



| Rameshkumar B. Nage<br>ADVOCATE                                                                                                                                         | 1 | 444-3 No. 29/12/Pur-Solapur<br>Rural, Solapur Dist.<br>Reg. No. MA/16/11544<br>MMS No. 999999173 |
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| 4. Zambare & Mrs. Mandobai Vinayak Jadhav (daughters of Late Ramu @ Rameshwar Bala Kamthe) in favour of Mr. Tulshiram Rambhau Kamthe & other.                           |   |                                                                                                  |
| 5. Development Agreement between M/s. Bhushi Construction and Mr. Laxman B. Kamthe and others which is registered at Sr. no. 6696/2013 dt. 16/09/2013 at Haveli no. 23. |   |                                                                                                  |
| 6. Power of Attorney between M/s. Bhushi Construction and Mr. Laxman B. Kamthe and others registered at Sr. no. 6497/2013 dt. 16/09/2013 at Haveli no. 23.              |   |                                                                                                  |
| 7. Development Agreement between M/s. Mahatirque Promoters and Mr. Balashah Rambhau Kamthe and others registered at Sr. no. 6499/2013 dt. 16/09/2013 at Haveli no. 23.  |   |                                                                                                  |
| 8. Power of Attorney between M/s. Mahatirque Promoters and Mr. Balashah Rambhau Kamthe and others registered at Sr. no. 6502/2013 dt. 17/09/2013 at Haveli no. 23.      |   |                                                                                                  |
| 9. Development Agreement between M/s. Mahatirque Promoters and Mr. Tulshiram Rambhau Kamthe and others registered at Sr. no. 6511/2013 dt. 17/09/2013 at Haveli no. 23. |   |                                                                                                  |
| 10. Power of Attorney between M/s. Mahatirque Promoters and Mr. Tulshiram Rambhau Kamthe and others registered at Sr. no. 6512/2013 dt. 17/09/2013 at Haveli no. 23.    |   |                                                                                                  |
| 11. Development Agreement between M/s. Bhushi Construction and Mr. Chaban B. Kamthe and others registered at Sr. no. 6532/2013 dt. 17/09/2013 at Haveli no. 23.         |   |                                                                                                  |
| 12. Power of Attorney between M/s. Bhushi Construction and Mr. Chaban B. Kamthe and others registered at Sr. no. 6534/2013 dt. 17/09/2013 at Haveli no. 23.             |   |                                                                                                  |
| 13. Development Agreement between M/s. Mahatirque Promoters and Mr. Vishal Rambhau Kamthe and others registered at Sr. no. 6743/2013 dt. 18/12/2013 at Haveli no. 23.   |   |                                                                                                  |
| 14. Power of Attorney between M/s. Mahatirque Promoters and Mr. Vishal Rambhau Kamthe and others registered at Sr. no. 6744/2013 dt. 18/12/2013 at Haveli no. 23.       |   |                                                                                                  |
| 15. Zame Certificate dated 16/03/2016.                                                                                                                                  |   |                                                                                                  |
| 16. Demarcation Copy dated 16/01/2014.                                                                                                                                  |   |                                                                                                  |

