

Gangakhedkar And Associates

Advocates

Office : Off. No.1, Moraya Apartment, 252 Shanwar Peth, Omkarneshwar Road, Pune - 411 030. ☎ : (020) 2447 3940

Ref.:

Date : 12/07/18

ADDITIONAL SEARCH AND TITLE REPORT

1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the land bearing Survey Number 67 Hissa Number 2A admeasuring about 00 Hectare 82 Aar assessed at Rs. 6.35 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Janardhan Annasaheb Paigude, Kamal Jayawant Kakade, Manohar Manikrao Paigude, Rajani Yashwant Deshmukh, Chitra Manikrao Paigude, Sushila Vinayak Paigude, Ramchandra Vinayank Paigude, M/s. Magarpatta Township Development and Construction Company Limited.

2] This report is in continuation to the search and title report issued by me dated 02/12/15.

3] **COPIES OF THE DOCUMENTS SUPPLIED** --

a] Copy of the search and title report issued by me dated 02/12/15.

b] 7*12 extract of said property for the year 2015 - 2018.

c] Mutation entry no. 6355, 6401.

d] Copy of the Index II of Mortgage Deed dated 09/01/2017.

4] **BRIEF HISTORY OF THE PROPERTY** -

a] The mutation entry no. 6355 states that, as per the order issued by the Tahasildar Haveli, the errors occurred during digitization of 7/12 extract are corrected to match with original record.

b] The mutation entry no. 6401 states that, as per the order issued by the Tahasildar Haveli, the errors occurred during digitization of 7/12 extract are corrected to match with original record.

c] M/s. Nanded City Development & Construction Company Limited has executed a mortgaged deed dated 09/01/2017 in respect of the caption property in favour of Housing Development Finance Corporation Limited. The said Mortgaged Deed is registered in the office of Sub registrar Haveli no. 3 at serial no. 2294 of 2017.

5] **ENCUMBRANCE** -

That I have caused a search to be taken in respect of the caption property from 02/12/15 to 12/07/18 online. I have come across entry mentioned in earlier search report and charge mentioned in clause '4c'.



6] CONCLUSION -

After narrating the facts as aforesaid, I state that subject to as enumerated herein and subject to the documents perused, and subject to the availability of Index II online -

- a] Janardhan Annasaheb Paigude and Kamal Jayawant Kakade (are the owners of an area admeasuring 00 H 22.34 Aar), Manohar Manikrao Paigude, Rajani Yashwant Deshmukh, Chitra Manikrao Paigude (are the owners of an area admeasuring 00 H 17.33 Aar), Sushila Vinayak Paigude and Ramchandra Vinayank Paigude (are the owners of an area admeasuring 00 H 22.33 Aar), M/s. Magarpatta Township Development and Construction Company Limited (is the owner of an area admeasuring 00 H 20 Aar) are the owners of the caption property and the ownership rights appear to be free, clear and marketable subject to the remark mentioned in clause '4c'.
- b] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 07.33 Aar from Chitra Manikrao Paigude, Manohar Maikrao Paigude and Rajani Yashwant Deshmukhaud the development rights appear to be free, clear, and marketable subject to the remark mentioned in clause '4c'.
- c] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 22.33 Aar from Sushila Vinayak Paigude, Ramchandra Vinayak Paigude and the development rights appear to be free, clear, and marketable subject to the remark mentioned in clause '4c'.
- d] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 10 Aar from M/s. Fire Power Marketing (I) Private Limited and the development rights appear to be free, clear, and marketable subject to the remark mentioned in clause '4c'.
- e] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 22.34 Aar from Janardhan Annasaheb Paigude, Kamal Jaywant Kakade and the development rights appear to be free, clear, and marketable subject to the remark mentioned in clause '4c'.
- f] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 20 Aar from M/s. Magarpatta Township Development and Construction Company Limited and the development rights appear to be free, clear, and marketable subject to the remark mentioned in clause '4c'.

This report is accordingly issued and file is returned.



Anand Gangakhedkar
Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

Office : Of. No.1, Moraya Apartment, 252 Shamwar Path, Omkareashwar Road, Pune - 411 030. ☎ : (020) 2447 3940

Ref.

Date :

02/12/15

SEARCH AND TITLE REPORT

- 1) **DESCRIPTION OF PROPERTY** — All that piece and parcel of the land bearing Survey Number 67 Hissa Number 2A admeasuring about 00 H 82 Aar assessed at Rs. 6.35 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Janardhan Armasahel Paigude, Kamal Jayawant Kakade, Manohar Manikrao Paigude, Rajani Yashwant Deshmukh, Chitra Manikrao Paigude, Sustila Vinayak Paigude, Ramchandra Vinayak Paigude, M/s. Magarpatta Township Development and Construction Company Limited.
- 2) I have caused the search of the captioned property for the last 30 years that is from 1984 to 2015(part) both inclusive from the available registers of Index II extract at the office of Joint Sub Registrar Haveli No. I and II, Sub Registrar Haveli No. IX and XVI and in the office of Joint District Registrar where the Index II are available on computer. The search pertaining to the years 1981 to 1991 was caused at the office of the Joint Sub Registrar Haveli No. I and II. The search pertaining to the years 1992 to January 2002 was caused in the office of Sub Registrar Haveli No. IX. The search pertaining to the years 2002 till date was caused at the office of Sub Registrar Haveli No. XVI and in the office of Joint District Registrar on computer.

I have based this report on the basis of the documents mentioned in Para 3.

COPIES OF THE DOCUMENTS SUPPLIED —

- a) 7*12 extract of the caption property for the year 1975 to 2015.
- b) Relevant Mutation entries no. 769, 1487, 1526, 1541, 1722, 1808, 1873, 1952, 2021, 2022, 2093, 2094, 2332, 2519, 3680, 3728, 3729, 4420, 4421, 4635, 4709, 4720, 4996.
- c) Government Notification No. TTS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008.
- d) Copy of the Joint Development Agreement and Power of Attorney.



4] **BRIEF HISTORY OF THE PROPERTY -**

- a] The mutation entry no. 769 certified on 21/08/41 states that, Ramrao Appajirao Paigude, Annasaheb Appajirao Paigude, Baburao Appajirao Paigude, Khashaba Appajirao Paigude affected a partition between themselves and S. No. 67 is divided as under:

S. No.	Name of the owner
67/4	Khashaba Appaji Paigude
67/3	Baburao Appaji Paigude
67/2	Annasaheb Appaji Paigude
67/1	Ramrao Appaji Paigude

- b] The mutation entry no. 1487 certified on 18/04/1961 states that, as per the order passed by the Tahasildar Haveli bearing no. 121/60 dated 08/02/1961, S. No. 67/2 is re granted on new tenure to Annasaheb Appajirao Paigude.
- c] The mutation entry no. 1526 certified on 27/01/62 states that, as per the order passed by the Additional Mamledar Haveli bearing no. ALT/Nanded/76/58 dated 26/12/61, the purchase price Rs. 2743.75 is fixed and the names of the tenant purchaser i.e. Ganpat Sopana Mali and Mahadu Sopana Mali are recorded to possession column of the caption property and the name of Annasaheb Appaji Paigude is deleted from the possession column. The encumbrance of the purchase price is recorded in the other right column of the caption property.
- d] The mutation entry no. 1541 certified on 27/07/62 states that, as per the order passed by the Mamledar Haveli bearing Tenancy Case no.2001, 2004, 1894 dated 25/04/62, possession of half the area of S .No. 67/2 is handed over to Annasaheb Appaji Paigude from Ganpat Sopana Mali and Mahadu Sopana Mali. Hence name of Annasaheb Appaji Paigude is recorded to the caption property.
- e] The mutation entry no. 1722 states that, Annasaheb Appasaheb Paigude expired and is survived by sons Janardhan, Vinayak, Manik, widow Annapurnabai and daughter Kausal Jaywant Kakade. The name of Janardhan Annasaheb Paigude is recorded to the ownership column and the names of remaining heirs are recorded in the other rights column.
- f] The mutation entry no. 1808 certified on 02/03/71, states that, Ganpat Sopana Mali, Sitabai Baburao Paigude, Janardhan Appa Paigude, Mahadu Sopana Mali filed an



application that they have affected a partition between themselves and S.No. 67/2 is divided as under:-

<u>S. No.</u>	<u>Area(Acres/Guntha)</u>	<u>Name of the owner</u>
67/2A	2.2	Janardhan Annasaheb Paigude
67/2B	1.1	Mahadu Sopana Mali
67/2C	1.1	Ganpati Sopana Mali

- g] The mutation entry no. 1873 certified on 03/03/74 states that, encumbrance of irrigation, educational tax and bunding is recorded in the other right column of the caption property.
- h] The mutation entry no. 1932 does not pertaining to the caption property.
- i] The mutation entry no. 2021 does not pertaining to the caption property.
- k] The mutation entry no 2022 does not pertaining to the caption property.
- l] The mutation entry no 2093 does not pertaining to the caption property.
- m] The mutation entry no 2094 does not pertaining to the caption property.
- n] The mutation entry no 2332 does not pertaining to the caption property.
- o] The mutation entry no 2519 certified on 14/06/1996 states that, Manik Annasaheb Paigude filed an application to enter the names recorded in the other right column vide mutation entry no. 1722 to the possession column. Therefore the names of Janardhan, Vinayak, Manik, Kamal Jaywant Kakade are recorded to the ownership column of the caption property. Annapurnabai Annasaheb Paigude is expired and hence her name is not recorded.
- p] The mutation entry no. 3680 certified on 02/04/2007 states that, Manikrao Annasaheb Paigude expired on 4/03/2002 and is survived by son Manohar, widow Chitra and daughter Rajani Yashwantrao Deshmukh. The names of the legal heirs are recorded to the caption property.
- q] The mutation entry no. 3728 certified on 27/07/2007 states that, Vinayak Annasaheb Paigude expired on 31/03/2007 and is survived by son Ramchandra, widow Sushila and three daughters Vimal Shivaji Nigade, Lata Narayan Zunjattan and Shobha Bhivrao Ghare. The names of the legal heirs are recorded to the caption property.



- rj] The mutation entry no. 3729 certified on 27/07/2007 states that, Vimal Shivaji Nigade, Lata Narayan Zunjarrao and Shobha Bhivrao Chare released their share from the caption property vide Release Deed dated 5/07/2007 in favour of Ramchandra Vinayak Paigude and Shushila Vinayak Paigude. The said Release Deed is registered at serial no. 6362/2007 in the office of Sub Registrar Haveli No. XX. The names of releasor are deleted from the caption property.
- sj] The mutation entry no. 4420 certified and states that, M/s. Magarpatta Township Development and Construction Company Limited purchased an area admeasuring 00 H 05 Aar out of the caption property from Sushila Vinayak Paigude and Ramchandra Vinayak Paigude and family members/coparceners vide Sale Deed dated 18/09/2010. The said Sale Deed is registered at serial no 6733/2010 in the office of Sub Registrar Haveli No. III. The name of the purchaser is recorded to the caption property for an area admeasuring 00 H 05 Aar.
- tj] The mutation entry no. 4421 certified and states that, M/s. Magarpatta Township Development and Construction Company Limited purchased an area admeasuring 00 H 05 Aar out of the caption property from Janardhan Annasaheb Paigude and Sulochana Annasaheb Paigude vide Sale Deed dated 18/09/2010. The said sale deed is registered at serial no 6740/2010 in the office of Sub Registrar Haveli No. III. The name of the purchaser is recorded to the caption property for an area admeasuring 00 H 05 Aar.
- uj] The caption property is included in the Government notification No. IPS/1804/141/Pt.kr.148/06/UD-13 dated 23/01/2008 for development of integrated township by Nanded City Development and Construction Company Limited under the provisions of section 18(3) of Maharashtra Regional and Town Planning Act 1966.
- vj] The mutation entry no. 4596 states that M/s. Magarpatta Township Development and Construction Company Limited purchased an area admeasuring 00 H 10 Aar from Chitra Manikrao Paigude, Manohar Maikrao Paigude and Rajani Yashwant Deshmukh and others vide Sale Deed dated 08/04/2011. The said Sale Deed is registered at serial no. 3197/2011 in the office of Sub Registrar Haveli No. III. The mutation entry is cancelled by the Circle Officer stating that as the notice of the mutation entry is not served on the vendors. After obtaining detail addresses fresh mutation be recorded.
- wj] The mutation entry no. 4635 certified on 26/08/2011 states that, Sushila Vinayak Paigude, Ramchandra Vinayak Paigude and family members/coparceners have entered into Joint Development Agreement dated 07/06/11 in respect of an area



admeasuring 00 Hectare 22.33 Aar out of the caption property with Nanded City Development & Construction Company Limited. The Joint Development Agreement is registered in the office of Sub registrar Haveli no. 11 at serial no. 5009 of 2011.

