letter / certificate on the basis of record made available to me, at the time of the search at the Offices of Sub Registrar, Haveli, Pune.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owner, of the said Property by M/s. Nandan Associates.

Pune

Date - 10.07.2017



Sv Babar

(Mrs. Snehalata Babar-Patil)
Advocate



CHALLAN
MTR Form Number-8

GRN	WH00339047201718E	BARCODE			Date	10/07/2017-13:46:50	Form ID
Department	Inspector (General Of Registration)		Payer Details				
Type of Payment	Search Fee		TAX ID (If Any)				
	Other Items		PAN No. (If Applicable)				
Office Name	HVLTD HAVEL ID JUNIT SUB REGISTRAR		Full Name	ADV SNEHLATA BABAR PATIL			
Location	PUNE		Flat/Block No.				
Year	2017-2018 One Time		Premises/Building				
Amount in Rs.	Account Head Details	Amount in Rs.	Road/Street				
	003031/2201 SEARCH FEE	300.00	Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)	SEARCH FEE FOR SR NO 22 PARTS			
Total	Amount in	Three Hundred Rupees Only					
	Words	300.00					
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref No	02300042017071063814	0132470235			
	Date	10/07/2017-13:47:29					
Name of Bank	BANK OF MAHARASHTRA						
Name of Branch	Scrill No. Date		Not Verified with Scrill				

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 नमूना चालान हेच कारण वरूनच वैध आहे. नमूना चालान हेच कारण वरूनच वैध आहे. नमूना चालान हेच कारण वरूनच वैध आहे.

Udaykumar R. Kulkarni

Advocate

Office : Chabai' Flat No. 3, 1st floor Rear wing, 411, Shanwar Peth, Near Munder Lodge, Pune - 411 030
Tel. : (0) 020 - 2445 5254 Mob : 98220 8854

R.P.A.D. / U.C.P.

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion, the title of the present owner M/S Nandan Associates namely, in respect of all that piece and parcel of the land bearing Survey No.22, Hissa No.2/2, admeasuring about 0- Hecter 2.75-Ares = 275 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of flat Purchaser/s in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owner M/s. Nandan Associates. As per the search carried out for the 30 years (1980 to 2009) by Mr. Devendra Saralkar, Advocate, in the offices of sub registrar Haveli, Pune, he has not noticed recording of any entry adversely affecting the title of the owner, in respect of the said property and accordingly he has issued search and title report to M/s Nandan Associates, through its Partner, Mr. Shamkant Keshav Kotkar in continuation of the said search Mrs. Snehalata Babar-Patil, Advocate carried out search for the period from 2009 to 2016 and in continuation whereof she has carried out search for the period of 2016 to 2017 and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) at the time of Search, she has found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan



Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, she has not noticed recording of any entry adversely affecting the title of the owner. A Certificate to that effect is issued by her separately.

I, therefore, certify that, in my opinion, the present owner M/s. Nandan Associates subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of "Nandan Prospera Co-operative Housing Society, Ltd" and its members and ' Nandan Acura' as well as subject to the rights of Pune Municipal Corporation in respect of building No B-2 is having legal, valid and marketable title free from any encumbrances

SCHEDULE OF THE PLOT / PROPERTY

All that piece and parcel of the land bearing Survey No.22, Hissa No.2/2, admeasuring about 0- Hecfor 2.75 -Ares = 275 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, and being bounded on its four sides as under

On or towards -

East - By Survey No.22/2/10 & Survey No.22/3/5, Balewadi.

West - By Road.

South - By Part of Survey No. 22/2, Balewadi.

North - By Part of Survey No.22/2, Balewadi.

together with right of easement and appurtenances thereto.

Pune

Date -



Udaykumar R. Kulkarni
Advocate

**MRS. SNEHALATA V. BABAR-PATIL,
ADVOCATE**

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,

Shahu Colony, Lane No. 9,
Hingane Budruk (Maharshi Karve Nagar),

Pune - 411 052,

Mobile No. 9822115943

To,
Shri Udaykumar R. Kulkarni, Advocate
'Chabai'
411, Shaniwar Peth,
Pune - 411 030.

Dear Sir,

I have carried out the e-search on the website of Inspector General of Maharashtra (gmaharashtra.gov.in) and I have also carried out search and inspection at the offices at Sub Registrar Haveli, Pune, for the period 2016 to 2017 in continuation of search and inspection carried out by me at the offices of sub registrar Haveli, Pune in respect of the land bearing Survey No.22, Hissa No.2/2, admeasuring about 0. Hecter 2.75-Ares = 275 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, (Hereinafter referred to as "The Said Property) owned by Nandan Associates.

At the time of Search, carried out by me, I have found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and " Nandan Acura" as well as subject to the



rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, I have not found any registered entry adversely affecting the title of the owner viz. NANDAN ASSOCIATES.

In my opinion and as per the record made available to me the said owner is having, valid, legal, marketable title to the said property. I am issuing this letter / certificate on the basis of record made available to me, at the time of the search at the Offices of Sub Registrar, Haveli, Pune.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owner, of the said Property by M/s. Nandan Associates.

Pune

Date - 10.07.2017.



