



S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

executed a Power of Attorney on 31/05/2019, in favour of M/s. Sadguru Developers and Builders. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.10056/2019 on the same day.

23. For legal necessity and for the benefit of estate Mr. Janardan Sahadu Taras, Tukaram Sahadu Taras, Pradip Dnyandeo Taras and others AND Ganesh Vijay Taras and others have sold area admeasuring 00 Hecter 5.5 R, out of their share in the property bearing S. No.80/8, to M/s. Sadguru Developers and Builders by executing Sale Deed on 31/05/2019. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.10057/2019 on the same day.

24. Mr. Babu Raghunath Taras and others have entrusted area admeasuring 00 Hecter 42 R out of their share in the property bearing S. No.80/8, for development by executing Development Agreement on 31/05/2019, in favour of M/s. Sadguru Developers and Builders. The said Development Agreement is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.11000/2019 on the same day.

25. In pursuance to the said Development Agreement having Registration No.11000/2019, Mr. Babu Raghunath Taras and others have executed a Power of Attorney on 31/05/2019, in favour of M/s. Sadguru Developers and Builders. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.11001/2019 on the same day.

26. All other mutation entries appeared on the 7/12 of the property bearing S. No.80/8, are not relevant to the subject mentioned property.

27. By Zone Certificate bearing No.नरवि/कवि/झोदा/१२६४/२००९, dtd.23/12/2009, issued by Pimpri Chinchwad Municipal Corporation, it is seen that some area out of

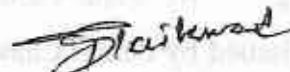
the property bearing S. No.80 is reserved for Primary School, some is reserved for the Housing Scheme for Economically Weak Class. Some portion is affected by a 45 meter wide Road winding and a 18 meter wide Road winding. Remaining portion is in Green Zone and Residential Zone.

28. By virtue of the aforesaid Sale Deeds having Registration Nos.10053/2019 and 10057/2019 M/s. Sadguru Developers and Builders is become absolute owner of the area admeasuring 00 Hecter 7.5 R, out of the property bearing S. No.80/8 i.e. subject mentioned property 'A' and is fully entitled to Sell, Transfer or develop the said property as per its desire.

29. By virtue of Development Agreement having Registration No.10055/2019 and 11000/2019 AND powers vested through Power of Attorney having Registration No.10056/2019 and 11001/2019, in M/s. Sadguru Developers and Builders, M/s. Sadguru Developers and Builders is entitle to develop the area admeasuring 00 Hecter 42.5 R i.e. Subject mentioned property 'B' and area admeasuring 00 Hecter 42 R i.e. Subject mentioned property 'C' out of property bearing S. No.80/8.

30. AND, subject to documents given for my perusal, subject to information given to me and subject to whatever stated hereinabove, I state that, the title of the Owners of the subject mentioned property A, B and C is clean, clear and marketable and the Owners of the subject mentioned property are fully entitled to Sale, Transfer or develop the said property as per their desire. There is no any hurdle and impediment, restrictive clause or clause which will impair the Owners to Sale, Transfer or develop the said property and to take all the benefits out of the said property including TDR of the said property.

All the documents are returned herewith.


SARJERAO N. GAIKWAD
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Date : 13/09/2019

SEARCH AND TITLE REPORT

To,

M/s. Sadguru Developers and Builders

177/1/7, Prabhat Colony, Wakad Road,

Wakad, Pune - 411 057.

Subject : Legal opinion in respect of the property situated at village Kiwale, Tal. Haveli, Dist. Pune, within the registration Sub-District of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation bearing S. No.80/8, area admeasuring 00 Hector 99 R + Pot Kharaba 00 Hector 01 R, total area admeasuring 01 Hector 00 R out of it -

A. 00 Hector 7.50 R.

B. 00 Hector 42.50 R.

C. 00 Hector 42.00 R.

Total area admeasuring 00 Hector 92 R.

Owners of the Property:

A. M/s. Sadguru Developers and Builders.

B. Mr. Janardhan Sahadu Taras, Mr. Tukaram Sahadu Taras, Pradeep Dnyandev Taras and others, Mr. Ganesh Vijay Taras and others.