- x] The mutation entry no. 4709 certified on 29/11/2011 states that Chitra Manikrao Paigude, Manohar Maikrao Paigude and Rajani Yashwant Deshmukh and family members/coparceners have entered into Joint Development Agreement dated 08/04/11 in respect of an area admeasuring 00 Hectare 07.83 Aar out of the caption property with Nanded City Development & Construction Company Limited. The Joint Development Agreement is registered in the office of Sub registrar Haveli no. 10 at serial no. 4129 of 2011.
- y] Janardhan Annasaheb Paigude, Kamal Jaywant Kakade and family members/coparceners have entered into Joint Development Agreement dated 27/02/13 in respect of an area admeasuring 00 Hectare 22.34 Aar out of the caption property with Nanded City Development & Construction Company Limited. For the effectual implementation of the Joint Development Agreement, Janardhan Annasaheb Paigude, Kamal Jaywant Kakade and family members/coparceners have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 1522 of 2013 and 1523 of 2013 respectively.
- z] The mutation entry no. 4720 states that, M/s. Fire Power Marketing (I) Private Limited entered into an Agreement to sale cum development with Chitra Manikrao Paigude, Manohar Maikrao Paigude and Rajani Yashwant Paigude and others on 08/06/2007 for an area admeasuring 00 H 10 Aar out of the caption property. The said agreement is registered at serial no. 4509/2007. The purchaser was not available for registration hence the document was rejected. The purchaser vide deed of declaration dated 27/07/2011 ratified the earlier document. The said mutation entry is cancelled.
- aa] M/s. Fire Power Marketing (I) Private Limited have entered into Joint Development Agreement dated 28/05/13 in respect of an area admeasuring 00 Hectare 10 Aar out of the caption property with Nanded City Development & Construction Company Limited. For the effectual implementation of the Joint Development Agreement, M/s. Fire Power Marketing (I) Private Limited has executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 3958 of 2013 and 3959 of 2013 respectively.



- ab] Nanded City Development and Construction Company Limited has acquired the development rights for an area admeasuring 00 Hectare 20 Aar from M/s. Magarpatta Township Development and Construction Company Limited vide Joint Development Agreement dated 30/03/2013. For the effectual implementation of the Joint Development Agreement, M/s. Magarpatta Township Development and Construction Company Limited have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The said Joint Development Agreement and Power of Attorney are registered at serial no. 2527 of 2013 and 2528 of 2013 respectively in the office of Sub Registrar Haveli no. XI.

5) ENCUMBRANCE -

At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No. I and II are extensively torn and hence I cannot comment upon the same in detail. However from the available registers of Index II at the office of Sub Registrar Haveli No. IX, Sub Registrar Haveli No. XVI and Joint District Registrar, where the record from the entire Sub Registrar Haveli Offices is collected and stored on computer subject to updating, I did not come across any entry, which would hamper the title of the present owner.

6) PERMISSION/ NOC/DOCUMENTS REQUIRED -

- a] Appropriate steps should be initiated against the cancellation of mutation entry no 4596.
- b] Necessary steps need to be initiated for recording the name of Nanded City Development and Construction Company Limited in the other rights column in respect of the development rights acquired from M/s. Magarpatta Township Development and Construction Company Limited and M/s. Fire Power Marketing (I) Private Limited.

7) CONCLUSION

After narrating the facts as aforesaid, I state that subject to the documents perused, and subject to the availability of record maintained in the office of Joint District Registrar Office on computer collected from all Sub Registrar Offices, subject to updating of record -

- a] Janardhan Anandasheb Paigude and Kamal Jayawant Kakade (are the owners of an area admeasuring 00 H 22.34 Aar), Marohar Manikrao Paigude, Rajeni Yashwant Deshmukh, Chitra Manikrao Paigude (are the owners of an area admeasuring 00 H 17.33 Aar), Sushila Vinayak Paigude and Ramchandra Vinayank Paigude (are the owners of an area admeasuring 00 H 22.33 Aar), M/s. Magarpatta Township

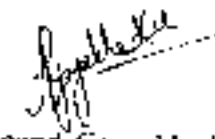


Development and Construction Company Limited (is the owner of an area admeasuring 00 H 20 Aar) are the owners of the caption property and the ownership rights appear to be free, clear and marketable.

- b] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 07.33 Aar from Chitra Manikrao Paigude, Manohar Maikrao Paigude and Rajani Yashwant Deshmukh and the development rights appear to be free, clear, and marketable.
- c] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 22.33 Aar from Sushila Vinayak Paigude, Ramchandra Vinayak Paigude and the development rights appear to be free, clear, and marketable.
- d] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 10 Aar from M/s. Fire Power Marketing (I) Private Limited and the development rights appear to be free, clear, and marketable.
- e] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 22.34 Aar from Janardahan Annasaheb Paigude, Kamal Jaywant Kakade and the development rights appear to be free, clear, and marketable.
- f] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 20 Aar from M/s. Magarpatta Township Development and Construction Company Limited and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and file is returned.




Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

Office : Off. No.1, Moraya Apartment, 252 Shanwar Peth, Omkarashwar Road, Pune - 411 030. ☎ : (020) 2447 3940

Ref.:

Date : 08/01/19

ADDITIONAL SEARCH AND TITLE REPORT

- 1] DESCRIPTION OF PROPERTY — All that piece and parcel of the land bearing Survey Number 67 Hissa Number 2C admeasuring about 00 Hectare 42 Aar assessed at Rs. 3.17 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Baban Ganpati Dedge.

- 2] This report is in continuation to the search and title report issued by me dated 12/07/18.

- 3] COPIES OF THE DOCUMENTS SUPPLIED —

- a] Copy of the search and title report issued by me dated 12/07/18.
b] 7*12 extract of said property for the year 2017-2018

- 4] ENCUMBRANCE -

That I have caused a search to be taken in respect of the caption property from 12/07/18 to 08/01/2019 online. I have come across entry mentioned in earlier search report. I did not come across any entry which would hamper the title of the present owner subject to the remark and charge mentioned in the earlier search report.

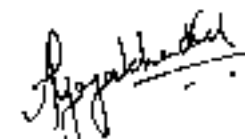
- 5] CONCLUSION -

After narrating the facts as aforesaid, I state that subject to as enumerated herein and subject to the documents perused, and subject to the availability of Index II online -

- a] Baban Ganpati Dedge is the owner of the caption property and the ownership rights appear to be free, clear and marketable, subject to the charged mentioned in earlier search and title report.
b] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 42 Aar from Baban Ganpati Dedge and family members/ coparceners and the development rights appear to be free, clear, and marketable, subject to the charge and remark in mentioned earlier search and title report.

This report is accordingly issued and file is returned.




Anand Gangakhedkar
Advocate

Gangakhedkar And Associates

Advocates

Office : Off. No.1, Moraya Apartment, 252 Shanwar Peth, Omkareshwar Road, Pune - 411 030. ☎ : (020) 2447 3940

Ref.:

Date : 12/07/18

SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** — All that piece and parcel of the land bearing Survey Number 67 Hissa Number 2C admeasuring about 00 Hectare 42 Aar assessed at Rs. 3.17 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Baban Ganpati Dedge.
- 2] I have caused the search of the caption property for the last 30 years that is from 1987 to 2018 both inclusive. The search from 1987 till 2002 of the available registers of Index II extract was carried out from the office of Joint Sub Registrar Haveli No. I and II, Sub Registrar Haveli No. IX, XI and XVI only. The search pertaining from the year 2002 till date was caused online.

I have based this report on the basis of the documents mentioned in Para 3.

3] **COPIES OF THE DOCUMENTS SUPPLIED —**

- a] 7*12 extract of the caption property for the year 1970 to 2012.
- b] Relevant Mutation entries no. 769, 1075, 1121, 1487, 1526, 1541, 1722, 1729, 1808, 1873, 1952, 3734, 4676, 6353, 6401.
- c] Government Notification No. TFS/1804/144/Pr.kr.148/05/UD-13 dated 23/01/2008.
- d] Copy of the Joint Development Agreement and Power of Attorney.
- e] Copy of the Index II of Mortgage Deed dated 09/01/2017.

4] **BRIEF HISTORY OF THE PROPERTY —**

- a] The mutation entry no. 769 certified on 21/08/41 states that, Ramrao Appaji Paigude, Annasaheb Appajirao Paigude, Baburao Appajirao Paigude, Khashaba Appajirao Paigude affected a partition between themselves and S. No. 67 is divided as under:

<u>S. No.</u>	<u>Name of the owner</u>
67/4	Khashaba Appaji Paigude
67/3	Baburao Appaji Paigude
67/2	Annasaheb Appaji Paigude
67/1	Ramrao Appaji Paigude



- b] The mutation entry no. 1487 certified on 18/04/1961 states that, as per the order bearing no. 121/60 dated 08/02/1961, S. No. 67/2 is re granted on new tenure to Annasaheb Appajirao Paigude.
- c] The mutation entry no. 1526 certified on 27/01/62 states that, as per the order passed by the Additional Mamledar Haveli bearing no. A.T./Nanded/76/58 dated 26/12/61, the purchase price of the caption property of Rs. 2743.75 is fixed and the names of the tenant purchaser i.e. Ganpat Sopana Mali and Mahadu Sopana Mali are recorded to possession column of the caption property and the name of Annasaheb Appaji Paigude is deleted from the possession column. The encumbrance of the purchase price is recorded in the other right column of the caption property.
- d] The mutation entry no. 1541 certified on 27/07/62 states that, as per the order passed by the Mamledar Haveli bearing no. 2001,2004,1894 dated 25/04/62, possession of half the area of S.No. 67/2 i.e. 2 Acres 2 Guntha is handed over to Annasaheb Appaji Paigude from Ganpat Sopana Mali and Mahadu Sopana Mali. Hence name of Annasaheb Appaji Paigude is recorded to the caption property.
- e] The mutation entry no. 1722 certified on 23/04/1969 states that, Annasaheb Appajirao Paigude expired on 03/08/1967 and survived by three sons Viruayak Annasaheb Paigude, Manik Annasaheb Paigude, Janardhan Annasaheb Paigude, daughter Jamal Jaywant Kakade and widow Annapurnabai Annasaheb Paigude. Hence the names of legal heir are recorded to the other right column of the caption property.
- f] The mutation entry no. 1729 deals with the conversion of area assessment to matrix system from the earlier system of Acres and Gunthas.
- g] The mutation entry no. 1808 certified on 02/03/71, states that, Ganpat Sopana Mali, Sitabai Baburao Paigude, Janardhan Appa Paigude, Mahadu Sopana Mali filed an application that they have affected a partition between themselves and S.No. 67/2 is divided as under:-

<u>S. No.</u>	<u>Area (Acers/Guntha)</u>	<u>Name of the owner</u>
67/2A	2.2	Janardhan Appaji Paigude
67/2B	1.1	Mahadu Sopana Mali
67/2C	1.1	Ganpati Sopana Mali

- h] The mutation entry no. 1873 certified on 03/03/74 states that, encumbrance of irrigation, educational tax and bunding is recorded in the other right column of the caption property.