Sv Babar

(Mrs. Snehalata Babar-Patil)
Advocate



CHALLAN
MTR Form Number-6

GRN MH0030396472017:BE	BARCODE 1 111111111111 11111111111111111111	Date 10/07/2017-13:46:50	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No. (If Applicable)	
Office Name HVL19_HAVELI 10 JOINT SUB REGISTRAR	Folio Name	ADV SNEHLATA BABBAR PATIL	
Location PUNE			
Year 2017-2018 One Time	Flat/Block No.		
Account Head Details	Amount in Rs.	Premises/Bldg	
	300.00	Road/Street	
0030072201 SEARCH FEE		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		SEARCH FEE FOR SK NO 22 PARTS	
Total	300.00	Amount In Words	Three Hundred Rupees Only
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Rel. No.
Cheque/DD No.		02300042017075063614	00207028
Name of Bank		Date	10/07/2017-13:47:28
Name of Branch		Bank-Branch	BANK OF MAHARASHTRA
		Scroll No. / Date	Not Verified with Scroll

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 मरा. चालान 'रजि'न अंतर्गत केवल कारणों के लिए मान्य है। अनपंजीकृत दस्तावेजों के लिए अमान्य है।

Udaykumar R. Kulkarni

Advocate

Office : 'Chobbar' Flat No. 3, 1st floor Near wing 411, Shriwar Peth, Near Mondar Lodge, Pune 411 030
Tel. : (O) 020 - 2445 5254 Mob : 98220 86854

R.P.R.D / U.C.P.

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion, the title of the present owner M/S Nandan Associates namely, in respect of all that piece and parcel of the land bearing Survey No.22, Hissa No.2/1, admeasuring about 0- Hecter 86-Ares = 8600 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of flat Purchaser/s in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owner M/s. Nandan Associates. As per the search carried out for the 30 years (1980 to 2009) by Mr. Devendra Saralkar, Advocate, in the offices of sub registrar Haveli, Pune, he has not noticed recording of any entry adversely affecting the title of the owner, in respect of the said property and accordingly he has issued search and title report to M/s Nandan Associates, through its Partner, Mr. Shamkant Keshav Kotkar. In continuation of the said search Mrs. Snehalata Babar-Patil, Advocate carried out search for the period from 2009 to 2016 and in continuation whereof she has carried out search for the period of 2016 to 2017 and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) at the time of Search, she has found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society,



Ltd and except these registered entries, she has not noticed recording of any entry adversely affecting the title of the owner. A Certificate to that effect is issued by her separately.

I, therefore, certify that, in my opinion, the present owner M/s. Nandan Associates subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of "Nandan Prospera Co-operative Housing Society, Ltd" and its members and " Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is having legal, valid and marketable title free from any encumbrances

SCHEDULE OF THE PLOT / PROPERTY

All that piece and parcel of the land bearing Survey No.22, Hissa No.2/1, admeasuring about 0- Hecter 88-Ares = 8800 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, and being bounded on its four sides as under

On or towards -

East - By Survey No.22 Hissa No.2 Mouje Balewadi

West - By Property of National Insurance Academy & Part of Survey No.25, Mouje Balewadi.

South - By Part of Survey No.22 Hissa No.5 Mouje Balewadi

North - By part of Survey No.23 Mouje Balewadi

together with right of easement and appurtenances thereto.

Pune

Date - 12.07.2017



A handwritten signature in blue ink, appearing to read "Udaykumar R. Kulkarni".

Udaykumar R. Kulkarni
Advocate

**MRS. SNEHALATA V. BABAR-PATIL,
ADVOCATE**

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,

Shahu Colony, Lane No. 9,

Hingane Budruk (Maharshi Karve Nagar),

Pune - 411 052,

Mobile No. 9822115943

To,
Shri Udaykumar R. Kulkarni, Advocate
'Chabai'

411, Shaniwar Peth,
Pune - 411 030.

Dear Sir,

I have carried out the e-search on the website of Inspector General of Maharashtra (gmaharashtra.gov.in) and I have also carried out search and inspection at the offices at Sub Registrar Haveli, Pune, for the period 2016 to 2017 in continuation of search and inspection carried out by me at the offices of sub registrar Haveli, Pune in respect of the land bearing Survey No.22, Hissa No.2/1, admeasuring about 0- Hecter 86-Ares - 8600 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, (Hereinafter referred to as "The Said Property") owned by Nandan Associates.

At the time of Search, carried out by me, I have found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and " Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2



and and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd except these registered entries, I have not found any registered entry adversely affecting the title of the owner viz. NANDAN ASSOCIATES.

In my opinion and as per the record made available to me the said owner is having, valid, legal, marketable title to the said property. I am issuing this letter / certificate on the basis of record made available to me, at the time of the search at the Offices of Sub Registrar, Haveli, Pune.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owner, of the said Property by M/s. Nandan Associates.