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| Rameshkumar B. Nage<br>ADVOCATE                                                                                                                                                                                                                                                                                                                                  | 1 | 444-3 No. 29/12/Pur-Solapur<br>Rural, Solapur Dist.<br>Reg. No. MA/16/11544<br>MMS No. 999999173 |
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| 17. Final Patent dated 15/03/2014.                                                                                                                                                                                                                                                                                                                               |   |                                                                                                  |
| 18. Consent Agreement between M/s. Mahatirque Promoters and Others and Smt. Janabai Balashah Chodhary Mr. Vishal Rambhau Kamthe and others bearing Sr. no. 2871/2014 dt. 09/04/2014 at Haveli no. 23.                                                                                                                                                            |   |                                                                                                  |
| 19. Fire NOC dated 17/05/2014.                                                                                                                                                                                                                                                                                                                                   |   |                                                                                                  |
| 20. N.A. order dated 21/10/2014 vide no. PMH/NA/58/270/2014.                                                                                                                                                                                                                                                                                                     |   |                                                                                                  |
| 21. Transfer Deed (Rosh Handover) executed by Mr. Chaban Balashah Kamthe & others in favour of Hon'ble Collector Pune dated 15/04/2015 which has been registered in the office of Sub-Registrar Haveli no. 1 at Sr. no. 2909/2015.                                                                                                                               |   |                                                                                                  |
| 22. Association of Person (AOP) which is registered in Sub Registrar office at Sr. No. 9088/2016 dated 21/07/2016 Haveli 2.                                                                                                                                                                                                                                      |   |                                                                                                  |
| 23. Vison: Perwang (Development Permission) bearing Sr. no. DE/BHA/Majale Unda/5. no. 38/2 & 38/3 passwren No. 432/2015-16 dated 10/01/2017 issued from PMRDA Pune.                                                                                                                                                                                              |   |                                                                                                  |
| <b>SCAUTIONY REPORT OF THE ABOVE MENTIONED DOCUMENTS:-</b>                                                                                                                                                                                                                                                                                                       |   |                                                                                                  |
| 1. On perusal of 7/12 extracts and mutation entries, it can be said that the land bearing Survey no. 38 (Old 1, no. 37) which is Situated at Village Undhi Tal-Haveli, Dist-Pune originally belonged to Mr. Donthia Gopals Hada.                                                                                                                                 |   |                                                                                                  |
| 2. a) On perusal of Mutation entry no. 522, that Mr. Bala Gopals Kamthe purchased the land bearing S. no. 38 (Old 1, no. 37) of village Undhi, Tal-Haveli, Dist-Pune from Mr. Donthia Gopals Hada on 16.02.1939.                                                                                                                                                 |   |                                                                                                  |
| b) On perusal of Mutation entry no. 1241, that the Bala Gopals Kamthe died on 18/12/1959 leaving behind his legal heirs namely Mr. Gopals Bala Kamthe, Mr. Babu Bala Kamthe, Mr. Joywant Bala Kamthe, Mr. Ramu Bala Kamthe, Mr. Bhanubai Pandu Hada, Mrs. Gajabai Ishwarrao Mewale, Mrs. Mangalabai Sheshrao Hingra, and his widow wife Smt. Jashvi Bala Kamthe. |   |                                                                                                  |

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| <b>Rameshkumar B. Nage</b><br>ADVOCATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Age: 53yrs 28/12/1964<br>Sadda, Maharashtra, Pune<br>Reg. No. MA45307188<br>Mob. No. 9820014278 |
| <p>e) On perusal of Mutation entry no. 1472, that the partition took place between above mentioned legal heirs in respect of the land bearing S. no. 38 (Old S. no. 37) of village Undri, Tal-Haveli, Dist-Pune in four equal parts as mentioned below herein:-</p> <ol style="list-style-type: none"> <li>S. No. 38/1 – shared by Mr. Copala Bala Kamthe,</li> <li>S. No. 38/2 – shared by Mr. Balasahab Bala Kamthe,</li> <li>S. No. 38/3 – shared by Mr. Rambhau Bala Kamthe,</li> <li>S. No. 38/4 – shared by Mr. Jaywant Bala Kamthe.</li> </ol> <p>As per the above partition Mr. Balasahab @ Baburao Bala Kamthe &amp; Mr. Rambhau Bala Kamthe become the owners of S. No. 38 Hissa no. 2 + 3 respectively of Village Undri, Tal-Haveli, Dist-Pune.</p> <p>d) On perusal of mutation entry no. 6746 that Mr. Baburao Bala Kamthe died on 21/01/2003 &amp; his wife died on 28/04/2001 leaving behind their legal heirs namely Mr. Chidan Baburao Kamthe, Mr. Laxman Baburao Kamthe, Mrs. Shilpa Shriaji Bhadale, Mrs. Lilabai Shriaji Bhadale. Accordingly their name were recorded on 7/12 extract of property bearing S. no. 38/2 of village Undri, Tal-Haveli, Dist-Pune.</p> <p>e) Therefore Mrs. Shilpa Shriaji Bhadale, Mrs. Lilabai Shriaji Bhadale release their right title &amp; interest in property bearing S. no. 38/2 of village Undri in favour of their brother namely Mr. Chidan Baburao Kamthe and Mr. Laxman Baburao Kamthe by way of Release Deed which is registered at Sub-registrar Haveli no. 12 at Sr. no. 7054/08 dated 01/09/2008. Accordingly Mr. Chidan Baburao Kamthe and Mr. Laxman Baburao Kamthe have acquired absolute right, title &amp; interest in the said property. The said entry reflects on mutation entry no. 8828.</p> <p>f) Further that Mr. Rambhau Bala Kamthe died on 14/08/1999 leaving behind his legal heirs namely Mr. Tadeiram Rambhau Kamthe, Mr. Vitthal Rambhau Kamthe, Mr. Balasa Ramrao</p> |                                                                                                 |