- i] The mutation entry no. 1952 certified on 28/05/78 states that, Ganpat Sopana Dedge expired on 12/04/74 and is survived by son Baban Ganpat Dedge, and daughter Muktabai Hanumant Karpe. The name of the Baban Ganpat Dedge is recorded in the possession column of the caption property and the name of Muktabai Karpe is recorded in the other right column of the caption property.
- j] The mutation entry no. 3734 certified on 14/08/07 states that, Muktabai Hanumant Karpe executed a release deed in favour of her brother Baban Ganpat Dedge on 9/07/2007 which is registered at serial no. 5449/07 in the office of Haveli No. XVI. Hence name of Muktabai Karpe is deleted from the other right column of the caption property.
- k] The caption property is included in the Government notification No.TPS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008 for development of integrated township by Nanded City Development and Construction Company Limited under the provisions of section 18(3) of Maharashtra Regional and Town Planning Act 1966.
- l] The mutation entry no. 4676 certified on 26/08/11 states that, Baban Ganpati Dedge and others have entered into Joint Development Agreement dated 29/06/11 in respect of the caption property with Nanded City Development & Construction Company Limited for an area admeasuring 00 Hectare 42 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, Baban Ganpati Dedge and family members/ coparceners have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 5743 of 2011 and 5744 of 2011 respectively.
- m] The mutation entry no. 6353 states that, as per the order issued by the Tahasildar Haveli, the errors occurred during digitization of 7/12 extract are corrected to match with original record.
- n] The mutation entry no. 6401 states that, as per the order issued by the Tahasildar Haveli, the errors occurred during digitization of 7/12 extract are corrected to match with original record.
- o] M/s. Nanded City Development & Construction Company Limited has executed a mortgaged deed dated 09/01/2017 in respect of the caption property in favour of Housing Development Finance Corporation Limited. The said Mortgaged Deed is registered in the office of Sub registrar Haveli no. 3 at serial no. 2294 of 2017.

5] **ENCUMBRANCE -**

- a] At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No. I and II are extensively torn and hence I cannot



upon the same in detail. However from the available registers of Index II at the offices of Sub Registrar Haveli No. IX and Sub Registrar Haveli No. XVI and in the office of Joint District Registrar on computer. I have come across entry mentioned in clause '4a' here in above.

6] REMARK/NOC/DOCUMENTS REQUIRED-

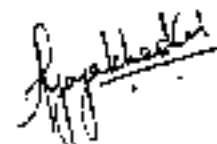
- a] The caption property is purchased by the tenants, Ganpat Sopana Mali and Mahadu Sopana Mali under the provisions of Tenancy Act which is recorded by mutation entry no.1526. As per the partition recorded vide mutation entry no.1808, the caption property came to the share of Ganpati Sopana Mali. However on perusal of the revenue record it appears that the remark of 'new tenure' is not appearing thereon.

7] CONCLUSION -

- a] Baban Ganpati Dedge is the owner of the caption property and the ownership rights appear to be free, clear and marketable, subject to the charged mentioned in clause '4c'.
- b] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 42 Aar from Baban Ganpati Dedge and family members/ coparceners and the development rights appear to be free, clear, and marketable, subject to the charged mentioned in clause '4c' and '6a'.

This report is accordingly issued and file is returned.




Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

Office : Off. No.1, Moraya Apartment, 252 Shenwar Peth, Omkareshwar Road, Pune - 411 030. ☎ : (020) 2447 3940

Ref.:

Date : 08/01/19

ADDITIONAL SEARCH AND TITLE REPORT

1] DESCRIPTION OF PROPERTY – All that piece and parcel of the land bearing Survey Number 67 Hissa Number 3A admeasuring about 00 Hectare 41 Aar assessed at Rs. 3.17 paise, situated at village Nanded, Taluka – Haveli, District – Pune, (hereinafter referred to as the caption property) stands in the name of Laxman Narayan Lagad, Balasaheb Narayan Lagad, Vnyankat Narayan Lagad, Tatyasaheb Narayan Lagad, Ashok Vasanttrao Dhawde, Sandeep Vasanttrao Dhawde.

2] This report is in continuation to the search and title report issued by me dated 12/07/18.

3] COPIES OF THE DOCUMENTS SUPPLIED –

a] Copy of the search and title report issued by me dated 12/07/18.

b] 7*12 extract of said property for the year 2017 - 2018.

4] ENCUMBRANCE –

That I have caused a search to be taken in respect of the caption property from 12/07/18 to 08/01/2019 online. I have come across entry mentioned in earlier search report. I did not come across any entry which would hamper the title of the present owner subject to the remark/charge mentioned in the earlier search report.

5] CONCLUSION –

After narrating the facts as aforesaid, I state that subject to as enumerated herein and subject to the documents perused, and subject to the availability of Index II online –

a] Laxman Narayan Lagad, Balasaheb Narayan Lagad, Vnyankat Narayan Lagad, Tatyasaheb Narayan Lagad are the owners of an area admeasuring 00 Hectare 16 Aar out of the caption property and the ownership rights appear to be free, clear and marketable, subject to charge mentioned in earlier search and title report.

b] Ashok Vasanttrao Dhawde, Sandeep Vasanttrao Dhawde are the owners of an area admeasuring 00 Hectare 25 Aar out of the caption property and the ownership rights appear to be free, clear and marketable.



- c] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area measuring 00 Hectare 16 Aar from Laxman Narayan Lagad, Balasaheb Narayan Lagad, Vnyankat Narayan Lagad, Tatyasaheb Narayan Lagad and family member/ coparceners and the development rights appear to be free, clear, and marketable, subject to charge mentioned in earlier search and title report.

This report is accordingly issued and file is returned.



Anand Gangakhedkar
Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

Office : Off. No.1, Moraya Apartment, 252 Shanwar Peth, Omkareshwar Road, Pune - 411 030. ☎ : (020) 2447 3940

Ref.:

Date : 12/07/18

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** - All that piece and parcel of the land bearing Survey Number 67 Hissa Number 3A admeasuring about 00 Hectare 41 Aar assessed at Rs. 3.17 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Laxman Narayan Lagad, Balasaheb Narayan Lagad, Vnyankat Narayan Lagad, Tatyasaheb Narayan Lagad, Ashok Vasanttrao Dhawde, Sandeep Vasanttrao Dhawde .
- 2] This report is in continuation to the search and title report issued by me dated 08/08/14.
- 3] **COPIES OF THE DOCUMENTS SUPPLIED** -
 - a] Copy of the search and title report issued by me dated 08/08/14.
 - b] 7*12 extract of said property for the year 2014 - 2018.
 - c] The mutation entry no. 6353, 6401.
 - d] Copy of the Index II of Mortgage Deed dated 09/01/2017.
- 4] **BRIEF HISTORY OF THE PROPERTY** -
 - a] The mutation entry no. 6353 states that, as per the order issued by the Tahasildar Haveli, the errors occurred during digitization of 7/12 extract are corrected to match with original record.
 - b] The mutation entry no. 6401 states that, as per the order issued by the Tahasildar Haveli, the errors occurred during digitization of 7/12 extract are corrected to match with original record.
 - c] M/s. Nanded City Development & Construction Company Limited has executed a mortgaged deed dated 09/01/2017 for an area admeasuring 00 H 16 Aar out of the caption property in favour of Housing Development Finance Corporation Limited. The said Mortgaged Deed is registered in the office of Sub registrar Haveli no. 3 at serial no. 2294 of 2017.
- 5] **ENCUMBRANCES** -

That I have caused a search to be taken in respect of the caption property from 08/08/14 to 12/07/2018 online. I have come across entry mentioned in clause '4c' here in above.
- 6] **CONCLUSION** -

After narrating the facts as aforesaid, I state that subject to as enumerated herein and subject to the documents perused, and subject to the availability of registers of Index II online -



- a) Laxman Narayan Lagad, Balasaheb Narayan Lagad, Vnyankat Narayan Lagad, Tatyasaheb Narayan Lagad are the owners of an area admeasuring 00 Hectare 16 Aar out of the caption property and the ownership rights appear to be free, clear and marketable, subject to charged mentioned in clause '4c'.
- b) Ashok Vasantrao Dhawde, Sandeep Vasantrao Dhawde are the owners of an area admeasuring 00 Hectare 25 Aar out of the caption property and the ownership rights appear to be free, clear and marketable.
- c) M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 16 Aar from Laxman Narayan Lagad, Balasaheb Narayan Lagad, Vnyankat Narayan Lagad, Tatyasaheb Narayan Lagad and family member/ coparceners and the development rights appear to be free, clear, and marketable, subject to charged mentioned in clause '4c'.

This report is accordingly issued and file is returned.




Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

Office : Off. No 1, Moraya Apartment, 252 Shanwar Peth, Omkareshwar Road, Pune - 411 031 ☎ (020) 2447 3940

Ref.:

Date : 08/08/14

SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the land bearing Survey Number 67 Hissa Number 3A admeasuring about 00 Hectare 41 Aar, assessed at Rs. 3.17 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Ashok Vasantao Dhawade, Sandeep Vasantao Dhawade, Laxman Narayan Lagad, Balasaheb Narayan Lagad, Vyankat Narayan Lagad, Tatyasaheb Narayan Lagad.
- 2] I have caused the search of the caption property for the last 30 years that is from 1983 to 2014 (part) both inclusive from the available registers of Index II extract at the office of Joint Sub Registrar Haveli No. I and II, Sub Registrar Haveli No. IX and XVI only. The search pertaining to the years 1981 to 1991 was caused at the office of the Joint Sub Registrar Haveli No. I and II. The search pertaining to the years 1992 to January 2002 was caused in the office of Sub Registrar Haveli No. IX. The search pertaining to the years 2002 till date was caused at the office of Joint District Registrar on computer subject to updating of records.
- 3] **COPIES OF THE DOCUMENTS SUPPLIED** --
 - a] 7*12 extract of the caption property for the year 1975-2014.
 - b] Relevant Mutation entries no. 1530, 1808, 1952, 2021, 2022, 2093, 2094, 2095, 2559, 3734, 3735, 3751, 3812, 3987, 4086.
 - c] Government Notification No. TFS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008.
 - d] Copy of the Joint Development Agreement and Power of Attorney.

I have traced the title of the property on the basis of the above mentioned documents.
- 4] **BRIEF HISTORY OF THE PROPERTY** -
 - a] The mutation entry no. 1530 certified on 27/07/62, states that, as per the order passed by the Additional Mamledar Haveli bearing no. ALT/70/58 dated 26/02/60, The purchase price Rs. 2640.63 is fixed and the names of the tenant purchaser i.e. Ganpat Sopana Mali and Mahadu Sopana Mali are recorded to possession column of



the caption property. The encumbrance of the purchase price is recorded in the other right column of the caption property.

- b] The mutation entry no. 1808 certified on 02/03/71, states that, Ganpat Sopana Mali, Sitabai Baburao Paigude, Janardhan Appa Paigude, Mahadu Sopana Mali filed an application that they have affected a partition between themselves and S.No. 67/3 is divided as under:-

<u>S.No.</u>	<u>Area(Acers/Guntha)</u>	<u>Name of the owner</u>
67/3A	1.075	Ganpati Sopana Mali
67/3B	1.075	Mahadu Sopana Mali
67/3C	2.150	Sitabai Baburao Paigude

- c] The mutation entry no. 1952 certified on 28/05/78 states that, Ganpat Sopana Dedge expired on 12/04/74 and is survived by son Baban Ganpat Dedge, and daughter Muktabai Hanumant Karpe. The name of the Baban Ganpat Dedge is recorded in the possession column of the caption property and the name of Muktabai karpe is recorded in the other right column of the S.No. 67/3.
- d] The mutation entry no. 2021 certified on 06/09/82 states that, Baban Ganpati Dedge obtained loan from Nanded Vividh Karyakari Society and therefore the said encumbrance is recorded in the other rights column of the S.No. 67/3.
- e] The mutation entry no. 2022 certified on 06/09/82 states that, Mahadu Sopana Dedge obtained loan from Nanded Vividh Karyakari Society and therefore the said encumbrance is recorded in the other rights column of the S.No. 67/3.
- f] The mutation entry no. 2093 certified on 04/09/86 states that, Mahadu Sopana Dedge obtained loan from Nanded Vividh Karyakari Society and therefore the said encumbrance is recorded in the other rights column of the No. 67/3.
- g] The mutation entry no. 2094 certified on 04/09/86 states that, Mahadu Sopana Dedge obtained loan from Nanded Vividh Karyakari Society and therefore the said encumbrance is recorded in the other rights column of the S.No. 67/3.
- h] The mutation entry no. 2095 does not pertain to the captioned property.
- i] The mutation entry no. 2559 certified on 18/10/1996, states that, Baban Ganpat Dedge repaid the loan amount obtained from Nanded Vividh Karyakari Co-operative Society and hence the encumbrance appearing in the other rights column of the caption property is deleted.