Punc

Date - 10.07.2017



Sv Babar

(Mrs. Snehalata Babar-Patil)
Advocate

CHALLAN

WTR Form Number-5

GRN	M/HX03360472017-8E	BARCODE			Date	10/07/2017-13:45:50	Form ID
Department	Inspector General Of Registration						Payer Details
Type of Payment	Search Fee Other Income	TAX ID (If Any)					
		PAN No.(if Applicable)					
Office Name	HVLID_PAVELI JOINT SLB REGISTRAR	Full Name	ADV SNEHLATA DABGAR PATIL				
Location	PUNE						
Year	2017-2018 One Time	Flat/Block No.					
	Account Head Details	Premises/BUILDING					
0030072201 SEARCH FEE	Amount In Rs.	Road/Street					
		Area/Locality					
		Town/City/District					
		PIN					
		Remarks (If Any)					
		SEARCH FEE FOR SR NO 22 PARTS					
Total	300.00	Amount In Words	Three Hundred Rupees Only				
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK					
Cheque/DD No.		Bank CIN	Ref No.	023000420170710E3614			003207028
Name of Bank		Date	10/07/17-13:47:28				
Name of Branch		Bank Branch	BANK OF MAHARASHTRA				
		Scribble No , Date	Not Verified with Scrub				

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 २२२ घा:न टोका ३०६६ गावई एमई खाणावासीनो नोम अई. हएर कारणांतले, किंग जेवणीं क शिवायटा दस्त्यासांजो नोम नाई.
 Mobile No. Not Available

Udaykumar R. Kulkarni

Advocate

Office : Chabdar Plot No. 3 1st floor, Near wing, 421, Shrihar Peth, Near Mondkar Lodge Pune - 411 030
Tel : (O) 020 - 2445 5254 Mob : 98220 80554

PPAD / UCP

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion, the title of the present owner M/S Nandan Associates namely, in respect of in all 14 plots out of Survey No.22, Hissa No.1, admeasuring about 1- Hecter 15- Ares = 11500 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune, within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune (more particularly described in the Schedule written hereunder), subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of flat Purchaser/s in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owner M/s. Nandan Associates. As per the search carried out for the 30 years (1980 to 2009) by Mr. Devendra Saralkar, Advocate, in the offices of sub registrar Haveli, Pune, he has not noticed recording of any entry adversely affecting the title of the owner, in respect of the said property and accordingly he has issued search and title report to M/s Nandan Associates. through its Partner, Mr. Shamkant Keshav Kotkar. In continuation of the said search Mrs. Snehalata Babar-Patil, Advocate carried out search for the period from 2009 to 2016 and in continuation whereof she has carried out search for the period of 2016 to 2017 and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) and at the time of Search, she has found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd



and except these registered entries, she has not noticed recording of any entry adversely affecting the title of the owner. A Certificate to that effect is issued by her separately.

I, therefore, certify that, in my opinion, the present owner M/s. Nandan Associates subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of "Nandan Prospera Co-operative Housing Society, Ltd" and its members and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is having legal, valid and marketable title free from any encumbrances

SCHEDULE OF THE PLOT / PROPERTY

All that piece and parcel of the land bearing Survey No.22, Hissa No.1, admeasuring about 1- Hecter 15-Ares = 11500 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, and being bounded on its four sides as under -
On or towards -

East - By Survey No.22 Hissa No 2 Mouje Balewadi
West - By Property of National Insurance Academy & Part of Survey No.25, Mouje Balewadi
South - By Part of Survey No.22 Hissa No.5, Mouje Balewadi
North - By part of Survey No.23 Mouje Balewadi

together with right of easement and appurtenances thereto.

Pune

Date - 12.07.2017



Udaykumar R. Kulkarni
Advocate

MRS. SNEHALATA V. BABAR-PATIL,
ADVOCATE
Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,
Shahu Colony, Lane No. 9,
Hingane Budruk (Maharshi Karve Nagar),
Pune - 411052,
Mobile No. 9822115943

To,
Shri Udaykumar R. Kulkarni, Advocate
"Chabai"
411, Shaniwar Peth,
Pune - 411 030.

Dear Sir,

I have carried out the e-search on the website of Inspector General of Maharashtra (igmaharashtra.gov.in) and I have also carried out search and inspection at the offices at Sub Registrar Haveli, Pune, for the period 2016 to 2017 in continuation of search and inspection carried out by me at the offices of sub registrar Haveli, Pune in respect of the Survey No.22, Hissa No.1, admeasuring about 1- Hecctor 15-Ares = 11500 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, (Hereinafter referred to as "The Said Property) owned by Nandan Associates.

At the time of Search, carried out by me, I have found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura"



as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, I have not found any registered entry adversely affecting the title of the owner viz. **NANDAN ASSOCIATES.**

In my opinion and as per the record made available to me the said owner is having, valid, legal, marketable title to the said property. I am issuing this letter / certificate on the basis of record made available to me, at the time of the search at the Offices of Sub Registrar, Haveli, Pune.

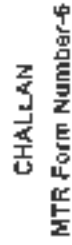
I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owner, of the said Property by M/s. Nandan Associates.

Pune

Date - 10.07.2017



S.V. Babar
(Mrs. Snehalata Babar-Patil)
Advocate



CHALAN
MTR Form Number-6

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 शहर चलेगा "ट्रिप ऑफ पैमेंट" साठी अर्जद फायदासाठी लागू आहे. इतर कारणामाठी किंवा नोंदणी न करताच्या दस्तावेजासाठी नाही.

Udaykumar R. Kulkarni Advocate

Office : 'Chabai' Flat No. 3, 1st floor, Near wing. 411, Shemwar Peth, Near Mondar Lodge, Pune - 411 030
Tel. (C) 020 - 2445 5254 Mob 98220 86854

R.P.A.D. / V.C.P.