C. Mr. Bapu Raghunath Taras.

Sir,

You have requested me to take a search and submit my report regarding the marketability of the title of the subject mentioned property, regarding the same as I state as follows:

I) That, I have perused documents submitted to me. I have also taken e search of the Subject mentioned property, by paying requisite fee vide receipt No.5832 dtd.05/05/2018 and receipt No.14069 dtd.28/08/2019 (Haveli No.24). Within my search I do not found earlier record of Index II in good and readable condition at the concerned Sub-Registrars offices.

II) However from the available documents, I have not come across any adverse transaction pertaining to the said land. It is pertinent to note that, due to anywhere registration system in Sub-District of Haveli, it is not practically possible to conduct search in all the Registration Offices. Hence my opinion is strictly based on the documents and information given to me and available e search.

III) I have perused the documents submitted to me by you, list of which is given below -

(All the copies are Xerox only).

- a. 7/12 Extract for the year 1989 to 2019.
- b. Extracts of Mutation Entries appearing on above 7/12 extracts.
- c. Release Deed Registration No.586/2009 along with Index II and Registration Receipt.
- d. Release Deed Registration No.10924/2012 along with Index II and Registration Receipt.
- e. Release Deed Registration No.577/2013 along with Index II and Registration Receipt.
- f. Release Deed Registration No.758/2013 along with Index II.
- g. Release Deed Registration No.8291/2019 along with Index II and Registration Receipt.
- h. Partition Deed Registration No.8293/2019 along with Index II and Registration Receipt.



S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

- i. Sale Deed Registration No.10053/2019 along with Index II and Registration Receipt.
- j. Power of Attorney Registration No.10054/2019 along with Registration Receipt.
- k. Development Agreement Registration No.10055/2019 along with Index II and Registration Receipt.
- l. Power of Attorney Registration No.10056/2019 along with Registration Receipt.
- m. Sale Deed Registration No.10057/2019 along with Index II and Registration Receipt.
- n. Power of Attorney Registration No.10058/2019 along with Registration Receipt.
- o. Development Agreement Registration No.11000/2019 along with Index II and Registration Receipt.
- p. Power of Attorney Registration No.11001/2019 along with Registration Receipt.
- q. Zone Certificate dtd.19/12/2009.

The Title history of last 30 years in respect of the property bearing S. No.80/8, area admeasuring 00 Hecor 92 R, out of total area admeasuring 01 Hecor 00 R, situated at village Kiwale, Tal. Haveli, Dist. Pune shows the following chain of transactions.

1. It is observed from the Mutation Entry No.532, property bearing S. No.80/8, total area admeasuring 02 Akar 19 Gunthe, situated at village Kiwale, Tal. Haveli, Dist. Pune was initially owned by Banshi Gangaram Taras.
2. Banshi Gangaram Taras is died on 07/03/1958, intestate leaving behind him two sons viz. Sadhu alias Sahadu Banshi Taras, Raghunath Banshi Taras and four

married daughters viz. Shantabai Prabhu Gholap, Anandibai Tukaram Kate, Sakhubai Laxman Sawant, Janabai Ramchandra Varade alias Barve alias Bothe. After the death of Banshi Gangaram Taras, the property bearing S. No.80/8 is inherited by his aforesaid heirs along with other properties and the name of Sadhu alias Sahadu Banshi Taras was mutated in the owners and occupiers column on the 7/12 extract of the property bearing S. No.80/8 along with other properties, as a Manager and Karta of HUF by Mutation Entry No.1018.

3. The reference of Mutation Entry No.1496, for the reason that, the scheme of Land Survey came to be implemented in revenue village Kiwale, Tal. Haveli, Dist. Pune as per the Indian Weight and Measurement Act, 1956, which came to be implemented in the state of Maharashtra from 1958. Accordingly Akar, Gunthe and Aane, Pai converted into Hector, Aar and Rupees, Paise respectively.

4. Mr. Sadhu alias Sahadu Banshi Taras has borrowed the loan of Rs.2,500/- from the Vividh Vikas Karyakari Seva Sahakari Society, Kiwale, by mortgaging the property bearing S. No.80/8 along with other properties. Accordingly the charge is entered in the other rights column of the 7/12 extract of the property bearing S. No.80/8 along with other properties by Mutation Entry No.1792.