**Ramesh Kumar B. Nage**  
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| <b>Rameshkumar B. Nage</b><br>ADVOCATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Age: 53yrs 28/12/1964<br>Sadda, Maharashtra, Pune<br>Reg. No. MA45307188<br>Mob. No. 9820014278 |
| <p>Kamthe, Mrs. Haribai Dattatray Zambare, Mrs. Tarabai Dnyanoba Dagode, Mrs. Yashubai Baban Harde, Mrs. Mandabai Vinayak Jadhav, Mrs. Sarabai Jadhav Runder and his wife who died on 18/06/1990.</p> <p>g) On perusal of the records before me it appears that Mr. Yashubai Baban Harde, Smt. Tarabai Dnyanoba Dagode, Mr. Haribai Dattatray Zambare &amp; Mrs. Mandabai Vinayak Jadhav (daughters of Late Ramu @ Rambhau Bala Kamthi) have filed a suit bearing Regular Civil Suit no. 1901/2015 in the court of Civil Judge, Senior Division Pune against the Mr. Tulshiram Rambhau Kamthe &amp; 25 others seeking Partition, Declaration &amp; injunction in respect of property of other property along with S. no. 38/3 and such other incidental relief mentioned in the said suit.</p> <p>In the said suit Mr. Tulshiram Rambhau Kamthe and other have given their replies and the said suit is pending and no such order of restraining or lile that has ever been passed by the Civil Judge, Senior Division Pune in the said matter till date.</p> <p>h) On perusal of mutation entry no. 6730 it appears that Mrs. Yashubai Baban Harde, Smt. Tarabai Dnyanoba Dagode, Mrs. Haribai Dattatray Zambare &amp; Mrs. Mandabai Vinayak Jadhav (daughters of Late Ramu @ Rambhau Bala Kamthi) released their right in favour of Mr. Tulshiram Rambhau Kamthe &amp; other by way of release deed of dated 07/08/1997 registered at Haveli, No. 3 at Sr. no. 5340/997 and thereafter Mr. Tulshiram Rambhau Kamthe &amp; other came to be recorded as absolute owner on the 7/12 extract of the said property.</p> <p>3. On perusal of the Court letter vide Sr. no. 207/2014 dated 09/04/2014 at Haveli no. 23, it appears that Smt. Janabai Baljuthina Choudhary given her consent in respect of property S. no. 38/1, S. no. 38/2, S. no. 38/3, S. no. 38/4 of village Undri, Tal Haveli Dist Pune in favour of Mr. Bhaskar Construction through its partner Mr. Shyamkumar Dwarakadas Maheshwari and</p> |                                                                                                 |

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Sadda, Maharashtra, Pune  
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| <b>Rameshkumar B. Nage</b><br>ADVOCATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>4.</b><br>Add- 1 No. 34/11, Pune-Solapur Road, Maharashtra, Pune<br>Reg. No. MAH/07/796<br>Mak. No. 98497/173 |
| <p><b>Mr. Mageshwar Promodien</b> through its partner <b>Mr. Shyamsur Shyamsumar Maheshwar</b>,</p> <p>As per the mentioned Consent Letter, Smt. Jankai Baleshwar Choudhary has filed Civil Suit no. 64/2013 before the Hon'ble Civil Judge Senior Division Pune for Partition. Declaration &amp; Injunction in respect of property S. no. 38 Hissa no. 1+2+3+4. In the said Civil Suit Smt. Jankai Baleshwar Choudhary has added Mr. Kisan Gopal Kamthe &amp; others as a Respondent 1 in respect of property S. No. 38 Hissa no. 1+2+3+4 of Village Undri, Tal Haveli Dist Pune.</p> <p>In the above mentioned consent letter, Smt. Jankai Baleshwar Choudhary has given her earnest/objection regarding property S. No. 38 Hissa no. 1+2+3+4 of Village Undri, Tal-Haveli, and Dist-Pune and thereby she declared that she has not create any encumbrance or obstacles in respect of said property in future also.</p> |                                                                                                                  |
| <p><b>4. On perusal of the above mentioned Development Agreement's and Power of Attorney's</b> that Mr. Chetan Baburao Kamthe &amp; Others have granted and executed the development rights, in respect of the property S. No. 38/2 totally area admeasuring 01 H 03 R 10.300 Sq. Mtrs., and S. no. 38/3 totally area admeasuring 01 H 03 R 14. 10.300 Sq. Mtrs., to <b>M/s. Bhakti Construction</b> through its partner <b>Mr. Shyamsumar Dattatras Joshi Maheshwar</b> and <b>M/s. Mageshwar Promodien</b> through its partner <b>Mr. Shishu Shyamsumar Maheshwar</b> to develop the said land for the consideration as mentioned in the same Agreement and also accepted a Refundable Deposit Amount for the same. The said Developers have also paid an additional stamp duty and registration charges for the same.</p>                                                                                              |                                                                                                                  |
| <p><b>5. On perusal of the Zone Certificate</b> of dated 16/03/2016 issued by PWD, Pune, it appears that the said Survey No. 38 (Old S. no. 37) of village Undri comes under the Residential Zone category and 24M Road is passing through this Survey number.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                  |