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion, the title of the present owner M/S Nandan Associates namely, in respect of all that piece and parcel of the land bearing Survey No.22, Hissa No.2 (part), admeasuring about 0- Hecter 19.75-Ares situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of flat Purchaser/s in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owner M/s. Nandan Associates. As per the search carried out for the 30 years (1980 to 2009) by Mr. Devendra Saralkar, Advocate, in the offices of sub registrar Haveli, Pune, he has not noticed recording of any entry adversely affecting the title of the owner, in respect of the said property and accordingly he has issued search and title report to M/s Nandan Associates, through its Partner, Mr. Shankant Keshav-Kotkar. In continuation of the said search Mrs. Snehalata Babar-Patil, Advocate carried out search for the period from 2009 to 2016 and in continuation whereof she has carried out search for the period of 2016 to 2017 and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) at the time of Search, she has found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered



entries, she has not noticed recording of any entry adversely affecting the title of the owner. A Certificate to that effect is issued by her separately.

I, therefore, certify that, in my opinion, the present owner M/s. Nandan Associates subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of "Nandan Prospera Co-operative Housing Society, Ltd" and its members and " Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is having legal, valid and marketable title free from any encumbrances

SCHEDULE OF THE PLOT / PROPERTY

All that piece and parcel of the land bearing Survey No.22, Hissa No.2 (part), admeasuring about 0. Hecter 19.75 .Ares = 19750 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, and being bounded on its four sides as under -

On or towards -

East	-	By Road.
West	-	By land out of S.No.22/2, Balewadi.
South	-	By S.No.22/2/7, Balewadi.
North	-	By Road and S.No.23, Balewadi.

together with right of easement and appurtenances thereto.

Pune

Date - 12.07.2017



Udaykumar R. Kulkarni
Advocate

MRS. SNEHALATA V. BABAR-PATHI,
ADVOCATE

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,

Shahu Colony, Lane No. 9,

Hingane Budruk (Maharshi Karve Nagar),

Pune - 411 052,

Mobile No. 9822115943

To,

Shri Udaykumar R. Kulkarni, Advocate

'Chabai'

411, Shaniwar Peth,

Pune - 411 030.

Dear Sir,

I have carried out the e-search on the website of Inspector General of Maharashtra (igmaharashtra.gov.in) and I have also carried out search and inspection at the offices at Sub Registrar Haveli, Pune, for the period 2016 to 2017 in continuation of search and inspection carried out by me at the offices of sub registrar Haveli, Pune in respect of the land bearing Survey No.22, Hissa No.2 (part), admeasuring about 0- Hecter 19.75-Ares situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, (Hereinafter referred to as "The Said Property) owned by Nandan Associates.

At the time of Search, carried out by me, I have found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at



office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, I have not found any registered entry adversely affecting the title of the owner viz. NANDAN ASSOCIATES.

In my opinion and as per the record made available to me the said owner is having, valid, legal, marketable title to the said property. I am issuing this letter / certificate on the basis of record made available to me, at the time of the search at the Offices of Sub Registrar, Haveli, Pune.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owner, of the said Property by M/s. Nandan Associates.

Pune

Date - 10.07.2017



S. V. Babar
(Mrs. Snehalata Babar-Patil)
Advocate

R.P.D. / U.C.P

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion, the title of the present owner M/S Nandan Associates namely. in respect of all that piece and parcel of the land bearing Survey No.22, Hissa No.2/2, admeasuring about 0. Hecter 3 -Ares = 300 Sq. mtrs situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of flat Purchaser/s in "Nandan Prospera" and " Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owner M/s. Nandan Associates. As per the search carried out for the 30 years (1980 to 2008) by Mr. Devendra Saralkar, Advocate, in the offices of sub registrar Haveli, Pune. he has not noticed recording of any entry adversely affecting the title of the owner. in respect of the said property and accordingly he has issued search and title report to M/s Nandan Associates, through its Partner, Mr Shamkant Keshav Kolkar. In continuation of the said search Mrs. Snehalata Babar-Patil, Advocate carried out search for the period from 2009 to 2016 and in continuation whereof she has carried out search for the period of 2016 to 2017 and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) and at the time of Search, she has found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and



the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, she has not noticed recording of any entry adversely affecting the title of the owner. A Certificate to that effect is issued by her separately.

I, therefore, certify that, in my opinion, the present owner M/s. Nandan Associates subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of "Nandan Prospera Co-operative Housing Society, Ltd" and its members and " Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is having legal, valid and marketable title free from any encumbrances

SCHEDULE OF THE PLOT / PROPERTY

All that piece and parcel of the land bearing Survey No.22, Hissa No.2/9, admeasuring about 0- Hecter 3 -Ares $\approx$ 300 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, and being bounded on its four sides as under -

On or towards -

East - By Road.

West - By land out of Survey No.22/2, Balewadi.

South - By Survey No. 22/3/1, Balewadi.

North - By Survey No. 22/2/7, Balewadi.

together with right of easement and appurtenances thereto.

Pune

Date - 12.07.2017



Udaykumar R. Kulkarni
Advocate

**MRS. SNEHALATA V. BABAR-PATIL,
ADVOCATE**

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,

Shahu Colony, Lane No. 9,

Hingane Budruk (Maharshi Karve Nagar),

Pune - 411 052,

Mobile No. 9822115943

To,
Shri Udaykumar R. Kulkarni, Advocate
'Chabai'
411, Shaniwar Peth,
Pune - 411 030.