5. As per the application submitted by Mr. Raghunath Banshi Taras to the village Talathi, the words Manager of HUF are deleted, which were written after the name of Mr. Sadhu alias Sahadu Banshi Taras and the name of Mr. Raghunath Banshi Taras added in the owners and occupiers column on the 7/12 extract of the property bearing S. No.80/8 along with other properties to the extent of 50% share (8 Aane) each and names of their married sisters viz. Shantabai Prabhu Gholap, Anandibai Tukaram Kate, Sakhubai Laxman Sawant, Smt. Janabai Ramchandra Varade alias Barve alias Bothe were entered in the other rights column, by Mutation Entry No.2545.



S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

6. Sadhu alias Sahadu Banshi Taras is died on 07/09/2005, intestate leaving behind him four sons viz. Tukaram Sahadu Taras, Dnyandeo Sahadu Taras, Vijay Sahadu Taras, Janardhan Sahadu Taras and a married daughter viz. Shalini Tukaram Bhegade. After the death of Sadhu alias Sahadu Banshi Taras, his share in the property bearing S. No.80/8 along with other properties is inherited by his aforesaid heirs and accordingly the names of the aforesaid heirs of Late Sadhu alias Sahadu Banshi Taras, are/were mutated in the owners and occupiers column on the 7/12 extract of the property bearing S. No.80/8 along with other properties, by Mutation Entry No.10084.

7. It is perused by Mutation Entry No.10150, that Raghunath Banshi Taras, died on 13/08/2008, intestate leaving behind him a adopted son viz. Bapu Raghunath Taras. After the death of Raghunath Banshi Taras, his share in the property bearing S. No.80/8 along with other properties is inherited by his aforesaid son and accordingly his name is mutated in the owners and occupiers column on the 7/12 extract of the property bearing S. No.80/8 along with other properties, to the share of Raghunath Banshi Taras.

It is observed from the Mutation Entry No.10150 that, Late Raghunath Banshi Taras in his live time has adopted Mr. Bapu Taras. In that respect he has registered Adoption Deed, having registration No.4321/1986, dtd.03/04/1986. It is also observed from the Mutation Entry No.10150 that, wife of Raghunath Banshi Taras is died on 20/03/2008.

8. Sakhubai alias Venubai Laxman Sawant has relinquished her share in the property bearing S. No.80/8 along with other properties with the consent of Shridhar Laxman Sawant and Jayram Laxman Sawant by executing Release Deed on 12/02/2009, in favour of Tukaram Sahadu Taras, Dnyandeo Sahadu Taras, Vijay Sahadu Taras, Janardhan Sahadu Taras and Bapusaheb alias Bapu Raghunath Taras. The said Release Deed is registered in the office of the Sub-Registrar, Haveli No.14,

at Sr. No.586/2009, on the same day. Accordingly the name of Sakhubai alias Venubai Laxman Sawant is deleted from the other rights column of the 7/12 extract of the property bearing S. No.80/8 along with other properties by Mutation Entry No.10298.

9. Smt. Janabai Ramchandra Varade alias Barve alias Bothe has relinquished her share in the property bearing S. No.80/8 along with other properties by executing Release Deed on 14/12/2012, in favour of Tukaram Sahadu Taras, Dnyandeo Sahadu Taras, Vijay Sahadu Taras, Janardhan Sahadu Taras and Bapusaheb alias Babu Raghunath Taras. The said Release Deed is registered in the office of the Sub-Registrar, Haveli No.18, at Sr. No.10924/2012 on the same day. Accordingly the name of Smt. Janabai Ramchandra Varade alias Barve alias Bothe is deleted from the other rights column of the 7/12 extract of the property bearing S. No.80/8 along with other properties by Mutation Entry No.11957.

10. Anandibai Tukaram Kate is died on 26/08/2003, intestate leaving behind her a son viz. Pandurang Tukaram Kate and two grandsons viz. Bharat Babanrao Kate, Sharad Babanrao Kate (sons of the deceased son Late Babanrao Tukaram Kate – expired on 09/02/2001). After the death of Anandibai Tukaram Kate, her share in the property bearing S. No.80/8 along with other properties was inherited by her aforesaid heirs and accordingly the names of the aforesaid heirs, were entered in the other rights column, on the 7/12 extract of the property bearing S. No.80/8 along with other properties, by Mutation Entry No.12073.