**Rameshkumar B. Nage**  
ADVOCATE  
Maharaj Farm, Tal. Haveli, Dist. Pune  
Dist. Pune Reg. No. MAH/07/796

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| <b>Rameshkumar B. Nage</b><br>ADVOCATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>5.</b><br>Add- 1 No. 34/11, Pune-Solapur Road, Maharashtra, Pune<br>Reg. No. MAH/07/796<br>Mak. No. 98497/173 |
| <p><b>6. On perusal of the Demarcation copy</b> vide Mo. R. No. 7258/2013 &amp; 7259/2013 dated 16/01/2014 of the Captioned Property issued by the Land Measurement Department it appears that the said captioned property is property measured and it doesn't have any adverse remark of the said Authority.</p>                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                  |
| <p><b>7. On Perusal of the Staff Report</b> that Tahsildar Undri Pune issued order of Shri Palawat dated 13/03/2014 vide no. Non-Agricultural/ SR/ 186/ 2014 &amp; Non-Agricultural/SR/117/2014. In the said Shri Palawat order Tahsildar Haveli mentioned that the said property is not under the any land acquisition. Further Tahsildar Haveli stated that there was no high pressure electricity line passing through the said property and the said property has not under any land acquisition. Act/Rul. regarding Rehabilitation Act/Dwarkan Ram/Vasan Sharan Van Zaman Pradhan, further he stated that the said property has not violated any rules &amp; regulations.</p> |                                                                                                                  |
| <p><b>8. On Perusal of the Fire NOC</b> dated 17/05/2014 vide no. O.C.W.No. FIV/ 552/ 2014 that Chief Fire Officer Pune Municipal Corporation has give No Objection to construct the building as proposed, subject to the compliance of some fire prevention &amp; fire protection system.</p>                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                  |
| <p><b>9. On perusal of N.A. order</b> that Collector Pune passed order dated 21/ 10/ 2014 at Sr. no. PNH/NA/58/270/2014 vide property S. No. 38/2 + 3 situated at village Undri, Tal-Haveli, Dist-Pune in favor of <b>M/s. Bhakti Construction</b> through its partner <b>Mr. Shyamsumar Dattatras Joshi Maheshwar</b>.</p>                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                  |
| <p><b>10. On perusal of Transfer Deed (Rasid Handover)</b>, it appears that Mr. Chetan Baburao Kamthe &amp; others executed transfer (Handover) deed in favour of Haveli Collector Pune dated 15/04/2015 which has been registered in the office of Sub-registrar Haveli no. 1 at Sr. no. 2908/2015.</p>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                  |