Dear Sir,

I have carried out the e-search on the website of Inspector General of Maharashtra (igmaharashtra.gov.in) and I have also carried out search and inspection at the offices at Sub Registrar Haveli, Pune, for the period 2016 to 2017 in continuation of search and inspection carried out by me at the offices of sub registrar Haveli, Pune in respect of the land bearing Survey No.22, Hissa No.2/9, admeasuring about 0- Hecter 3 -Ares • 300 Sq. mtrs situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, (Hereinafter referred to as "The Said Property) owned by Nandan Associates.

At the time of Search, carried out by me, I have found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the



flats by the Owner in "Nandan Prospera" and " Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, I have not found any registered entry adversely affecting the title of the owner viz. NANDAN ASSOCIATES.

In my opinion and as per the record made available to me the said owner is having, valid, legal, marketable title to the said property. I am issuing this letter / certificate on the basis of record made available to me, at the time of the search at the Offices of Sub Registrar, Haveli, Pune.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owner, of the said Property by M/s. Nandan Associates.

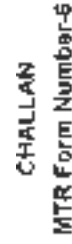
Pune

Date - 10.07.2017



Sv Babar

(Mrs. Snehalata Babar-Patil)
Advocate



CHALLAN
MTR Form Number-5

NOTE:- This challan is valid for payment only. Not valid for other reasons or unregistered document
 रजदर दफतर् हातुं भोगः पैसैदः अउ गजदर भोगस्तानि ताहि आदः इतः कः/या/अदः निहा नभुली न कः/या/अदः दस्तखतः राज गरी.

Mobile No. Not Available

Udaykumar R. Kulkarni

Advocate

Office : 'Chabai' Flat No. 3, 1st floor, Rear wing, 411, Shaniwar Peth, Near Mondkar Lodge, Pune - 411 030
Tel. (O) 020 - 2445 5254 Mob 98220 86854

R.P.A.D. / U.C.P.

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion, the title of the present owner M/S Nandan Associates namely, in respect of all that piece and parcel of the land bearing Survey No.22, Hissa No.2/10, admeasuring about 0- Hecter 1.5-Ares = 150 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of flat Purchaser/s in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owner M/s. Nandan Associates As per the search carried out for the 30 years (1980 to 2009) by Mr. Devendra Saralkar, Advocate, in the offices of sub registrar Haveli, Pune, he has not noticed recording of any entry adversely affecting the title of the owner, in respect of the said property and accordingly he has issued search and title report to M/s Nandan Associates, through its Partner, Mr. Shankant Keshav Kolkar. In continuation of the said search Mrs. Snehalata Babar-Patil, Advocate carried out search for the period from 2009 to 2016 and in continuation whereof she has carried out search for the period of 2016 to 2017 and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) and at the time of Search, she has found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and



the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, she has not noticed recording of any entry adversely affecting the title of the owner. A Certificate to that effect is issued by her separately.

I, therefore, certify that, in my opinion, the present owner M/s. Nandan Associates subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of "Nandan Prospera Co-operative Housing Society, Ltd" and its members and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is having legal, valid and marketable title free from any encumbrances

SCHEDULE OF THE PLOT / PROPERTY

All that piece and parcel of the land bearing Survey No.22, Hissa No.2/10, admeasuring about 0. Hecter 1.5 -Ares = 150 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, and being bounded on its four sides as under -

On or towards -

East - By Road.

West - By Survey No. 22/2/2, Balewadi.

South - By Survey No. 22/3/5, Balewadi.

North - By Road.

together with right of easement and appurtenances thereto.

Pune

Date - 12.07.2017



Udaykumar R. Kulkarni
Advocate

**MRS. SNEHALATA V. BABAR-PATIL,
ADVOCATE**

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,

Shahu Colony, Lane No. 9,

Hingane Budruk (Maharshi Karve Nagar),
Pune - 411 052,

Mobile No. 9822115943

To,

Shri Udaykumar R. Kulkarni, Advocate
'Chabai'

411, Shaniwar Peth,
Pune - 411 030.

Dear Sir,

I have carried out the e-search on the website of Inspector General of Maharashtra (igmaharashtra.gov.in) and I have also carried out search and inspection at the offices at Sub Registrar Haveli, Pune, for the period 2016 to 2017 in continuation of search and inspection carried out by me at the offices of sub registrar Haveli, Pune in respect of the land bearing Survey No.22, Hissa No.2/10, admeasuring about 0- Hecter 1.5-Ares = 150 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, (Hereinafter referred to as "The Said Property) owned by Nandan Associates.

At the time of Search, carried out by me, I have found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and " Nandan Acura"



as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, I have not found any registered entry adversely affecting the title of the owner viz. NANDAN ASSOCIATES.

In my opinion and as per the record made available to me the said owner is having, valid, legal, marketable title to the said property. I am issuing this letter / certificate on the basis of record made available to me, at the time of the search at the Offices of Sub Registrar, Haveli, Pune.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owner, of the said Property by M/s. Nandan Associates.