Continuation Sheet

j] The mutation entry no. 3734 certified on 14/08/07 states that, Muktabai Hanumant Karpe executed a Release Deed in favour of her brother Baban Ganpat Dedge on 9/07/2007 which is registered at serial no. 5449/07 in the office of Haveli No. XVI. Hence name of Muktabai Karpe is deleted from the other right column of the caption property.

k] The mutation entry no. 3735 certified on 14/8/2007, states that, Baban Ganpat Dedge and Muktabai Hanumant Karpe filed an application that they have affected a partition between themselves vide Partition Deed dated 09/07/2007 registered at serial no. 5449/2007 in the office of Sub Registrar Haveli No. XVI and S. No. 67/3A is divided as under:-

S. No.	Area	Name of the owner
67/3A	00 H 16 Aar	Baban Ganpat Dedge
67/3A	00 H 25 Aar	Muktabai Hanumant Karpe

l] The mutation entry no. 3751 certified on 18/09/2007 states that, as per the order passed by Tahsildar Haveli bearing no. THK/Vashi/404/07 dated 20/07/2007, the encumbrance of Rs. 2640.63 of AIT appearing in the other right column of the caption property is deleted.

m] The mutation entry no. 3812 certified on 27/12/2007 and states that, Ashok Vasantrao Dhawade and Sandeep Vasantrao Dhawade purchased an area admeasuring of 00 Hectare 25 Aar out of the caption property from Muktabai Hanumant Karpe and consented by Deepak Hanumant Karpe, Sandeep Hanumant Karpe, Rahul Hanumant Karpe, Neelima Shrikrishna Ahlang, Ujwala Avinash Girme vide Sale Deed dated 7/11/2007 registered at serial no. 8541/2007 in the office of Sub Registrar Haveli No. XV. The names of Ashok Vasantrao Dhawade and Sandeep Vasantrao Dhawade are recorded to the caption property for an area admeasuring of 00 Hectare 25 Aar.

n] The mutation entry no. 3987 certified on 18/9/2008 and states that Laxman Narayan Lagad, Balasaheb Narayan Lagad, Tatyasaheb Narayan Lagad and Vyankat Narayan Lagad purchased an area admeasuring of 00 Hectare 16 Aar out of the total caption property from Baban Ganpati Dedge and others vide Sale Deed dated 24/6/2008 registered at serial no. 5216/2008 2007 in the office of Sub Registrar Haveli No. XVI. The names of Laxman Narayan Lagad, Balasaheb Narayan Lagad, Tatyasaheb Narayan Lagad and Vyankat Narayan Lagad are recorded to the caption property for an area admeasuring of 00 Hectare 16 Aar.



o] The caption property is included in the Government notification No.TPS/1804/144/Pr.kt.148/06/UD-13 dated 23/01/2008 for development of integrated township by Nanded City Development and Construction Company Limited under the provisions of section 18(3) of Maharashtra Regional and Town Planning Act 1966.

p] The mutation entry no. 6086 certified on 21/03/2014 states that Laxman Narayan Lagad, Balasaheb Narayan Lagad, Tatyasaheb Narayan Lagad and Vyankat Narayan Lagad and others have entered into Joint Development Agreement dated 25/10/2013 for an area admeasuring of 00 Hectare 16 Aar, with M/s Nanded City Development & Construction Company Limited in respect of the caption property. For the effectual implementation of the Joint Development Agreement, Laxman Narayan Lagad, Laxman Narayan Lagad, Balasaheb Narayan Lagad, Tatyasaheb Narayan Lagad and Vyankat Narayan Lagad and others have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The said Joint Development Agreement and Power of Attorney are registered at serial no. 7917 of 2013 and 7918 of 2013 respectively in the office of Sub registrar Haveli no. XI. The name of M/s. Nanded City Development & Construction Company Limited is recorded to the other right column of the caption property for an area admeasuring 00 H 16 Aar.

5] ENCUMBRANCE -

a] At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No. I and II are extensively torn and hence I cannot comment upon the same in detail. However from the available registers of Index II at the offices of Sub Registrar Haveli No. IX and Sub Registrar Haveli No. XVI and in the office of Joint District Registrar on computer, I did not come across any entry, which would hamper the title of the present owner.

6] CONCLUSION -

After narrating the facts as aforesaid, I state that subject to as enumerated herein and subject to the documents perused, and subject to the availability of registers of Index II extracts at the office of Joint Sub Registrar Haveli No. I and II, Sub Registrar Haveli No. IX, XI, XVI and Joint District Registrar -

a] Ashok Vasantrao Dhawde and Sandip Vnantrao Dhawde are the owners of the caption property for an area admeasuring 00 H 25 Aar and the ownership rights appear to be free, clear, and marketable.



- b) Laxman Narayan Lagad, Balasaheb Narayan Lagad, Vyankat Narayan Lagad, Tatyasaheb Narayan Lagad for an area admeasuring 00 H 16 Aar and the ownership rights appear to be free, clear, and marketable.
- c) M/s. Nanded City Development & Construction Company Limited has acquired the rights to implement the Township Proposal from Laxman Narayan Lagad, Balasaheb Narayan Lagad, Vyankat Narayan Lagad and Tatyasaheb Narayan Lagad for an area admeasuring 00 H 16 Aar out of the caption property and the development rights appear to be free, clear, and marketable.

This report is accordingly issued.




Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

Office : Off. No. 1, Moraya Apartment, 252 Sharwar Peth, Omkareshwar Road, Pune - 411 030. ☎ : (020) 2447 3940

Ref.:

Date : 08/01/19

ADDITIONAL SEARCH AND TITLE REPORT

1] DESCRIPTION OF PROPERTY - All that piece and parcel of the land bearing Survey Number 67 Hissa Number 3B admeasuring about 00 Hectare 41 Aar assessed at Rs. 3.17 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Rajendra Damodhar Dedge, Bhawana Sharad Raskar.

2] This report is in continuation to the search and title report issued by me dated 12/07/18.

3] COPIES OF THE DOCUMENTS SUPPLIED -

- a] Copy of the search and title report issued by me dated 12/07/18.
- b] 7*12 extract of said property for the year 2017 - 2018.

4] ENCUMBRANCE -

That I have caused a search to be taken in respect of the caption property from 12/07/18 to 08/01/2019 online. I have come across entry mentioned in earlier search report. I did not come across any entry which would hamper the title of the present owner subject to the remark and charge mentioned in the earlier search report.

5] CONCLUSION -

After narrating the facts as aforesaid, I state that subject to as enumerated herein and subject to the documents perused, and subject to the availability of Index II online -

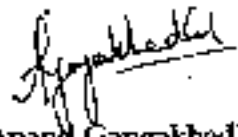
- a] Rajendra Damodhar Dedge (00 H 30 Aar), Bhawana Sharad Raskar (00 H 11 Aar) are the owners of the caption property and the ownership rights appear to be free, clear and marketable, subject to charge mentioned in earlier search and title report.
- b] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 30 Aar from Rajendra Damodhar Dedge and family members/coparceners. The development rights appear to be free, clear, and marketable, subject to charge and remark mentioned in earlier search and title report.



- c] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 11 Aar from and Bhawana Sharad Raskar family members/coparceners. The development rights appear to be free, clear, and marketable, subject to charge mentioned in earlier search and title report.

This report is accordingly issued and file is returned.




Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

Office : Off. No.1, Moraya Apartment, 252 Shanwar Path, Omkareshwar Road, Pune - 411 030. ☎ : (020) 2447 3940

Ref.:

Date

12/07/18

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the land bearing Survey Number 67 Hissa Number 3B admeasuring about 00 Hectare 41 Aar assessed at Rs. 3.17 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Rajendra Damodhar Dedge, Bhawana Sharad Raskar.
- 2] This report is in continuation to the search and title report issued by me dated 17/10/13.
- 3] **COPIES OF THE DOCUMENTS SUPPLIED** --
 - a] Copy of the search and title report issued by me dated 17/10/13.
 - b] 7/12 extract of said property for the year 2013 - 2018.
 - c] The mutation entry no. 6353, 6401.
 - d] Copy of the Index II of Mortgage Deed dated 09/01/2017.
- 4] **BRIEF HISTORY OF THE PROPERTY** -
 - a] The mutation entry no. 6353 states that, as per the order issued by the Tahasildar Haveli, the errors occurred during digitization of 7/12 extract are corrected to match with original record.
 - b] The mutation entry no. 6401 states that, as per the order issued by the Tahasildar Haveli, the errors occurred during digitization of 7/12 extract are corrected to match with original record.
 - c] M/s. Nanded City Development & Construction Company Limited has executed a mortgaged deed dated 09/01/2017 in respect of the caption property in favour of Housing Development Finance Corporation Limited. The said Mortgaged Deed is registered in the office of Sub registrar Haveli no. 3 at serial no. 2294 of 2017.
- 5] **ENCUMBRANCES** -

That I have caused a search to be taken in respect of the caption property from 17/10/13 to 12/07/2018 online, I have come across entry mentioned in clause '4c' here in above.
- 6] **NOC/DOCUMENTS REQUIRED** -
 - a] Necessary steps to mutated the rights acquired from Rajendra Damodar Dedge by way of Joint Development Agreement dated 17/10/2012 needs to be initiated.



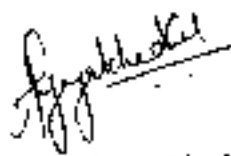
7] CONCLUSION -

After narrating the facts as aforesaid, I state that subject to as enumerated herein and subject to the documents perused, and subject to the availability of registers of Index II online -

- a) Rajendra Damodhar Dedge, Bhawana Sharad Raskar are the owners of the caption property and the ownership rights appear to be free, clear and marketable, subject to charged mentioned in clause '4c'.
- b) Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 30 Aar and 00 Hectare 11 Aar respectively from Rajendra Damodhar Dedge and Bhawana Sharad Raskar and the development rights appear to be free, clear, and marketable, subject to charged mentioned in clause '4c' and '6a'.

This report is accordingly issued and file is returned.




Arund Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

Office : Off. No.1, Moraya Apartment, 262 Shanwar Path, Omkareshwar Road, Pune - 411 030. ☎ : (020) 2447 3940

Ref.:

Date : 17/10/13

SEARCH AND TITLE REPORT

1] DESCRIPTION OF PROPERTY - All that piece and parcel of the land bearing Survey Number 67 Hissa Number 3B admeasuring about 00 H 41 Aar assessed at Rs. 03.17 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Rajendra Damodhar Dedge, Bhawana Sharad Raskar.

2] I have caused the search of the caption property for the last 30 years that is from 1983 to 2013 (part) both inclusive from the available registers of Index II extract at the office of Joint Sub Registrar Haveli No. I and II, Sub Registrar Haveli No. IX and XVI only. The search pertaining to the years 1981 to 1991 was caused at the office of the Joint Sub Registrar Haveli No. I and II. The search pertaining to the years 1992 to January 2002 was caused in the office of Sub Registrar Haveli No. IX. The search pertaining to the years 2002 till date was caused at the office of Sub Registrar Haveli No. XVI only.

3] COPIES OF THE DOCUMENTS SUPPLIED :-

- a] 7*12 extract of the caption property for the year 1975 to 2011.
- b] Relevant Mutation entries no. 1530, 1808, 1729, 1952, 2597, 2640, 3143, 3319, 3711, 3750, 3751, 4985.
- c] Government Notification No. TPS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008.
- d] Copy of the Joint Development Agreement and Power of Attorney.

I have traced the title of the property on the basis of the above mentioned documents.

4] BRIEF HISTORY OF THE PROPERTY --

- a] The mutation entry no. 1530 certified on 27/07/62, states that, as per the order passed by the Additional Mamledar Haveli bearing no. ALI/70/58 dated 26/02/60, The purchase price Rs. 2640.63 is fixed and the names of the tenant purchaser i.e. Ganpat Sopana Mali and Mahadu Sopana Mali are recorded to possession column of the caption property. The encumbrance of the purchase price is recorded in the other right column of the caption property.



