Advocates

Office : Off. No.1. Moraya Aparlment, 257 Shanwar Petn. Omkaroshwar Road, Pune - 411 930. 🕿 : (020) 2447 3840

Rof.

Date: 05/05/17

AUDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 10Hissa Number 2 admensuring about 1 Hectare 21 Aar assessed at Rs.5.27paise, situated at village Nanded, Taluka — Haveli, District — Purc. (hereinafter referred to as the caption property) stands in the name of Sopan Kahiram Ghole, Balasaheb Koluram Ghule, Eknath Kaluram Ghule, Mahesh Dryaneshwar Ghule, Sagar Dayaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dayaneshwar Ghule.
- 2] This report is in continuation to the search and title report issued by me dated 24/11/16.
- 3] COPIES OF THE DOCUMENTS SUPPLIED --
- a] Copy of the search and title report issued by me dated 24/11/16.
- 7°12 extract of the captioned property for the year 2016-2017.
- 5) ENCUMBRANCE -

That I have caused a search to be taken in respect of the caption property from 24/11/16 to 05/05/17 online. I did not come across any entry which would hamper the title of the present owner.

7) CONCLUSION -

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

- a. Sopan Kaluram Ghule is the owner of an area admeasuring 00 H 58 Aar out of the caption property and the ownership rights appear to be free, clear and marketable subject to remark mentioned in earlier search report.
- b. Balasnheb Kaluram Ghule, Eknath Kaluram Ghule are the owners of an area admeasuring 00 H 22 Aar each out of the caption property and the ownership rights appear to be free, clear and marketable.
- c. Mahesh Unyaneshwar Ghule, Sogar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Steen Jahi Unyaneshwar Chule on-the content of an aron administring Co H 19 Aurent of the caption property and the contents of an appear to be free, clear and marks able subject to remark memorand to confer scars a report.

Gangakhedkar And Associates

Advocates

Office : Off Fig. 1, Moraya Apartment, 252 Shanwar Peth, Omkareshwar Road, Pune - 411 030, 🖀 : (020) 2447 3940

Ref.

Date 24/11/16

ADDITIONAL SEARCH AND TITLE REPORT

- 1] <u>DESCRIPTION OF PROPERTY</u> All that piece and peacel of the land bearing Survey Number 10Hissa Number 2 admeasuring about 01 Hectare 21 Asr assessed at Rs.5.37paise, situated at village Nanded, Tahuka — Haveli, District — Pune. (hereinafter referred to as the caption property) stands in the name of Sopan Kahuram Ghule, Belasaheb Kaluram Ghule, Elenath Kaluram Ghule, Mahesh Driyaneshwar Ghule. Sagar Driyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Driyaneshwar Ghule.
- 2] This report is in continuation to the search and title report issued by me dated 30/10/15.
- 3) COPIES OF THE DOCUMENTS SUPPLIED —
- a) Copy of the search and title report issued by me dated 30/10/15.
- b) 7°12 extract of the captioned property for the year 2015-2016.
- b] Mutation entries no. 6217,6229,6273.
- 4] BRIEF HISTORY OF THE PROPERTY -
- The mutation entry no.6217 certified on 03/D6/2015 states that, Sopan Kahuram Ghuleobtained loan from Rameshwar Nagari Sahakari Patasanstha Marydit, Jayyrakash Narayannagar, Nanded Branch by executing Mortgage Deed deted 10/12/2014. Hence encumbrance is recorded in the other right column of the caption property.
- The Mutation entry no.6229 states that Ekrath Kaluram Ghule for self and as guardian father of Satyam Eknath Ghule, Supriya Eknath Ghule, Paliavi Eknath Ghule, Shubham Eknath Chule and family members/coparcenershave entered into Joint Development Agreement dated 23/01/15 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 22. Aar out of the caption property. The Joint Development Agreement is registered in the office of Sub-registrar Haveli no. 16 at senial no. 827 of 2015. Hence, the name of M/s. Nanded City Development & Construction Company Limited is recorded in the other right column of the caption property.
- c] The mutation entry no. 6273 certified on 05/11/2015 states that states that, Balascheb Kalutson Goule and family members/copareceers have entered into Joint Development Agreement dated 11/02/11 in respect of the an area admissistring 00 Hectare 22 Aar out of the caption property with M/s. Nazaded City Development [20].