Pune

Date - 10.07.2017



Sv. Babar

(Mrs. Snehalata Babar-Patil)
Advocate



CHALLAN
MTR Form Number-5

GRN	MH030334047201718E	BARCODE					Date	10/07/2017-12:48:50	Form ID
Department	Inspector General Of Registration						Payer Details		
Type of Payment	Search Fee						TAX ID (If Any)		
	Other Items						PAN No.(If Applicable)		
Office Name	HVL NO -JAVELI 10 JOINT SUB REGISTRAR						Full Name	ADV SNEHLATA BABAR PATIL	
Location	PUNE								
Year	2017-2018 June 1 me						Flat/Block No.		
Account Head Details		Amount In Rs.				Flat/Block/Bullding			
062007220 SEARCH FEE		200.00				Road/Street			
						Area/Locality			
						Town/City/District			
						PIN			
						Remarks (If Any)			
						SEARCH FEE FOR SR NO 22 PARTS			

NOTE:- This channel is valid for reason mentioned in type of payment only. Not valid for other reasons or unregistered document
 નોંધ:- ગેરનું દેખાણ ઓફ ચેનલ માટે માત્ર ઉપર દર્શાવેલ કારણ માટે જ માન્ય છે. અન્ય કારણો અથવા અનુદાનિત દસ્તાવેજો માટે અમારું ચેનલ માન્ય નથી.

Udaykumar R. Kulkarni Advocate

Office : 'Chabai' Flat No. 3, 1st floor, Rear wing, 411, Shantwar Peth, Near Mondkar Lodge, Pune - 411 030
Tel. : (0) 020 - 9445 5254 Mob. : 98220 86854

R.P.A.D. / U.C.P.

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion, the title of the present owner M/S Nandan Associates namely, in respect of all that piece and parcel of the land bearing Survey No.22, Hissa No.2/11, admeasuring about 0- Hecter 2.5-Ares = 250 Sq mtrs situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of flat Purchaser/s in "Nandan Prospera" and " Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owner M/s. Nandan Associates. As per the search carried out for the 30 years (1980 to 2009) by Mr. Devendra Saralkar, Advocate, in the offices of sub registrar Haveli, Pune, he has not noticed recording of any entry adversely affecting the title of the owner, in respect of the said property and accordingly he has issued search and title report to M/s Nandan Associates, through its Partner, Mr. Shamkant Keshav Kotkar. In continuation of the said search Mrs. Snehalata Babar-Patil, Advocate carried out search for the period from 2009 to 2016 and in continuation whereof she has carried out search for the period of 2016 to 2017 and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) and at the time of Search, she has found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and



the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, she has not noticed recording of any entry adversely affecting the title of the owner. A Certificate to that effect is issued by her separately.

I, therefore, certify that, in my opinion, the present owner M/s. Nandan Associates subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of "Nandan Prospera Co-operative Housing Society, Ltd" and its members and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is having legal, valid and marketable title free from any encumbrances

SCHEDULE OF THE PLOT / PROPERTY

All that piece and parcel of the land bearing Survey No.22, Hissa No.2/11, admeasuring about 0- Hecter 2.5 -Ares = 250 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, and being bounded on its four sides as under -

On or towards -

East - By Road.

West - By land out of S.No.22/2, Balewadi.

South - By S.No.22/27, Balewadi.

North - By Road and S.No.23, Balewadi.

together with right of easement and appurtenances thereto.

Pune

Date ~ 12.07.2017



Udaykumar R. Kulkarni
Advocate

**MRS. SNEHALATA V. BABAR-PATIL,
ADVOCATE**

**Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,**

Shahu Colony, Lane No. 9,

Hingane Budruk (Maharshi Karve Nagar),

Pune - 411 052,

Mobile No. 9822115943

To,
Shri Udaykumar R. Kutkarni, Advocate
'Chabai'
411, Shaniwar Peth,
Pune - 411 030.

Dear Sir,

I have carried out the e-search on the website of Inspector General of Maharashtra (igmaharashtra.gov.in) and I have also carried out search and inspection at the offices at Sub Registrar Haveli, Pune, for the period 2016 to 2017 in continuation of search and inspection carried out by me at the offices of sub registrar Haveli, Pune in respect of the land bearing Survey No.22, Hissa No.2/11, admeasuring about 0- Hector 2.5-Ares = 250 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, (Hereinafter referred to as "The Said Property) owned by Nandan Associates.

At the time of Search, carried out by me, I have found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the



flats by the Owner in "Nandan Prospera" and " Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, I have not found any registered entry adversely affecting the title of the owner viz. NANDAN ASSOCIATES.

In my opinion and as per the record made available to me the said owner is having, valid, legal, marketable title to the said property. I am issuing this letter / certificate on the basis of record made available to me, at the time of the search at the Offices of Sub Registrar, Haveli, Pune.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owner, of the said Property by M/s. Nandan Associates.

Pune

Date - 10.07.2017



S.N. Babar-Patil

(Mrs. Snchalata Babar-Patil)
Advocate

Udaykumar R. Kulkarni Advocate

Office : 'Chabai' Flat No. 3, 1st floor, Rear wing, 411, Shaniwar Path, Near Mondkar Lodge, Pune - 411 030
Tel : (O) 020 - 2415 5254 Mob. 98220 86854

A.P.A.D. / U.C.P.