- b] The mutation entry no. 1808 certified on 02/03/71, states that, Ganpat Sopana Mali, Sitabai Baburao Paigude, Janardhan Appa Paigude, Mahadu Sopana Mali filed an application that they have affected a partition between themselves and S.No. 67/3 is divided as under:-

S. No.	Area(Acres/Guntha)	Name of the owner
67/3A	1.10	Ganpati Sopana Mali
67/3B	1.10	Mahadu Sopana Mali
67/3C	2.10	Sitabai Baburao Paigude

- c] The mutation entry no. 1729 deals with the conversion of area assessment to matrix system from the earlier system of Acres and Gunthas.
- d] The mutation entry no. 1952 does not pertain to the caption property.
- e] The mutation entry no. 2597 certified on 03/04/97 states that, Mahadu Sopana Dedge expired on 29/01/97 and is survived by son Damodhar Mahadeo Dedge and three daughters Laxmibai Vithhal Tilekar, Janabai Baban Choukhande, Parubai Bapusaheb Girme, Kamal Dattatraya Kedari, and widow Rangubai Mahadeo Dedge. The names of legal heirs are recorded to the caption property.
- f] The mutation entry no. 2640 certified on does not pertain to the caption property.
- g] The mutation entry no. 3143 certified on 05/07/2002 states that, Rangubai Mahadeo Dedge expired on 17/08/2000 and is survived by son Damodhar Mahadeo Dedge and four daughters Laxmibai Vithhal Tilekar, Janabai Baban Choukhande, Parubai Bapusaheb Girme, Kamal Dattatraya Kedari. The daughters i.e. Laxmibai Vithhal Tilekar, Janabai Baban Choukhande, Parubai Bapusaheb Girme, Kamal Dattatraya Kedari released their rights from the caption property. The said release deed is registered at serial no. 12544/97 in the office of Sub Registrar Haveli no. 15. Hence the names of daughters are not recorded to the caption property.
- h] The mutation entry no. 3319 certified on 22/02/2004, states that Damodhar Mahadeo Dedge obtained loan from Nanded Vividh Karyakari Society and therefore the said encumbrance is recorded in the other rights column of the caption property.
- i] The mutation entry no. 3711 certified on 05/06/2007 states that, Damodhar Mahadeo Dedge repaid the loan amount obtained from Nanded Vividh Karyakari Society and therefore the encumbrance recorded in the other rights column of the caption property is deleted.



- j] The mutation entry no. 3750 certified on 18/09/2007 states that, Damodhar Mahadeo Dedge, Vijay Damodhar Dedge, Rajendra Damodhar Dedge, Mirabai Damodhar Dedge, Nayana Shekhar Bodke and Bawana Sharad Raskar effected partition between themselves on 18/05/2007, registered at serial no. 6945 and an area admeasuring 00 H 30 Aar out of the caption property came to share of Rajendra Damodhar Dedge and an area admeasuring 00 H 11 Aar out of the caption property came to the share of Bawana Sharad Raskar. Accordingly their names are recorded to their respective shares.
- k] The mutation entry no. 3751 certified on 18/09/2007 states that, as per the order passed by Tahsildar office bearing no. 404/07 dated 20/07/2007, encumbrance of Rs. 2640.63 of ALT appearing in the other right column of the caption property is deleted.
- l] The caption property is included in the Government notification No.TPS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008 for development of integrated township by Nanded City Development and Construction Company Limited under the provisions of section 18(3) of Maharashtra Regional and Town Planning Act 1966.
- m] The mutation entry no. 4985 states that Bhawana Sharad Raskar and others have entered into Joint Development Agreement dated 10/10/12 with Nanded City Development & Construction Company Limited for an area admeasuring 00 H 11 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, Bhawana Sharad Raskar and others have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 9403 of 2012 and 9404 of 2012 respectively.
- n] Rajendra Damodar Dedge and others have entered into Joint Development Agreement dated 17/10/12 with Nanded City Development & Construction Company Limited for an area admeasuring 00 H 30 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, Rajendra Damodar Dedge and others have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 9587 of 2012 and 9588 of 2012 respectively.
- o] Laxmibai Vitthal Tilekar, Janabai Baban Choukhanda, Farubai Bapusaheb Garne, Kamal Dattatraya Kedari filed civil suit against Damodhar Mahadeo Dedge, Rajendra Damodhar Dedge, Vijay Damodhar Dedge, Mirabai Damodhar Dedge,



Bhavana Sharad Raskar, Naina Shekhar Bodke and Nanded City Development and Construction Company Limited bearing RCS. 1602/2008 before the Hon'ble Civil Judge Junior Division Pune for Declaration injunction and partition in respect of properties bearing S. No. 67/1, 67/2B and 67/3B. The plaintiff's i.e. Laxmibai Vitthal Tilkar and others filed an application at Exh. 69 to delete the name of Nanded City Development and Construction Company Limited which was allowed by the court. The plaintiffs and the defendant filed compromised Purshis at Exh. 71. Vide the said compromise the plaintiffs have relinquished all their right title and interest in favour of the defendants by accepting consideration of Rs. 56,00,000/- . Hence the suit was disposed off as per the compromise on 20/07/2012.

5] ENCUMBRANCE -

At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No. I and II are extensively torn and hence I cannot comment upon the same in detail. However from the available registers of Index II at the office of Sub Registrar Haveli No. IX, Sub Registrar Haveli No. XVI and Joint District Registrar, where the record from the entire Sub Registrar Haveli Offices is collected and stored on computer subject to updating, I did not come across any entry, which would hamper the title of the present owner.

6] CONCLUSION -

After narrating the facts as aforesaid, I state that subject to the documents perused, and subject to the availability of record maintained in the office of Joint District Registrar Office on computer collected from all Sub Registrar Offices, subject to updating of record -

- a] Rajendra Damodhar Dedge, Bhawana Sharad Raskar are the owners of the caption property and the ownership rights appear to be free, clear and marketable.
- b] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 30 Aar and 00 Hectare 11 Aar respectively from Rajendra Damodhar Dedge and Bhawana Sharad Raskar and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and file is returned.




Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

Office : Off. No.1, Moraya Apartment, 252 Shamwar Path, Omkareshwar Road, Pune - 411 030. ☎ : (020) 2447 3940

Ref.:

Date : 08/01/19

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** - All that piece and parcel of the land bearing Survey Number 67 Hissa Number 3C admeasuring about 00 Hectare 83 Aar assessed at Rs.06.35 paise, situated at village Nanded, Taluka - Haveli, District - Pune(hereinafter referred to as the caption property) stands in the name of Murlidhar Baburao Paigude, Chandrakant Baburao Paigude, Pralhad Shyamrao Paigude, Rashmi Satish Shitole, Sunil Shivajirao Shitole, Rajashree Sunil Shitole, M/s. Magarpatta Township Development and Construction Company Limited, Jayashree Prakash Chavan, Maya Ashok Shitole, Smt. Sindhu Dattatraya Paigude, Maruti Subhedar Pawar.
- 2] This report is in continuation to the search and title report issued by me dated 12/07/2018.
- 3] **COPIES OF THE DOCUMENTS SUPPLIED** -
 - a] Copy of the search and title report issued by me dated 12/07/18.
 - b] 7*12 extract of said property for the year 2017 - 2018.
 - c] The mutation entry no.6106
- 4] **BRIEF HISTORY OF THE PROPERTY** -
 - a] The mutation entry no.6106 certified on 21/03/2014 and states that Maruti Subhedar Pawar purchased 00 H 02 Aar from Nitin Raghunath Pawar vide sale deed dated 30/12/2013 registered at sc. no.871 of 2014 on 28/01/2014. Hence name of the purchaser is recorded for an area admeasuring 00 H 02 Aar out of the caption property.
 - b] The mutation entry no.6480 states that Sunil Shivajirao Shitole expired and is survived by Shreya Sunil Shitole, Shrijeet Sunil Shitole, Rajashree Sunil Shitole. Hence names of legal heirs are recorded to the area extent of 00 H 02 Aar out of the caption property.
- 5] **ENCUMBRANCE** -

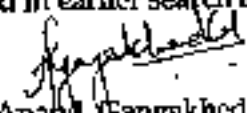
That I have caused a search to be taken in respect of the caption property from 12/07/18 to 08/01/2019 online. I have come across entry mentioned in earlier search report. I did not come across any entry which would hamper the title of the present owner subject to the remark and charge mentioned in the earlier search report.
- 5] **CONCLUSION** -



After narrating the facts as aforesaid, I state that subject to as enumerated herein and subject to the documents perused, and subject to the availability of Index II online -

- a) Murlidhar Baburao Paigude is the owner of an area admeasuring 00 H 8.75 Aar, Chandrakant Baburao Paigude is the owner of an area admeasuring 00 H 18.75 Aar, Pralhad Shyamrao Paigude is the owner of an area admeasuring 00 H 18.75 Aar, Rashmi Satish Shitole, Shreya Sunil Shitole, Shrijeet Sunil Shitole, Rajashree Sunil Shitole are the owners of an area admeasuring 00 H 06 Aar, M/s. Magarpatta Township Development and Construction Company Limited is the owner of an area admeasuring 00 H 10 Aar, Jayshree Prakash Chavan, Maya Ashok Shitole, Smt. Sindhu Dattatraya Paigude are the owners of an area admeasuring 00 H 18.75 Aar, Maruti Subhedar Pawar is the owner of an area admeasuring 00 H 02 Aar out of the caption property and the ownership rights appear to be free, clear and marketable, subject to the charge mentioned in earlier search and title report.
- b) M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 18.75 Aar from Chandrakant Baburao Paigude and the development rights appear to be free, clear, and marketable subject to the charge mentioned in earlier search and title report.
- c) M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 08.75 Aar from Murlidhar Baburao Paigude and the development rights appear to be free, clear, and marketable subject to the charge mentioned in earlier search and title report.
- d) M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 18.75 Aar from Sindhubai Dattatraya Paigude and the development rights appear to be free, clear, and marketable subject to the charge mentioned in earlier search and title report.
- e) M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 10 Aar from M/s. Magarpatta Township Development and Construction Company Limited and the development rights appear to be free, clear, and marketable subject to the charge and remark mentioned in earlier search and title report.
- f) Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 18.75 Aar from Kaushalya Shyamrao Paigude, Pralhad Shyamrao Paigude and the development rights appear to be free, clear, and marketable subject to the charge mentioned in earlier search and title report.




Anand Gangakhedkar
Advocate

Gangakhedkar And Associates

Advocates

Office : Off. No.1, Moraya Apartment, 252 Shanwar Path, Omkareshwar Road, Pune - 411 030. ☎ : (020) 2447 3940

Ref.:

Date: 12/07/18

ADDITIONAL SEARCH AND TITLE REPORT

1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the land bearing Survey Number 67 Hissa Number 3C admeasuring about 00 Hectare 83 Aar assessed at Rs.06.35 paise, situated at village, Nanded, Taluka - Haveli, District - Pune(hereinafter referred to as the caption property) stands in the name of Murlidhar Baburao Paigude, Chandrakant Baburao Paigude, Pralhad Shyamrao Paigude, Rashmi Satish Shitole, Sunil Shivejirao Shitole, Rajashree Sunil Shitole, M/s. Magarpatta Township Development and Construction Company Limited, Jayshree Prakash Chavan, Maya Ashok Shitole, Smt. Sindhu Dattatraya Paigude, Maruti Subhedkar Pawar.

2] This report is in continuation to the search and title report issued by me dated 02/12/15.

3] **COPIES OF THE DOCUMENTS SUPPLIED** --

a] Copy of the search and title report issued by me dated 02/12/15.

b] 7*12 extract of said property for the year 2015 - 2018.

c] Mutation entry no. 6372, 6404.

d] Copy of the Index II of Mortgage Deed dated 09/01/2017.

4] **BRIEF HISTORY OF THE PROPERTY** -

a] The mutation entry no. 6372 states that, as per the order issued by the Tahasildar Haveli, the errors occurred during digitization of 7/12 extract are corrected to match with original record.

b] The mutation entry no. 6404 certified on 20/11/2017 states that, as per the order dated 13/11/2017, issued by the Tahasildar Haveli, the errors during digitization of 7/12 extract are corrected to match with original record.

c] M/s. Nanded City Development & Construction Company Limited has executed a mortgaged deed dated 09/01/2017 in respect of the caption property in favour of Housing Development Finance Corporation Limited. The said Mortgaged Deed is registered in the office of Sub registrar Haveli no. 3 at serial no. 2294 of 2017.

5] **ENCUMBRANCE** -

That I have caused a search to be taken in respect of the caption property from 02/12/15 to 12/07/18 online. I have come across entry mentioned in earlier search report and charge mentioned in clause '4c'.



6] **NOC/DOCUMENT REQUIREMENT—**

- a] The rights acquired from Sindhu Dattatray Paigude and M/s. Magarpatta Township Development and Construction Company Limited for an area admeasuring 00 Hectare 18.75 Aar and 00 Hectare 10 Aar respectively needs to be recorded in the other right column.