- d. M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 22 Aar from Balasaheb Kaluram Chulea nd others and the said development rights appear to be free, clear and marketable.
- c. M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 26.75 Aar from Sopan Kaluram Chule and others and the said development rights appear to be free, clear and marketuble subject to the remark mentioned in earlier search report.
- f. M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 22 Aar from Etnath Kaluram Ghule and others and the said development rights appear to be free, clear and marketable.
- g. M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H n2 Aar from Sagar Dayaneshwar Chulc and others and the said development rights appear to be free, clear and marketable subject to remark mentioned in earlier search report.

This report is accordingly issued



Anand Gengakhedkar Advocate

& Construction Company Limited. For the tellectual implementation of the Joint Development Agreement, Balasaheb Kaluram Ghule and family members/coparceness 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 Havelino. 11 at serial no. 11287 of 2100 and 11288 of 2010 respectively. Hence, the name of M/s. Nanded City Development & Construction Company Limited is recorded in the other right column of the capiton property.

5) ENCUMBRANCE ~

That I have caused a search to be taken in respect of the caption property from 30/10/15 to 24/11/16 online. I did not come across any entry which would hamper the title of the present owner.

- 6] PERMISSION/DOCUMENTS/NOC REQUIRED -
- a) Necessary steps should be initiated to record the name of M/s. Nanded City Development & Construction Company Limited to the other right column of the caption property in respect of the development rights acquired from Sagar Dryaneshwar Chule and others for an area admeasuring 00 H 02 Aar out of the caption property.
- b) Loan encumbrances appearing in the other right column of the caption property need to be repaid for the share of Dayaneshwar Kaluram Ghule, Sopan Kaluram Ghule.

7 CONCLUSION -

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

- a. Sopan Kaluram Ghule is the owner of the caption property for an area admeasuring 00 H 58 Aar and the ownership rights appear to be free, clear and marketable subject to zemark mentioned in Para 6(b).
- b. Belasaheb Kaluram Ghule, Eknath Kaluram Ghule are the owners of the caption property an area admensuring 00 H 22 Aar each and the ownership rights appear to be free, clear and marketable.



Mahesh Dayaneshwar Ghule, Sagar Dayaneshwar Ghule, Madhari Sanjay Kakade,

Mecnalishi Doyaneshwar Ghule are the owners of the caption property an area admeasuring 00 H 19 Aar and the ownership rights appear to be free, clear and

d. M/s. Nanded City Development & Construction Company Limited has obtained the

c. M/s. Nanded City Development & Construction Company Limited has obtained the

marketable subject to the remark mentioned in para 6b above.

development rights to an area admeasuring 00 H 26.75 Azr from Sopan Kaluram

Ghule and others and the said development rights appear to be free, clear and

M/s. Named City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 22 Aar from Eknath Kaluram Chule

and others and the said development rights appear to be free, clear and marketable.

g. M/s. Nanded City Development & Construction Company Limited has obtained the

development rights to an area sulmeasuring 00 H 02 Aur from Sagar Doyancahwar Ghale and others and the said development rights appear to be free, clear and

development rights to an area admeasuring 00 H 22 Aar from Balasahch Kaluram

Chulea and others and the said development rights appear to be free, clear and

marketable.

merketable

This report is accordingly issued.

Gangakhedkar And Associates

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

SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 10Hissa Number 2 admensuring about 01 Hectare 21 Aar assess Rs. 5.37paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Sopan Kaluram Chule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Mahesh Dnyaneshwar Chule, Sagar Dnyaneshwar Glude, Madhuri Sanjay Kakade, Meenakshi Drivaneshwar Ghule.
- 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 Registrer Haveli No, I and IL, 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 1961 to 1991 was caused at the office of the Joint Sub Registrar Hevell No. I and IL The search pertaining to the years 1992 to jammary 2002 was caused in the office of Sub Registrar Havel 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 ---
- 7*12 extract of the captioned property for the year 1975-2015.
- nt Mutation entries 359, 917, 1393, 1566, 1974, 2592, 2961, 3088, 3443, 3531, 3532, 3669, 4431, 4949, 5054, 6061.
- Notification No. TPS/1804/144/Pr.kr.148/06/UD-13 dated Government 23/01/2008.
- 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
- BRIEF HISTORY OF THE PROPERTY -
- The mutation entry no. 359 certified and states that, Ratan Venichand Gajar parchased the caption property from Sakharem Tukaram Ghule on 20/03/1928.