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion, the title of the present owner M/S Nandan Associates namely, in respect of all that piece and parcel of the land admeasuring 0 Hectar 28 Ares = 2800 Sq. Mtrs, out of Survey No.22, Hissa No.5, total admeasuring about 0- Hectar 80-Ares = 8000 Sq. mtrs situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of flat Purchaser/s in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owner M/s. Nandan Associates. As per the search carried out for the 30 years (1980 to 2009) by Mr. Devendra Saralkar, Advocate, in the offices of sub registrar Haveli, Pune, he has not noticed recording of any entry adversely affecting the title of the owner, in respect of the said property and accordingly he has issued search and title report to M/s Nandan Associates, through its Partner, Mr. Shamkant Keshav Kolkar. In continuation of the said search Mrs. Snehalata Babar-Patil, Advocate carried out search for the period from 2009 to 2016 and in continuation whereof she has carried out search for the period of 2016 to 2017 and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in) and at the time of Search, she has found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the



rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, she has not noticed recording of any entry adversely affecting the title of the owner. A Certificate to that effect is issued by her separately.

I, therefore, certify that, in my opinion, the present owner M/s. Nandan Associates subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of "Nandan Prospera Co-operative Housing Society, Ltd" and its members and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is having legal, valid and marketable title free from any encumbrances

SCHEDULE OF THE PLOT / PROPERTY

All that piece and parcel of the land admeasuring about 0 H.-28 Ares = 2800 Sq. mtrs. out of Survey No.22. Hissa 5, total admeasuring about 0 H. 80 Ares assessed at 2 Rs.44 Piase situated at Mouje Balewadi, Taluka - Haveli, Dist - Pune, within the limits of Pune Municipal Corporation and within registration Sub District, Taluka - Haveli, and Registration District of Pune, and being bounded on its four sides as under:-

On or towards the

East : By Road.

West : By part of S.No. 22/5.

South : By part of S.No.22/6

North : By S.No.22/1, part of S.No.22/2

alongwith all rights easement and appurtenances thereto

Pune

Date - 12.07.2017



Udaykumar R. Kulkarni
Advocate

**MRS. SNEHALATA V. BABAR-PATIL,
ADVOCATE**

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,

Shahu Colony, Lane No. 9,

Hingane Budruk (Maharshi Karve Nagar),
Pune - 411 052,

Mobile No. 9822115943

To,

Shri Udaykumar R. Kulkarni, Advocate

'Chabai'

411, Shaniwar Peth,

Pune - 411 030.

Dear Sir,

I have carried out the e-search on the website of Inspector General of Maharashtra (igmaharashtra.gov.in) and I have also carried out search and inspection at the offices at Sub Registrar Haveli, Pune, for the period 2009 to 2016 in continuation of search and inspection carried out by Mr. Devendra Saralkar, Advocate, for the period of 30 years (1980 - 2009) at the offices of sub registrar Haveli, Pune in respect of the land admeasuring 0 Hectar 28 Ares = 2800 Sq. Mtrs. out of Survey No.22, Hissa No.5, total admeasuring about 0- Hectar 80-Ares = 8000 Sq. mtrs. situated at Mouje Balewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune. (Hereinafter referred to as "The Said Property") owned by Nandan Associates.

At the time of Search, carried out by me, I have found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office



Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, I have not found any registered entry adversely affecting the title of the owner viz. NANDAN ASSOCIATES.

In my opinion and as per the record made available to me the said owner is having, valid, legal, marketable title to the said property. I am issuing this letter / certificate on the basis of record made available to me, at the time of the search at the Offices of Sub Registrar, Haveli, Pune.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owner, of the said Property by M/s. Nandan Associates.

Pune

Date - 10.07.2017



S.V. Babar

(Mrs. Snehalata Babar-Patil)
Advocate



CHALLAN
NTR Form Number-5

GRN	MH009334672017-8E	BARCODE				Date	10/07/2017 13:46:50	Form ID
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Search Fee	IAX ID (If Any)						
	Other Items	FAN No.(If Applicable)						
Office Name	HVLIC HAVELI JOINT SUB REGISTRAR	Full Name	ADIV SNEHLATA BASAR PATIL					
Location	PUNE	Flat/BLOCK No.						
Year	2017-2018 One Time	Premises/BUILDING						
Account Head Details	Amount In Rs.	Road/Street						
	300.00	Area/Locality						
		Town/City/District						
		Pin						
		Remarks (if Any)	SEARCH FEE FOR SR NO 22 PARTS					
Total	300.00	Amount In Words	Three Hundred Rupees Only					
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK						
Cheque/DD No.		Bank CIN	Ref No	Date				
Name of Bank								
Name of Branch								

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 નોંધ:- આ ચલણ માત્ર ચલણમાં જણાવેલા કારણ માટે માત્ર. અન્ય કારણો અથવા અનુદાનિત દસ્તાવેજો માટે અમાન્ય.

Udaykumar R. Kulkarni
Advocate

Office : 'Chobai' Flat No. 3, 1st floor, Regd wing, 411, Shriwar Peth, Near Mondar Lodge, Pune - 411 030
Tel. : (O) 020 - 2445 5254 Mob. 98220 86854

RPAD / UCP

CERTIFICATE

I, Udaykumar R. Kulkarni, Advocate, hereby certify that, in my opinion, the title of the present owner M/s. Nandan Associates in respect of the lands / properties situated at Mouje Balewadi, Taluka - Haveli, District Pune, within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune (more particularly described in the Schedule written hereunder), subject to the charge for payment of deficit stamp duty amount, penalty and registration charges and subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of flat Purchaser/s in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is clear, perfect, absolute, marketable, free from any encumbrances, as evident from the records made available for my inspection and the information given by the owner M/s. Nandan Associates. As per the search carried out for the 30 years by Mrs. Snehalata Babar-Patil Advocate, in the offices of sub registrar Haveli, Pune, and she has also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in), and at the time of Search, she has found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and except these registered entries, she has not noticed recording of any entry adversely affecting the title of the owner. A Certificate to that effect is issued by her separately.