7] **CONCLUSION -**

After narrating the facts as aforesaid, I state that subject to as enumerated herein and subject to the documents perused, and subject to the availability of Index II online -

- a] Murlidhar Baburao Paigude is the owner of an area admeasuring 00 H 8.75 Aar, Chandrakant Baburao Paigude is the owner of an area admeasuring 00 H 18.75 Aar, Pralhad Shyamrao Paigude is the owner of an area admeasuring 00 H 18.75 Aar, Rashmi Satish Shitole, Sunil Shivajirao Shitole, Rajashree Sunil Shitole are the owners of an area admeasuring 00 H 06 Aar, M/s. Magarpatta Township Development and Construction Company Limited is the owner of an area admeasuring 00 H 10 Aar, Jayashree Prakash Chavan, Maya Ashok Shitole, Smt. Sindhu Dattatraya Paigude are the owners of an area admeasuring 00 H 18.75 Aar, Maruti Subhedar Pawar is the owner of an area admeasuring 00 H 02 Aar out of the caption property and the ownership rights appear to be free, clear and marketable, subject to the remark mentioned in clause '4c'.
- b] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 18.75 Aar from Chandrakant Baburao Paigude and the development rights appear to be free, clear, and marketable subject to the remark mentioned in clause '4c'.
- c] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 08.75 Aar from Murlidhar Baburao Paigude and the development rights appear to be free, clear, and marketable subject to the remark mentioned in clause '4c'.
- d] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 18.75 Aar from Sindhubai Dattatraya Paigude and the development rights appear to be free, clear, and marketable subject to the remark mentioned in clause '4c' and clause '6a'.
- e] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 10 Aar from M/s. Magarpatta Township Development and Construction Company Limited and the development rights appear to be free, clear, and marketable subject to the remark mentioned in clause '4c' and clause '6a'.



Continuation Sheet

- 7 Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 18.75 Aar from Kaurshalya Shyamrao Paigude, Prafnad Shyamrao Paigude and the development rights appear to be free, clear, and marketable subject to the remark mentioned in clause '4c'.

This report is accordingly issued and file is returned.




Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

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Rel

Date . 02/12/15

SEARCH AND TITLE REPORT

- 1] DESCRIPTION OF PROPERTY -- All that piece and parcel of the land bearing Survey Number 67 Hissa Number 3C admeasuring about 00 II 83 Aar assessed at Rs. 06.35 paise, situated at village Nanded, Taluka - Haveli, District - Pune (hereinafter referred to as the caption property) stands in the name of Murlidhar Baburao Paigude, Chandrakant Baburao Paigude, Prahlad Shyamrao Paigude, Rashmi Satish Shitole, Sunil Shivajirao Shitole, Rajashree Sunil Shitole, M/s. Magarpatta Township Development and Construction Company Limited, Jayshree Prakash Chavan, Maya Ashok Shitole, Smt. Sindhu Dattatraya Paigude, Maruti Subhedar Pawar.

- 2] I have caused the search of the captioned property for the last 30 years that is from 1984 to 2015(part) both inclusive from the available registers of Index II extract at the office of Joint Sub Registrar Haveli No. I and II, Sub Registrar Haveli No. IX and XVI and in the office of Joint District Registrar where the Index II are available on computer. The search pertaining to the years 1981 to 1991 was caused at the office of the Joint Sub Registrar Haveli No. I and II. The search pertaining to the years 1992 to January 2002 was caused in the office of Sub Registrar Haveli No. IX. The search pertaining to the years 2002 till date was caused at the office of Sub Registrar Haveli No. XVI and in the office of Joint District Registrar on computer.

I have based this report on the basis of the documents mentioned in Para 3.

- 3] COPIES OF THE DOCUMENTS SUPPLIED --

- a] 712 extract of the caption property for the year 1975 to 2015.
b] Relevant Mutation entries no. 1530, 1808, 2450, 3511, 3512, 3709, 3962, 4338, 4815, 4816, 4990, 5016, 5097, 6106.
c] Government Notification No. TPS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008.
d] Copy of the Joint Development Agreement and Power of Attorney.

- 4] BRIEF HISTORY OF THE PROPERTY

- a] The mutation entry no. 1530 certified on 27/07/62, states that, as per the order passed by the Additional Mamfetsdar Haveli bearing no. ALT/70/58 dated 26/02/60, the purchase price of Rs. 2640.63 is fixed and the names of the tenant purchaser i.e. Ganpat Sopana Mali and Mahadu Sopana Mali are recorded in possession column of



the caption property. The encumbrance of the purchase price is recorded in the other right column of the caption property.

- b] The mutation entry no. 1808 certified on 02/03/71, states that, Ganpat Sopana Mali, Sitabai Baburao Paigude, Janardhan Appa Paigude, Mahadu Sopana Mali filed an application that they have affected a partition between themselves and S.No. 67/3 is divided as under:

<u>S. No.</u>	<u>Area(Acres/Guntha)</u>	<u>Name of the owner</u>
67/3A	1.0.75	Ganpati Sopana Mali
67/3B	1.05	Mahadu Sopana Mali
67/3C	2.015	Sitabai Baburao Paigude

- c] The mutation entry no. 2450 certified on 16/03/1993 states that, Sitabai Baburao Paigude expired on 03/09/1993 and is survived by four sons Shyamrao Baburao Paigude, Murlidhar Baburao Paigude, Dattatraya Baburao Paigude, Chandrakant Baburao Paigude, daughter Sugandhabai Ramchandra Jagtap.
- d] The mutation entry no. 3511 certified on 05/05/2006 Shyamrao Baburao Paigude expired on 29/10/2001 and is survived by son Pralhad Shyamrao Paigude, daughter Vijaya Yashwant Marne, Shaile Rajendra Marne, Pushpa Dilip Takawale, Sangeeta Narayan Shitole, and widow Kausalya Shyamrao Paigude.
- e] The mutation entry no. 3512 certified on 05/05/2006 states that, Vijaya Yashwant Marne, Shaile Rajendra Marne, Pushpa Dilip Takawale, Sangeeta Narayan Shitole released their share from the caption property in favour of Pralhad Shyamrao Paigude and Kausalya Shyamrao Paigude vide Release Deed, registered at serial no. 1606/2006.
- f] The mutation entry no. 3709 certified on 22/06/07 states that, Sugandha Ramchandra Jagtap expired on 20/06/2005 and is survived by son Avinash Ramchandra Jagtap, Surekha Vijay Takawale, Shobha alias Kanchan Kashinath Kadu, Shubhangi Dattatraya Shilimkar and widower Ramchandra Vitthal Jagtap. The names of legal heirs are recorded to the caption property.



- g] The mutation entry no. 3962 states that, Rashmi Satish Shitole (an area admeasuring 00 H 04.15 Aar), Sunil Shivajirao Shitole (an area admeasuring 00 H 04.15 Aar), Rajashree Sunil Shitole, (an area admeasuring 00 H 04.15 Aar), Nitin Raghunath Pawar (an area admeasuring 00 H 04.15 Aar) totally admeasuring 00 H 16.60 Aar out of the caption property purchased from Avinash Ramchandra Jagtap, Surekha Vijay Takawale, Shobha alias Kanchan Kashinath Kadu, Shubhangi Dattatraya Shifunkar, and Ramchandra Vilhal Jagtap vide Sale Deed dated 10/06/2008. The said Sale Deed is registered at serial no. 5195/08. The names of the purchaser are recorded to the caption property.
- h] The mutation entry no. 4338 certified on 21/07/2010, states that M/s. Magarpatta Township Development and Construction Company Limited purchased an area admeasuring 00 H 10 Aar out of the caption property from Murlidhar Baburao Paigude and others vide Sale Deed dated 15/04/2010 registered at serial no. 4015/10. Therefore the name of the purchaser is recorded to the caption property.
- i] The mutation entry no. 4815 certified on 25/07/2012 states that, Prahlad Shyamrao Paigude, Sindhu Dattatraya Paigude, Chandrakant Baburao Paigude, Murlidhar Baburao Paigude purchased an area admeasuring 00 H 08.60 Aar out of the caption property from Rashmi Satish Shitole, Sunil Shivajirao Shitole, Rajashree Sunil Shitole, Nitin Raghunath Pawar vide Sale Deed dated 18/01/2012. The said Sale Deed is registered at serial no. 515/2012 in the office of Sub Registrar Haveli No. II. The names of the purchasers are recorded to an area admeasuring 00 H 08.60 Aar.
- j] The mutation entry no. 4816 certified on 28/03/2012 states that, Dattatraya Baburao Paigude expired on 15/12/2011 and is survived by daughters Jayshree Parakash Chavan and Maya Ashok Shitole, widow Sindhu Dattatraya Paigude. The legal heirs are recorded to the caption property.
- k] The caption property is included in the Government notification No.FPS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008 for development of integrated township by Nanded City Development and Construction Company Limited under the provisions of section 18(3) of Maharashtra Regional and Town Planning Act 1966.
- l] The mutation entry no. 4990 certified on 27/08/2013 states that, Kaushalya Shyamrao Paigude, Prahlad Shyamrao Paigude and family members/coparceners have entered into Joint Development Agreement dated 08/08/12 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 18.75 Aar out of the caption property. The Joint Development Agreement is registered in the office of Sub Registrar Haveli no. 11 at serial no. 7278 of 2012.



- m] The mutation entry no. 5016 certified on 27/08/13 states that, Murlidhar Baburao Paigude and 4 have entered into Joint Development Agreement dated 22/03/13 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 08.75 Aar out of the caption property. The Joint Development Agreement is registered in the office of Sub registrar Haveli no. 11 at serial no. 2294 of 2013.
- n] The mutation entry no. 5097 states that, Chandrakant Baburao Paigude and family members/coparceners have entered into Joint Development Agreement dated 25/02/13 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 18.75 Aar out of the caption property. The Joint Development Agreement is registered in the office of Sub registrar Haveli no. 11 at serial no. 1423 of 2013.
- o] Sindhubai Dattatraya Paigude and family members/coparceners have entered into Joint Development Agreement dated 27/11/12 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 18.75 Aar out of the caption property. Sindhubai Dattatraya Paigude and family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 10758 of 2012 and 10759 of 2012 respectively.
- p] M/s. Magarpatta Township Development and Construction Company Limited have entered into Joint Development Agreement dated 30/03/13 with Nanded City Development & Construction Company Limited for an area admeasuring 00 H 10 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, M/s. Magarpatta Township Development and Construction Company Limited have executed a Power of Attorney in favour of Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 2527 of 2013 and 2528 of 2013 respectively.
- q] The mutation entry no. 6106 certified on 21/03/14 states that, Maruti Subhedar Pawar purchased an area admeasuring 00 H 02 Aar out of the caption property from Nilin Raghunath Pawar vide Sale Deed dated 30/12/13 which is registered at serial no. 871/2014 in the office of Sub Registrar Haveli no. 11 on 28/01/2014. The name of the purchaser is recorded in the caption property.



5] ENCUMBRANCE -

At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No. I and II are extensively torn and hence I cannot comment upon the same in detail. However from the available registers of Index II at the office of Sub Registrar Haveli No. IX, Sub Registrar Haveli No. XVI and Joint District Registrar, where the record from the entire Sub Registrar Haveli Offices is collected and stored on computer subject to updating, I did not come across any entry, which would hamper the title of the present owner.

6] CONCLUSION -

After narrating the facts as aforesaid, I state that subject to the documents perused, and subject to the availability of record maintained in the office of Joint District Registrar Office on computer collected from all Sub Registrar Offices, subject to updating of record -

- a] Murlidhar Baburao Paigude is the owner of an area admeasuring 00 II 8.75 Aar, Chandrakant Baburao Paigude is the owner of an area admeasuring 00 H 18.75 Aar, Pralhad Shyamrao Paigude is the owner of an area admeasuring 00 II 18.75 Aar, Rashmi Satish Shitole, Sunil Shivajirao Shitole, Rajashree Sunil Shitole, Nitin Raghunath Pawar are the owners of an area admeasuring 00 H 06 Aar, M/s. Magarpatta Township Development and Construction Company Limited is the owner of an area admeasuring 00 II 10 Aar, Jayashree Prakash Chavan, Maya Ashok Shitole, Smt. Sindhu Dattatraya Paigude are the owners of an area admeasuring 00 II 18.75 Aar, Maruti Subhedar Pawar is the owner of an area admeasuring 00 II 02 Aar out of the caption property and the ownership rights appear to be free, clear and marketable.
- b] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 18.75 Aar from Chandrakant Baburao Paigude and the development rights appear to be free, clear, and marketable.
- c] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 08.75 Aar from Murlidhar Baburao Paigude and the development rights appear to be free, clear, and marketable.
- d] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 18.75 Aar from Sindhubai

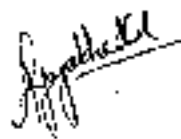


Dattatraya Paigude and the development rights appear to be free, clear, and marketable.