Continuation Sheet

- The mutation entry no. 917 certified and state that Ratanchand Verdehand Gojar filed civil suit and the said civil suit was decreed. In pursuant to the said civil suit Ratanchand Venichand Gujar filed execution proceeding bearing no. 414/42. On 25/06/1944 Kalu Sakharm Chule deposited decreetal amount with Mamletdar Haveli and as per order passed by Mamletdar Haveli bearing No. RTS/4/4/46 the name of Kalu Sakharam Ghule is recorded to the possession column of the caption property.
- The mutation entry no. 1393 certified on 29/06/1958 states that, Kalu Sakharam Ghule obtained loan from Dhayari Katkasar Co-operative Society. Hence encumbrance is recorded in the other right column of the caption property.
- The mutation entry no. 1566 certified and states that Kalu Sakharam Chule repaid the loan obtained from Dhayari Katkasar Co-operative Society. Hence encumbrance recorded in the other right column of the caption property is deleted.
- The mutation entry no. 1974 is certified on 13/04/80 states that the name of Amarchand Lalji recorded in the other right column is hollow entry hence deleted.
- The mutation entry no. 2592 certified on 02/04/1997 states that obtained a loan from Maharashtra State Co-operative Agricultural and Rural Development Bank Ltd. and hence, name of Maharashtra State Co-operative Agricultural and Rural Development Bank Ltd. is recorded to the possession column of the caption property
- The mutation entry no. 2961 certified on 29/12/1999 states that, Daysneshwar Kaluram Chule and Kaluram Sakharam Chule obtained loan from Bank of Maharashtra, Navi Peth Branch and hence the encumbrance is recorded in the other rights column of the caption property
- The mutation entry no. 3068 certified on 14/08/2009 states that, Sopan Kaharam Chule and Kaluram Sakharam Ghule repaid loan from Maharashtra State Rural And Development Bank Limited Mumbai and hence the name of Maharashtra State Cooperative Agricultural and Rural Development Bank Ltd recorded to the possession column of the caption property is deleted.
- The mutation 3443 certified on 21/09/2005 states that, Dayaneshwar Kaluram Chule repaid the loan amount obtained from Bank of Maharashtra, Navi Peth Branch, Pune and herce, the encumbrance recorded in the other rights column of the caption property is deleted.

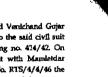
- The mutation 3531 certified on 23/06/06 states that, Somen Shashikant Bhosale released her share from the caption property in favour of Kaluram Sakharam Chule, Dayancahwar Kaluram Ghule, Sopan Kaluram Ghule, Eknath Kaluram Ghule, Jijabai Kaluram Chule vide Release Deed dated 29/05/2006 registered at serial no. 4154/06 in the office of Sub Registrar Haveli no.16.
- The Mutation entry no. 3532 certified on 17/07/2006, states that vide Partition Deed dated 29/05/2006 affected amongst Kaluram Sakharam Ghule, Dmyaneshwar Kalnram Ghule, Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Armsaya Dashrath Dangat, Surekha Rajendra Sathe, Sunita Sanjay Gujar, Uma Sanjay Sawant and consented by Jijabat Kaluram Ghule, all the properties owned by the families were partitioned. The caption property is divided as under

Name of the owner	Area
DnyaneshwarKaluramGhule	00 H 19 Au
SopanKaluremGhule,	00 H 58 Aar
BalasahebKaluramGhule	00 H 22 Aar
EkrathKaluramGhule	. DO H 22 Aar