I, therefore, certify that, in my opinion, the present owner M/s. Nandan Associates subject to the charge for payment of deficit stamp duty amount, penalty and registration charges and subject to the mortgage created in favour of Bank of Maharashtra and subject to the rights of "Nandan Prospera Co-operative Housing Society, Ltd" and its members and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 is having legal, valid and marketable title free from any encumbrances

SCHEDULE OF THE LANDS / PROPERTIES

All those pieces and parcels of the lands / properties situated at Mouje Balewadi, Taluka - Haveli, Dist. - Pune, within the limits of Pune Municipal Corporation and within registration sub District Taluka - Haveli, and Registration District of Pune are as under -

Survey No.	Area in Hecter - Ares	Area in Sq.mtrs
22/5	0 H. 3.72 Ares	372 Sq. mtrs.
22/5	0 H. 0.38 Ares	938 Sq. mtrs.
22/5	0 H. 3.71 Ares	371 Sq. mtrs.
22/5	0 H. 3.71 Ares	371 Sq. mtrs.
22/3	0 H. 1 Ares	100 Sq. mtrs.
22/3	0 H. 1 Ares	100 Sq. mtrs.
22/3/4	0 H. 1.25 Ares	125 Sq. mtrs.
22/3/9	0 H. 2 Ares	200 Sq. mtrs.
22/3/10	0 H. 2 Ares	200 Sq. mtrs.
22/6/2	0 H. 2.27 Ares	227 Sq. mtrs.
22/6/3	0 H. 4.67 Ares	467 Sq. mtrs.
	0 H. 34.41 Ares	3471 Sq. mtrs

together with right of easement and appurtenances thereto.

Pune

Date - 12.07.2017



Udaykumar R. Kulkarni
Advocate

MRS. SNEHALATA V. BABAR-PATIL.
ADVOCATE

Flat No. 101, Swami Residency Building No. E
Survey No.10/13B, City Survey No.639,

Shahu Colony, Lane No. 9,
Hingane Budruk (Maharshi Karve Nagat),
Pune - 411 052, Mobile No. 9822115943

To,
Mr. Udaykumar R. Kulkarni, Advocate
'Chabai', 411, Shaniwar Peth,
Pune - 411 030.

Dear Sir,

I have carried out the e-search on the website of Inspector General of Maharashtra (igmaharashtra.gov.in) and I have also carried out search and inspection at the offices at Sub Registrar Haveli, Pune, for the period of 30 years at the offices of sub registrar Haveli, Pune and further in continuation for the period of 2016- 2017 in respect of the lands / properties situated at Mouje Batewadi, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune, owned by Nandan Associates are as follows -

Survey No.	Area in Hecior - Ares	Area in Sq.mtrs
22/ 5	0 H. 3.72 Ares	372 Sq. mtrs.
22/5	0 H. 9.38 Ares	938 Sq. mtrs.
22/5	0 H.3.71 Ares	371 Sq. mtrs.
22/5	0 H.3.71 Ares	371 Sq. mtrs.
22/3	0 H.1 Ares	100 Sq. mtrs.
22/3	0 H.1 Ares	100 Sq. mtrs.
22/3/4	0 H.1.25 Ares	125 Sq. mtrs.
22/3/9	0 H. 2 Ares	200 Sq. mtrs.
22/3/10	0 H. 2 Ares	200 Sq. mtrs.
22/6/2	0 H. 2.27 Ares	227 Sq. mtrs.
22/6/3	0 H. 4.67 Ares	467 Sq. mtrs.
	0 H. 34.41 Ares	3471 Sq.mtrs



together with right of easement and appurtenances thereto.

At the time of Search, carried out by me, I have found entry regarding registration of Simple Mortgage Deed dated 23.12.2013 executed between Nandan Associates & Bank of Maharashtra for Project Term Loan which is registered at office Sub Registrar Haveli No. 15, Pune at Serial No. 9166/2013 on the same day and the registered entries regarding sale of the flats by the Owner in "Nandan Prospera" and "Nandan Acura" as well as subject to the rights of Pune Municipal Corporation in respect of building No. B-2 and the entry regarding registration of Sale Deed dated 12.06.2017 executed by M/s. Nandan Associates in favour of Nandan Prospera Co-operative Housing Society, Ltd and the charge for payment of deficit stamp duty amount, penalty and registration charges, and except these registered entries, I have not found any registered entry adversely affecting the title of the owner viz. NANDAN ASSOCIATES.

In my opinion and as per the record made available to me the said owner is having, valid, legal, marketable title to the said property. I am issuing this letter / certificate on the basis of record made available to me, at the time of the search at the Offices of Sub Registrar, Haveli, Pune.

I am returning herewith the entire file containing all the documents handed over to me for the search and investigation of the title of the Owner, of the said Property by M/s. Nandan Associates.

Pune

Date - 10.07.2017



(Mrs. Snehalata Babar-Patil)
Advocate