- e) M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 10 Aar from M/s. Magarpatta Township Development and Construction Company Limited and the development rights appear to be free, clear, and marketable.
- f) Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 18.75 Aar from Kaushalya Shyamrao Paigude, Pralhad Shyamrao Paigade and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and file is returned




Anand Gangakhedkar
Advocate

Gangakhedkar And Associates

Advocates

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Ref.:

Date : 08/01/19

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** - All that piece and parcel of the land bearing Survey Number 67 Hissa Number 4 admeasuring about 1 Hectare 65 Aar assessed at Rs. 12.69 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Sindhubai Mahadev Paigude, Shivaji Khashaba Paigude, Krishnabai Khashaba Paigude, Sunil Madhukar Paigude, Sameer Madhukar Paigude, Sushila Madhukar Paigude, Radhika Anil Paigude, Rushikesh Anil Paigude, Vrushali Anil Paigude through legal guardian mother Radhika Anil Paigude, M/s. Magarpatta Township Development And Construction Company Limited.
- 2] This report is in continuation to the search and title report issued by me dated 12/07/2018.
- 3] **COPIES OF THE DOCUMENTS SUPPLIED --**
 - a] Copy of the search and title report issued by me dated 12/07/18.
 - b] 7*12 extract of said property for the year 2017 - 2018.
 - c] The mutation entry no.6151.
- 4] **BRIEF HISTORY OF THE PROPERTY -**
 - a] The mutation entry no.6151 certified on 24/07/2017 and states that Anil Madhukar Paigude expired on 20/12/2014 survived by widow Radhika Anil Paigude, Rushikesh Anil Paigude, Rushali Anil Paigude. Hence names of legal heirs are recorded to the caption property.
- 5] **ENCUMBRANCE -**

That I have caused a search to be taken in respect of the caption property from 12/07/18 to 08/01/2019 online. I have come across entry mentioned in earlier search report. I did not come across any entry which would hamper the title of the present owner subject to the remark and charge mentioned in the earlier search report.
- 6] **CONCLUSION -**

After narrating the facts as aforesaid, I state that subject to as enumerated herein and subject to the documents perused, and subject to the availability of Index II online -

 - a] Sindhubai Mahadev Paigude, Shivaji Khashaba Paigude, Krishnabai Khashaba Paigude, Sunil Madhukar Paigude, Sameer Madhukar Paigude, Sushila Madhukar Paigude, Radhika Anil Paigude, Rushikesh Anil Paigude, Vrushali Anil Paigude through legal guardian mother Radhika Anil Paigude (01 H 13.75 Aar), M/s. Magarpatta Township Development And Construction Company Limited (00 H



51.25 Aar) are the owners of the caption property and the ownership rights appear to be free, clear and marketable subject to the charge and remark mentioned in earlier search report.

- b] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 10.625 Aar out of the caption property from Sindhubai Mahadev Paigude and family members/coparceners and the development rights appear to be free, clear, and marketable subject to the charge and remark mentioned in earlier search report.
- c] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 20.625 out of the caption property from Sushila Madhukar Paigude and family members/coparceners. The development rights appear to be free, clear, and marketable subject to the charge and remark mentioned in earlier search report.
- d] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 51.25 out of the caption property from M/s. Magarpatta Township Development And Construction Company Limited. The development rights appear to be free, clear, and marketable subject to the charge and remark mentioned in earlier search report.
- e] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 30.9375 out of the caption property from Asha Dadasaheb Dugane, Somnath Dadasaheb Dugane, Santosh Dadasaheb Dugane and the development rights appear to be free, clear, and marketable subject to the charge and remark mentioned in earlier search report.
- f] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 30.9375 out of the caption property from Malti Ramdas Dugane, Nitin Ramdas Dugane, Pravin Ramdas Dugane and the development rights appear to be free, clear, and marketable subject to the charge and remark mentioned in earlier search report.

This report is accordingly issued and file is returned.



Anand Gangakhedkar
Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

Office : Off. No.1, Moraya Apartment, 252 Shanwar Peth, Orkeshwar Road, Pune - 411 030. ☎ : (020) 2447 3940

Ref.:

Date :

12/07/18

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the land bearing Survey Number 67 Hissa Number 4 admeasuring about 1 Hectare 65 Aar assessed at Rs. 12.69 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Sindhubai Mahadev Paigude, Shivaji Khashaba Paigude, Krishnabai Khashaba Paigude, Sunil Madhukar Paigude, Sameer Madhukar Paigude, Sushila Madhukar Paigude, Radhika Anil Paigude, Rushikesh Anil Paigude, Vrushali Anil Paigude through legal guardian mother Radhika Anil Paigude, M/s. Magarpatta Township Development And Construction Company Limited.
- 2] This report is in continuation to the search and title report issued by me dated 02/12/15.
- 3] **COPIES OF THE DOCUMENTS SUPPLIED** --
 - a] Copy of the search and title report issued by me dated 02/12/15.
 - b] 7*12 extract of said property for the year 2015 - 2018.
 - c] Mutation entry no. 6356, 6404.
 - d] Copy of the Index II of Mortgage Deed dated 09/01/2017.
- 4] **BRIEF HISTORY OF THE PROPERTY** -
 - a] The mutation entry no. 6356 certified on 04/05/2017 states that, as per the order dated 28/02/2017 issued by the Tahasildar Haveli, the errors during digitization of 7/12 extract are corrected to match with original record.
 - b] The mutation entry no. 6404 certified on 20/11/2017 states that, as per the order dated 13/11/2017, issued by the Tahasildar Haveli, the errors during digitization of 7/12 extract are corrected to match with original record.
 - c] Asha Dadasaheb Dugane, Somnath Dadasaheb Dugane, Santosh Dadasaheb Dugane and family members/coparceners have entered into Joint Development Agreement dated 18/05/2015 in respect of an area admeasuring 00 Hectare 30.9375 Aar out of the caption property with M/s. Nanded City Development & Construction Company Limited. For the effectual implementation of the Joint Development Agreement, Asha Dadasaheb Dugane, Somnath Dadasaheb Dugane, Santosh Dadasaheb Dugane family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 4259 of 2015 and 4260 of 2015 respectively.



- d] Malti Ramdas Dugane, Nitin Ramdas Dugane, Pravin Ramdas Dugane and family members/coparceners have entered into Joint Development Agreement dated 18/05/2015 in respect of an area admeasuring 00 Hectare 30.9375 Aar out of the caption property with M/s. Nanded City Development & Construction Company Limited. For the effectual implementation of the Joint Development Agreement, Malti Ramdas Dugane, Nitin Ramdas Dugane, Pravin Ramdas Dugane family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 4483 of 2015 and 4484 of 2015 respectively.
- e] M/s. Nanded City Development & Construction Company Limited has executed a mortgaged deed dated 09/01/2017 in respect of the caption property in favour of Housing Development Finance Corporation Limited. The said Mortgaged Deed is registered in the office of Sub registrar Haveli no. 3 at serial no. 2294 of 2017.

5] **ENCUMBRANCE -**

That I have caused a search to be taken in respect of the caption property from 02/12/15 to 12/07/2018 online. I have come across entry mentioned in clause '4e' here in above and remark mentioned in earlier search report.

6] **NOC/DOCUMENTS REQUIRED -**

- a] Necessary steps to be initiated to records the rights of Development Agreement acquired from Malti Ramdas Dugane, Nitin Ramdas Dugane, Pravin Ramdas Dugane and family members/coparceners and Asha Dadasaheb Dugane, Somnath Dadasaheb Dugane, Santosh Dadasaheb Dugane and family members/coparceners.

7] **CONCLUSION -**

After narrating the facts as aforesaid, I state that subject to as enumerated herein and subject to the documents perused, and subject to the availability of Index II online -

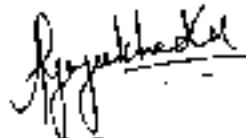
- a] Sindhubai Mahadev Paigude, Shiveji Khashaba Paigude, Krishnabai Khashaba Paigude, Sunil Madhukar Paigude, Sameer Madhukar Paigude, Sushila Madhukar Paigude, Radhika Anil Paigude, Rushikesh Anil Paigude, Vrushali Anil Paigude through legal guardian mother Radhika Anil Paigude, M/s. Magarpatta Township Development And Construction Company Limited are the owners of the caption property and the ownership rights appear to be free, clear and marketable and remark mentioned in earlier search report and subject to the charge mentioned in clause 4'e'.
- b] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 10.625 Aar out of the caption property from Sindhubai Mahadev Paigude and family members/coparceners and the development rights appear to be free, clear, and marketable and remark mentioned in earlier search report and subject to the charge mentioned in clause 4'e'.



- c] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 20.625 out of the caption property from Sushila Madhukar Paigude and and family members/coparceners. The development rights appear to be free, clear, and marketable and remark mentioned in earlier search report and subject to the charge mentioned in clause 4'e'.
- d] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 51.25 out of the caption property from M/s. Magarpatta Township Development And Construction Company Limited. The development rights appear to be free, clear, and marketable and remark mentioned in earlier search report and subject to the charge mentioned in clause 4'e' and.
- e] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 30.9375 out of the caption property from Asha Dadasaheb Dugane, Sumnath Dadasaheb Dugane, Santosh Dadasaheb Dugane and the development rights appear to be free, clear, and marketable and remark mentioned in earlier search report and subject to the charge mentioned in clause 4'e' and 6'a'.
- f] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 30.9375 out of the caption property from Malti Ramdas Dugane, Nitin Ramdas Dugane, Pravin Ramdas Dugane and the development rights appear to be free, clear, and marketable and remark mentioned in earlier search report and subject to the charge mentioned in clause 4'e' and 6'a'.

This report is accordingly issued and file is returned.




Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

Office : Off. No 1, Moraya Apartment, 252 Shanwar Peth, Omkareshwar Road, Pune - 411 030 ☎ (020) 2447 3940

Ref

Date : 02/12/15

SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** — All that piece and parcel of the land bearing Survey Number 67 Hissa Number 4 admeasuring about 01 H 65 Aar assessed at Rs. 12.69 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Sindhubai Mahadev Paigude, Shivaji Khashaba Paigude, Krishnabai Khashaba Paigude, Sunil Madhukar Paigude, Sameer Madhukar Paigude, Sushila Madhukar Paigude, Malati Ramdas Dugane, Pravin Ramdas Dugane, Nitin Ramdas Dugane, Radhika Anil Paigude, Rushikesh Anil Paigude, Vrushali Anil Paigude through legal guardian mother Radhika Anil Paigude, M/s. Magarpatta Township Development And Construction Company Limited.
- 2] I have caused the search of the captioned property for the last 30 years that is from 1984 to 2015(part) both inclusive from the available registers of Index II extract at the office of Joint Sub Registrar Haveli No. I and II, Sub Registrar Haveli No. IX and XVI and in the office of Joint District Registrar where the Index II are available on computer. The search pertaining to the years 1981 to 1991 was caused at the office of the Joint Sub Registrar Haveli No. I and II. The search pertaining to the years 1992 to January 2002 was caused in the office of Sub Registrar Haveli No. IX. The search pertaining to the years 2002 till date was caused at the office of Sub Registrar Haveli No. XVI and in the office of Joint District Registrar on computer.

I have based this report on the basis of the documents mentioned in Para 3.

- 3] **COPIES OF THE DOCUMENTS SUPPLIED** —
 - a] 7*12 extract of the caption property for the year 2007 to 2015.
 - b] Relevant Mutation entries no. 769, 1061, 1488, 1737, 1738, 1883, 1972, 2005, 2027, 2036, 2903, 3399, 3543, 3720, 3721, 3722, 3723, 3900, 4312, 4406, 6151.
 - c] Government Notification No. TPS/1804/144/Hr.kc.148/06/UD-13 dated 23/01/2008.
 - d] Copy of the Joint Development Agreement and Power of Attorney.

I have traced the title of the property on the basis of the above mentioned documents.