**Rameshkumar B. Nage**  
ADVOCATE  
Maharaj Farm, Tal. Haveli, Dist. Pune  
Dist. Pune Reg. No. MAH/07/796

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| <b>Rameshkumar B. Nage</b><br>ADVOCATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>A-1</b><br>Add: S.No.38/2D, Poon Shikhar Road, Marolli, Pune Reg. No. MAH/01/1998 Mob. No. 9809743730 |
| <p>11. On perusal of Mutation entry no. 10508, It appears that based upon the registered transfer deed mentioned above the concerned authority has passed its order to enter the name of Maharashtra State through the Collector of Pune upon the said registered property and accordingly name of Maharashtra State through the Collector of Pune is mutated upon the 7/12 Extract of said land vide Mutation Entry No. 10508.</p> <p>12. On perusal of Mutation entry no. 10726, It appears that based upon the registered transfer deed mentioned above the concerned authority has passed its order to enter the name of PWD, instead of Maharashtra State through the Collector of Pune upon the said captioned property and accordingly name of PWD is mutated upon the 7/12 Extract of said land vide Mutation Entry No. 10726.</p> <p>13. On perusal of Urban Renewal (Development Permission) bearing S.C. no. D9/III/A/Urban Units/5, no. 38/2 &amp; 38/3 prokran, No. 432/2015-16 dated 10/01/2017 issued from PWD, Pune it appears that my client has got development permission on said property.</p> <p style="text-align: center;"><b><u>GRANTING OF DEVELOPMENT RIGHTS:-</u></b></p> <p>The all above land owners by a registered Development Agreement have granted and entrusted the development rights in respect of the said property mentioned hereinabove, in favour of <b>M/s. Bhakti Construction</b> through its partner <b>Mr. Shyamkumar Dwarakadas Maheshwari</b> and <b>M/s. Majestic Promoters</b> through its partner <b>Mr. Shephal Shyamkumar Maheshwari</b>.</p> <p>The aforesaid property owners have also executed a General Irrevocable Power of Attorney, on the same day, in favour of <b>M/s. Bhakti Construction</b> through its partner <b>Mr. Shyamkumar Dwarakadas Maheshwari</b> and <b>M/s. Majestic Promoters</b> through its partner <b>Mr. Shephal Shyamkumar Maheshwari</b>.</p> |                                                                                                          |

*(Signature)*  
**Rameshkumar B. Nage**  
 ADVOCATE  
 S.No.38/2D, Poon Shikhar Road, Marolli, Pune, Tal. Haveli, Dist. Solapur-431007  
 Mob. No. 9809743730

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| <b>Rameshkumar B. Nage</b><br>ADVOCATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>A-1</b><br>Add: S.No.38/2D, Poon Shikhar Road, Marolli, Pune Reg. No. MAH/01/1998 Mob. No. 9809743730 |
| <p>Further that <b>M/s. Bhakti Construction</b> through its partner <b>Mr. Shyamkumar Dwarakadas Maheshwari</b> and <b>M/s. Majestic Promoters</b> through its partner <b>Mr. Shephal Shyamkumar Maheshwari</b> have mutually benefited to jointly and collectively develop their respective holding of land whereby the expertise of the both would be used to develop the said above mentioned Properties jointly through Association of Persons (AOP) which is registered in Sub Registrar office at S. No. 9088/2016 dated 21/07/2016 Haveli 2.</p> <p>From the perusal of the Development Agreement &amp; Power of Attorney which is duly registered in the Office of the Sub-Registrar Pune executed by land Owners in favour of <b>M/s. Bhakti Construction</b> and <b>M/s. Majestic Promoters</b>, and registered Association of person it is found that <b>M/s. Bhakti Construction</b> through its partner <b>Mr. Shyamkumar Dwarakadas Maheshwari</b> and <b>M/s. Majestic Promoters</b> through its partner <b>Mr. Shephal Shyamkumar Maheshwari</b> to jointly develop an area of 20,600 Sq. Mtrs. of the S. no. 38/2 + 3 of Village Undel, Tal. Haveli Dist Pune and to construct multi-storied building(s) thereon and also to sell the flat(s)/shop(s)/godown etc. from the said proposed buildings to prospective Purchaser thereof.</p> <p>I have paid Search Fee for 30 years in respect of the said property. I have not published public notice in respect of the said property. I caused to inspect the index registers available in the registration office, however, and also taken online search. As per the available record and at the time of carrying out search in the Sub-Registrar Office no adverse entries were found in respect of the said property in the records made available to me.</p> <p>Apert from manual search I have also taken e-search on official web site of Department of Registration &amp; stamp, Government of Maharashtra. It was also noted and found in search that Developer/Promoter has executed various agreements for sale of its Flats / Units with various purchasers, which are duly constructed upon the said captioned property. Other than this no such adverse entry has been found.</p> |                                                                                                          |

*(Signature)*  
**Rameshkumar B. Nage**  
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 S.No.38/2D, Poon Shikhar Road, Marolli, Pune, Tal. Haveli, Dist. Solapur-431007  
 Mob. No. 9809743730