Further the said heirs of late Anandibai Tukaram Kate, viz. Pandurang Tukaram Kate, Bharat Babanrao Kate and Sharad Babanrao Kate have relinquished their share in the property bearing S. No.80/8 along with other properties by executing Release Deed on 19/01/2013, in favour of Tukaram Sahadu Taras, Dnyandeo Sahadu Taras, Vijay Sahadu Taras, Janardhan Sahadu Taras and Bapusaheb alias Babu Raghunath Taras. The said Release Deed is registered in the office of the Sub-



S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

Registrar, Haveli No.14, at Sr. No.577/2013 on 21/01/2013. Accordingly the names of Pandurang Tukaram Kate, Bharat Babanrao Kate and Sharad Babanrao Kate are deleted from the other rights column of the 7/12 extract of the property bearing S. No.80/8 along with other properties by Mutation Entry No.12074.

11. Shantabai Prabhu Gholap is died on 12/11/1980, intestate leaving behind her daughter in law viz. Smt. Suman Sitaram Gholap (widow of deceased son Sitaram Prabhu Gholap) and two grandsons viz. Kailas Sitaram Gholap and Chintaman Sitaram Gholap. After the death of Shantabai Prabhu Gholap, her share in the property bearing S. No.80/8 along with other properties was inherited by her aforesaid heirs and accordingly the names of the aforesaid heirs, were entered in the other rights column, on the 7/12 extract of the property bearing S. No.80/8 along with other properties, by Mutation Entry No.12075.

Further the said heirs of Shantabai Prabhu Gholap, viz. Smt. Suman Sitaram Gholap, Kailas Sitaram Gholap and Chintaman Sitaram Gholap have relinquished their share in the property bearing S. No.80/8 along with other properties by executing Release Deed on 28/01/2013, in favour of Tukaram Sahadu Taras, Dnyandeo Sahadu Taras, Vijay Sahadu Taras, Janardhan Sahadu Taras and Bapusaheb alias Babu Raghunath Taras. The said Release Deed is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.758/2013 on the same day. Accordingly the names of Smt. Suman Sitaram Gholap, Kailas Sitaram Gholap and Chintaman Sitaram Gholap are deleted from the other rights column of the 7/12 extract of the property bearing S. No.80/8 along with other properties by Mutation Entry No.12076.

12. Janardhan Sahadu Taras has purchased area admeasuring 00 Hecter 01 R, out of the share of Vijay Sahadu Taras, in the property bearing S. No.80/8, by executing Sale Deed dtd.09/01/2012, having Registration No.273/2012, registered at the office of the Sub-Registrar, Haveli No.14. Accordingly the name of Janardhan Sahadu Taras

is mutated to the area admeasuring 00 Hector 01 R out of the share of Vijay Sahadu Taras in the property bearing S. No.80/8, by Mutation Entry No.12491.

13. Vijay Sahadu Taras has sold area admeasuring 00 Hector 02 R, out of his share, in the property bearing S. No.80/8, by executing Sale Deed dtd.04/04/2012 to Mr. Sambhaji Tukaram Waghere. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.18 at Sr. No.3253/2012. Accordingly the name of Sambhaji Tukaram Waghere is mutated to the area admeasuring 00 Hector 02 R out of the share of Vijay Sahadu Taras in the property bearing S. No.80/8, by Mutation Entry No.12492.

14. Vijay Sahadu Taras is died on 18/01/2015, intestate leaving behind him Two sons viz. Ganesh Vijay Taras, Vaibhav Vijay Taras, Two married daughters viz. Priyanka Sameer Amale and Harshal Narayan Jare. After the death of Vijay Sahadu Taras, his share in the property bearing S. No.80/8 along with other properties is inherited by his aforesaid heirs and accordingly their names are mutated in the owners and occupiers column on the 7/12 extract of the property bearing S. No.80/8 along with other properties, to the share of Vijay Sahadu Taras by Mutation Entry No.12651.

It is also observed from the Mutation Entry No.12651 that, Vandana Vijay Taras wife of Vijay Sahadu Taras is died prior to the death of Vijay Sahadu Taras.