- 4] **BRIEF HISTORY OF THE PROPERTY** --
 - a] The mutation entry no. 769 certified on 21/08/41, states that, Ramrao Appajirao Paigude, Annasaheb Appajirao Paigude, Baburao Appajirao Paigude, Khashaba



Appajirao Apigude affected partition between themselves on 3/09/39 and the caption property came to be the share of Khashaba Appajirao Paigude.

- b] The mutation entry no. 1061 certified on 28/11/50 states that, as per the provisions of Maharashtra Tenancy and Agricultural Lands Act 1948, the name of Kisan Mahadu Dugane is recorded as protected tenant to the other right column of the caption property.
- c] The mutation entry no. 1488 certified on 18/04/61 states that, as per order passed by Mamlatdar Haveli, bearing no. Watan/vashi/121/60 and as per order passed by SDO Haveli, bearing no. NO/WS/1926/56 dated 29/02/1957, the caption property is re granted to the watanidar Khashaba Appasaheb Paigude on new tenure. Hence the name of Government is deleted from the caption property.
- d] The mutation entry no. 1737 certified and states that, Bundling encumbrance is recorded in the other right column of the caption property.
- e] The mutation entry no. 1738 certified on 29/03/70 states that, Khashaba Appaji Paigude expired and is survived by four sons Uddhav Khashaba Paigude, and Mahadev Khashaba Paigude deceased through widow Sindhubai Mahadev Paigude, Madhukar Khashaba Paigude, Shiveji Khashaba Paigude, and two daughters Suman Raghunath Shitole, and Kamal Shankarrao Jagtap, and widow Krishnabai Khashaba Paigude. Hence the name of legal heirs are recorded to the caption property.
- e] The mutation entry no. 1883 certified on 18/08/74 and states that, Bundling encumbrance is recorded in the other right column of the caption property.
- f] The mutation entry no. 1972 certified on 17/02/80 states that, Kisan Mahadu Dugane expired on 14/01/80 and survived by two sons Dadasaheb Kisan Dugane, Ramdas Kisan Dugane, four daughters Prabhavati Keshav Raikar, Ratna Sudhakar, Kodre, Sulochana Maruti Girme, two widows Jamubai Kisan Dugane, Laxmibai Kisan Dugane. The name of sons are recorded to the possession column of the caption property and the names of sisters and widows are recorded in the other right column of the caption property.
- g] The mutation entry no. 2027 certified on 06/09/80 states that, as per the order passed by Tahsildar Haveli / Tagai/Vashi/321/82 Pune dated 19/08/82, Bundling loan has been repaid and hence the encumbrance recorded in the other right column of the caption property is deleted.
- h] The mutation entry no. 2036 certified on 29/01/83 states that, Madhukar Khashaba Paigude expired on 30/01/81 and is survived by three sons Sunil Madhukar, Paigude, Anil Madhukar Paigude, Sameer Madhukar Paigude and widow Sushila Madhukar Paigude for herself and through guardian of sons, mother Krishnabai Khashaba Paigude. Names of sons and widow are recorded to the possession column of the caption property and name of mother Krishnabai Khasaba Paigude is recorded to the other right column of the caption property.



Continuation Sheet

- i) The mutation entry no. 2605 certified on 28/05/1997 states that, Dadasaheb Kisan Dugane expired on 4/07/88 and is survived by two sons Sonnath Dadasaheb Dugane, Santosh Dadasaheb Dugane, daughter Shubhangi Vijayrao Pise, widow Asha Dadasaheb Dugane. The names of legal heirs are recorded to the other right column of the caption property.
- ii) The mutation entry no. 2903 certified on 03/05/99 states that, Ramdas Kisan Dugane obtained loan from Nanded Vividh Karyakari Society and therefore the said encumbrance is recorded in the other rights column of the caption property.
- k) The mutation entry no. 3399 certified on 05/03/05 states that, Uddhavrao Khashaba Paigude expired on 01/12/91 and is survived by two sons Shashikant Uddav Paigude, Rajendra Uddhavrao Paigude, two daughters Surekha Vijayrao Jagtap, Sangita Sanjay Takawale. The names of the legal heirs are recorded to the caption property.
- m) The mutation entry no. 3543 certified on Vatsala Ramchandra Dodge, Ratna Sudhakar, Kodre released their rights from the caption property in favour of Sonnath Dadasaheb Dugane, Santosh Dadasaheb Dugane, Ramdas Kisan Dugane vide Released Deed dated 20/05/06, registered at serial no. 3954/06 in the office of Sub Registrar Haveli No. XVI. The said mutation entry is cancelled for the S. No. 67/4.
- n) The mutation entry no. 3720 certified on 22/06/07 states that, Shubhangi Vijayrao Pise released her rights from the caption property in favour of Sonnath Dadasaheb Dugane, Santosh Dadasaheb Dugane and Asha Dadasaheb Dugane vide Release Deed dated 07/05/2007 registered at serial no. 3460/07 in the office of Sub Registrar Haveli No. XVI. The name of Shubhangi Vijayrao Pise is deleted from the caption property.
- o) The mutation entry no. 3721 certified on 27/07/07 states that, Suman Raghunath Shitole, Kamal alias Zumber Shankarrao Jagtap released their rights from the caption property in favour of Sindubai Mhadev Paigude, Sushila Madhukar Paigude, Sunil Madhukar Paigude, Anil Madhukar Paigude, Sameer Madhukar Paigude, Shashikant Uddhavrao Paigude, Rajendra Uddhavrao Paigude, vide Release Deed dated 16/06/2007 registered at serial no. 5742/07 in the office of Sub Registrar Haveli No. XX. The names of Suman Raghunath Shitole, Kamal alias Zumber Shankarrao Jagtap are deleted from the caption property.
- p) The mutation entry no. 3722 certified on 27/07/07 states that, Sangeta Sanjay Takawale, released her rights from the caption property in favour of Rajendra Uddhavrao Paigude, vide Release Deed dated 16/06/2007 registered at serial no. 5745/07 in the office of Sub Registrar Haveli No. XX. The name of Sangeta Sanjay Takawale is deleted from the caption property.
- q) The mutation entry no. 3723 certified on 13/03/08 states that, Surekha Vijayrao Jagtap released her rights from the caption property in favour of Shashikant Uddhavrao Paigude, Rajendra Uddhavrao Paigude vide Release Deed dated 15/5/2007 registered at serial no. 4617/07 in the office of Sub Registrar Haveli. The name of Surekha Vijayrao Jagtap is deleted from the caption property.



- r] The mutation entry no. 3900 certified on 13/03/08 states that, Ramdas Kisan Dugane expired on 13/11/2007 and survived by two sons Paravin Ramdas Dugane, Nitin Ramdas Dugane, widow Malati Ramdas Dugane, The name of the legal heirs are recorded to the caption property.
- s] The mutation entry no 4312 certified on 23/04/10 states that, M/s. Magarpatta Township Development and Construction Company Limited purchased an area admeasuring 00 h 41.25 Aar out of the caption property from Shashikant Uddhavrao Paigude, Hemlata Shashikant Paigude, Monica Shashikant Paigude, Rajendra Uddhavrao Paigude, and Kirti Rajendra Paigude vide Sale Deed dated 23/02/10, registered at serial no. 2020/10, in the office of Sub Registrar Haveli No. XI. Hence the name of purchaser is recorded to the caption property.
- t] The mutation entry no 4406 certified on 27/10/10 states that, M/s. Magarpatta Township Development and Construction Company Limited purchased an area admeasuring 00 h 10 Aar out of the caption property from Sindhubai Mahadev Paigude, Sunil Madhukar Paigude, Sameer Madhukar Paigude, Anil Madhukar Paigude, vide Sale Deed dated 23/07/10, registered at serial no. 6418/10, in the office of Sub Registrar Haveli. Hence the name of purchaser is recorded to the caption property.
- u] The mutation entry no. 6151 certified on 24/07/14 states that, Anil Madhukar Paigude expired on 20/02/14 and is survived by widow Radhika Anil paigude, son Rushikesh Anil Paigude, daughter Vrushali Anil Paigude. The names of the legal heirs are recorded to the caption property.
- v] The caption property is included in the Government notification No.TPS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008 for development of integrated township by Nanded City Development and Construction Company Limited under the provisions of section 18(3) of Maharashtra Regional and Town Planning Act 1966.
- w] Sindhubai Mahadev Paigude and family members/coparceners have entered into Joint Development Agreement dated 24/03/11 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 10.625 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, Sindhubai Mahadev Paigude and family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 3476 of 2011 and 3477 of 2011 respectively.
- x] Sushila Madhukar Paigude and family members/coparceners have entered into Joint Development Agreement dated 24/03/11 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 20.625 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, Sushila Madhukar Paigude and family members/coparceners have



executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 3474 of 2011 and 3475 of 2011 respectively.

y) M/s. Magarpatta Township Development And Construction Company Limited have entered into Joint Development Agreement dated 30.03.13 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 51.25 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, M/s. Magarpatta Township Development And Construction Company Limited have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 2527 of 2013 and 2528 of 2013 respectively.

z) Asha Dadasaheb Dugane and family members/coparceners have entered into Joint Development Agreement dated 18/05/15 for an area admeasuring 00 H 30.9375 Aar out of the caption property with M/s. Nanded City Development & Construction Company Limited. For the effectual implementation of the Joint Development Agreement, Asha Dadasaheb Dugane and family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 4259 of 2015 and 4260 of 2015 respectively.

aa) Malati Ramdas Dugane and family members/coparceners have entered into Joint Development Agreement dated 25/05/15 for an area admeasuring 00 H 30.9375 Aar out of the caption property with M/s. Nanded City Development & Construction Company Limited. For the effectual implementation of the Joint Development Agreement, Malati Ramdas Dugane and family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 4483 of 2015 and 4484 of 2015 respectively.

5) ENCUMBRANCE -

At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No. I and II are extensively torn and hence I cannot comment upon the same in detail. However from the available registers of Index II at the office of Sub Registrar Haveli No. IX, Sub Registrar Haveli No. XVI and Joint District Registrar, where the record from the entire Sub Registrar Haveli Offices is collected and stored on computer subject to updating, I did not come across any entry, which would hamper the title of the present owner.



6] PERMISSION/ NOC/DOCUMENTS REQUIRED -

- a] The loan encumbrance appearing in the other right column of the caption property for the share of Ramdas Kisan Dugane needs to be repaid.
- b] The name of M/s. Nanded City Development & Construction Company Limited needs to be recorded in the other right column of the caption property.
- c] The caption property being Patil Inam Land regranted to Khasaba Appasaheb Paigude vide mutation entry no.1488, nazarana needs to be paid to the Government.

7] CONCLUSION -

After narrating the facts as aforesaid, I state that subject to the documents perused, and subject to the availability of record maintained in the office of Joint District Registrar Office on computer collected from all Sub Registrar Offices, subject to updating of record -

- a] Sindhubai Mahadev Paigude, Shivaji Khashaba Paigude, Krishnabai Khashaba Paigude, Sunil Madhukar Paigude, Sameer Madhukar Paigude, Sushila Madhukar Paigude, Malati Ramdas Dugane, Pravin Ramdas Dugane, Nitin Ramdas Dugane, Radhika Anil Paigude, Rushikesh Anil Paigude, Vrushali Anil Paigude through legal guardian mother Radhika Anil Paigude, M/s. Magarpatta Township Development And Construction Company Limited are the owners of the caption property and the ownership rights appear to be free, clear and marketable.
- b] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 10.625 Aar out of the caption property from Sindhubai Mahadev Paigude and family members/coparceners and the development rights appear to be free, clear, and marketable.
- c] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 20.625 out of the caption property from Sushila Madhukar Paigude and family members/coparceners. The development rights appear to be free, clear, and marketable.
- d] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 51.25 out of the caption property from M/s. Magarpatta Township Development And Construction Company Limited. The development rights appear to be free, clear, and marketable.
- e] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 30.9375 Aar out of the caption property from Asha Dadasaheb Dugane and family members/coparceners. The development rights appear to be free, clear, and marketable.
- c] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 30.9375 Aar out of the caption

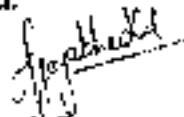


Continuation Sheet

property from Malti Ramdas Dugane and family members/coparceners. The development rights appear to be free, clear, and marketable.

This report is accordingly issued and file is returned.




Anand Gangakhedkar
Advocate.