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| <b>Rameshkumar B. Nage</b><br>ADVOCATE<br>Adv. 554/18/10/Pur-Solapur<br>Post: Malshegaon, Dist.<br>Tal: Tal-Haveli, Dist-Pune<br>Reg. No. MA/10/07/1866<br>Mob. No. 9822972175 | After verification of 7/12 Extract, Development Agreement and other Registered Documents, I am of the opinion that <b>MAJESTIQUE PROMOTERS</b> an association of persons (AOP) through its duly authorized persons - <b>1) M/S. BHAKTI CONSTRUCTIONS</b> a partnership firm through its authorized partner - <b>Mr. Shyamkumar Dwarakadas Maheshwari</b> and <b>2) M/S. MAJESTIQUE PROMOTERS</b> a partnership firm through its authorized partner- <b>Mr. Senu Shyamkumar Maheshwari</b> having absolute authority to develop the property bearing S. no. 38/2 + 3 area of 20,600 Sq. Mtrs. of Village Undri, Tal-Haveli Dist-Pune and its having marketable title and the said property is free from all encumbrances, lien, lease, charges etc. in respect of captioned property subject to Regular Civil Suit no. 1901/2015 and Regular Civil Suit no. 64/2013. |
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THIS TITLE OPINION WITH SEARCH REPORT IS GIVEN ON 13/06/2017.

ADVOCATE  
**Ramesh B. Nage**  
 ADVOCATE  
 Adv. 554/18/10/Pur-Solapur  
 Post: Malshegaon, Dist.  
 Tal: Tal-Haveli, Dist-Pune  
 Reg. No. MA/10/07/1866  
 Mob. No. 9822972175

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| <b>Rameshkumar B. Nage</b><br>ADVOCATE<br>Adv. 554/18/10/Pur-Solapur<br>Post: Malshegaon, Dist.<br>Tal: Tal-Haveli, Dist-Pune<br>Reg. No. MA/10/07/1866<br>Mob. No. 9822972175 |
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# TITLE OPINION

This is to certify that, my client **MAJESTIQUE PROMOTERS** an association of persons (AOP) through its duly authorized persons - **1)M/S. BHAKTI CONSTRUCTIONS** a partnership firm through its authorized partner - **Mr. Shyamkumar Dwarakadas Maheshwari** and **2) M/S. MAJESTIQUE PROMOTERS** proprietor of "Majestic 38 Park" has instructed me to give the Search & title opinion in respect of the property bearing S. No. 38/2 totally area admeasuring 01 H 03 R, i.e. 10,300 Sq. Mtrs. and S. no. 38/3 totally area admeasuring 01 H 03 R, i.e. 20,300 Sq. Mtrs. Collectively area admeasuring 20,600 Sq. Mtrs. of Village Undri, Tal-Haveli, Dist-Pune within the limits of Grampanchayat and having marketable title and is free from all encumbrances, lien, lease, charges etc. in respect of said property subject to Regular Civil Suit no. 1901/2015 and Regular Civil Suit no. 64/2013.

## SCHEDULE-I

All that piece and parcel of the Property bearing Survey No. 38/2 totally area admeasuring 01 H 03 R i.e. 10,300 Sq. Mtrs. of Village Undri, Tal-Haveli, Dist-Pune and within the limits of Zilla Parishad Grampanchayat, which is bounded as under:-

- On or towards East -> Property of Mr. Tulshiram, Vithal, Basantheb Ramra Kumbhe out of S. no. 38/2
- On or towards South- Property of Shree Siddhivinayak Developers, On or towards West- Property of Maruti Kisan, Gopala Kumbhe out of S. no. 38/1
- On or towards North-Property of August Lane Developers,

Together with appurtenances thereon.

## SCHEDULE-II

All that piece and parcel of the Property bearing Survey no. 38/3 totally area admeasuring 01 H 03 R i.e. 10,300 Sq. Mtrs. of Village Undri, Tal-Haveli, Dist-Pune and within the limits of Zilla Parishad Grampanchayat, which is bounded as under:-

**Ramesh B. Nage**  
 ADVOCATE  
 Adv. 554/18/10/Pur-Solapur  
 Post: Malshegaon, Dist.  
 Tal: Tal-Haveli, Dist-Pune  
 Reg. No. MA/10/07/1866  
 Mob. No. 9822972175

**Rameshkumar B. Nage**  
ADVOCATE

11.

Adv. - 1 No. 36/13, Kasa Sagar  
Bldg. Mangam, Pimpri  
Dist. RA. MAHARASHTRA  
Mob. No. 992070329

On or towards :-

East :- Property of Mr. Jaywant Balu Kamble out of S. no. 38/16  
South :- Property of Shree Shiddhivinayak Developers  
West :- Property of Mr. Chetan, Late Mr. Balu Kamble out of  
the S. no. 38/2  
North :- Property of August Lane Developers.

Together with appurtenances thereon.

DATE :- 13/06/2017  
PUNE

ADVOCATE

  
**Rameshkumar B. Nage**  
ADVOCATE  
Bhamburda, Tal. Haveli,  
Dist. Pune PIN- 410243