15. It is perused from the Mutation Entry No.13163, Correction in area is made as - Tukaram Sahadu Taras 00 Hector 47 R, Babu Raghunath Taras 00 Hector 49 R + Pot Kharaba 00 Hector 0.5 R, Janardan Sahadu Taras 00 Hector 01 R and Sambhaji Tukaram Waghere 00 Hector 02 R. Name Correction is made as Harshal Narayan Jare.



S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.
M. No. 9850526755, 9421910121.

16. Dnyandeo Sahadu Taras is died on 18/10/2017, intestate leaving behind him Two sons viz. Sandip Dnyandeo Taras, Pradip Dnyandeo Taras, a married daughter viz. Poonam Ishwar Shinde and a widow Smt. Aruna Dnyandeo Taras. After the death of Dnyandeo Sahadu Taras, his share in the property bearing S. No.80/8 along with other properties is inherited by his aforesaid heirs and accordingly their names are mutated in the owners and occupiers column on the 7/12 extract of the property bearing S. No.80/8 along with other properties, to the share of late Dnyandeo Sahadu Taras by Mutation Entry No.13445.
17. Sau. Shalini Tukaram Bhegde has relinquished her share in the property bearing S. No.80/8 along with other properties by executing Release Deed on 31/05/2019, in favour of 1) Tukaram Sahadu Taras, 2) Sandip Dnyandeo Taras and others, 3) Ganesh Vijay Taras and others AND 4) Janardhan Sahadu Taras. The said Release Deed is registered in the office of the Sub-Registrar, Haveli No.26, at Sr. No.8291/2019 on the same day. Accordingly the name of Sau. Shalini Tukaram Bhegde is deleted from the 7/12 extract of the property bearing S. No.80/8 along with other properties by Mutation Entry No.13685.
18. Sambhaji Tukaram Waghere has sold his area admeasuring 00 Hector 02 R, in the property bearing S. No.80/8, by executing Sale Deed dtd.31/05/2019 to M/s. Sadguru Developers and Builders. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.10053/2019. Accordingly the name of Sadguru Developers and Builders is mutated to the area admeasuring 00 Hector 02 R out of the property bearing S. No.80/8, by Mutation Entry No.13686.
19. Further 1) Tukaram Sahadu Taras, 2) Sandip Dnyandeo Taras and others, 3) Ganesh Vijay Taras and others, 4) Janardan Sahadu Taras have made partition between them, of the property bearing S. No.80/8 along with other properties. As per

the said partition Tukaram Sahadu Taras, Sandip Dnyandeo Taras and others and Janardan Sahadu Taras have acquired area admeasuring 00 Hector 37.5 R and Ganesh Vijay Taras and others have acquired area admeasuring 00 Hector 9.5 R, out of the property bearing S. No.80/8. The said Partition Deed is made and executed on 31/05/2019 and registered in the office of the Sub-Registrar, Haveli No.26, at Sr. No.8293/2019 on the same day. Accordingly Extract of Mutation Entry No.13765 is made on 20/08/2019 by Revenue Authority.

20. Sau. Shalini Tukaram Bhegade has relinquished her share in the property bearing S. No.80/8 along with other properties by executing Release Deed on 31/05/2019, in favour of Tukaram Sahadu Taras, Dnyandeo Taras, Vijay Sahadu Taras, Janardhan Sahadu Taras and Bapusaheb alias Bapu Raghunath Taras. The said Release Deed is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.577/2013 on 21/01/2013. Accordingly the names of Pandurang Tukaram Kate, Bharat Babanrao Kate and Sharad Babanrao Kate are deleted from the other rights column of the 7/12 extract of the property bearing S. No.80/8 along with other properties by Mutation Entry No.12074.

21. Further Mr. Janardan Sahadu Taras and others, Tukaram Sahadu Taras and others, Pradip Dnyandeo Taras and others AND Ganesh Vijay Taras and others have entrusted area admeasuring 00 Hector 42.5 R out of their share in the property bearing S. No.80/8, for development by executing Development Agreement on 31/05/2019, in favour of M/s. Sadguru Developers and Builders. The said Development Agreement is registered in the office of the Sub-Registrar, Haveli No.14, at Sr. No.10055/2019 on the same day.

22. In pursuance to the said Development Agreement having Registration No.10055/2019, Mr. Janardan Sahadu Taras and others, Tukaram Sahadu Taras and others, Pradip Dnyandeo Taras and others AND Ganesh Vijay Taras and others have