- The motation entry no. 3669 certified on 05/06/2007 states that Drayaneshwar Kahiram Ghule, Mahesh Diiyaneahwar Ghule, Ujjwala Mahesh Ghule, Meenakshi Dayaneshwar Chule obtained a loan from Shree Rameshwar Nagari Patsanstha Limited. Hence the encumbrance is recorded to the other right column of the caption
- The mutation entry no. 4431 certified on 29/11/2010 states that, states that Sagar m] Dnyaneshwar Ghule obtained a loan from Shree Rameshwar Nagari Patsanstha Limited by mortgaging an area admeasuring 00 H 04.75 Aar. Hence the encumbrance is recorded to the other right column of the caption property.
- The Mutation entry no.4949 certified on 26/03/2013 states that Sopan Kaloram Ghule and others obtained a loan from Sant Sopan Kaka Cooperative Bank Ltd Saswad, Sinhgad Road Branch by mortgaging an area admeasuring 00 H 15 Aar and the encumbrance is recorded to the other right column of the caption property.
- The Mutation entry no.5054 certified 27/08/2013 and states that Dyanishwar 0] Kaluram Ghule expired on 17/03/2010 and is survived by two sons Mahesh Dyaneshwar Ghule and Sagar Dyaneshwar Ghule, one daughter Madhuri Senjay

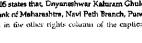














Kakade, and widow Meenakshi Dyaneshwar Ghule. Hence, the names of the legal heirs are recorded to the share of caption property.

- p) The caption property is included in the Covernment 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.
- q] The caption property totally admeasuring 01 H 21 Aar out of which 01 H 15 Aar is included in the Government notification No.TFS/1804/144/Fr.kr.184/06/UD-13 dated 23/01/2006 for development of integrated township by M/a. Namded City Development and Construction Company Limited under the provisions of section 18(3) of Maharashtra Regional and Town Planning Act 1966.
- r] The Mutation entry no.6061 certified on 25/02/14 states that Sopan Kahuram Ghule and family members/coparcemers have entered into Joint Development Agreement dated 22/04/13with M/s. Nanded City Development & Construction Company Limited for an area scimeasuring 00 H 26.75 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, Sopan Kahuran Chula and family members/coparcemers have executed a Power of Attorney in favour of M/a. 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. 3116 of 2013 and 3117 of 2013 respectively.
- s] Belasaheb Kahmam Ghule and family members/copameners have entered into Joint Development Agreement dated 06/12/10with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 22 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, Balasaheb Kaluram Ghule and others 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. 11287 of 2010 and 11288 of 2010 respectively.
- f) Sagar Dyaneshwar Ghule and family members/coparceners has entered into Joint Development Agreement dated 07/12/10with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 02 Agr out of the caption property. For the effectual impainmentation of the Joint Development Agreement, Sagar Dyaneshwar Ghule and Jamily members/coparceners has executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney.

Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 10983 of 2012 and 10984 of 2012 respectively.

u] Sagar Dnyaneshwar Chule and family members, Mahesh Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenashi Dnyaneshwar Ghule have entered into Supplementary joint Development Agreement and Power of Attorney dated 24/08/15with M/s. Nanded City Development & Construction Company Limited wherein certain properties are deleted from the original joint Development Agreement dated 06/12/10. There is no change in respect of the seas from the caption property. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at serial no. 7661 of 2015 and 7662 of 2015 respectively.

5] ENCUMBRANCE

At the outset I stain that the majority of the index II registers at the office of the Joint Sub Registers Haveli No. I and II are extensively term 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 and Sub Registrar Haveli No. XVI, I did not come across any entry, which would hamper the title of the present owner.

6] COMPLIANCE-

- a) Necessary steps should be initiated to record the name of M/s. Nanded City Development & Construction Company Limited to the other right column of the caption property in respect of the development rights acquired from Sagar Dayaneshwar Gitule, Balasaheb Kaluram Girule and others for an area admeasuring 00 H 02 Aur and 00 H 22 Aur respectively out of the caption property.
- b) Loan encumbrances appearing in the other right column of the caption property need to be repaid for the share of Dayaneshwar Katuram Ghule, Sopan Kaluram Ghule.

7] CONCLUSION -

After narrating the facts as aforesaid, I state that 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 and XVI, the said -

a. Supan Kaluram Chule is the owner of the caption property for an area salmossuring 00 H 56 Aur and the ownership rights appear to be free, clear and marketable subject to remark mentioned in Para 6(b).

Gangakhedkar And Associates

Advocates

Office : Off. No.1. Moreya Apertment, 252 Shanwar Peth, Omkarashwar Road, Pune - 411 030. 🖀 : (020) 2447 3940

Date: 05/05/17

Ref.

ADDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY -- All that piece and parcel of the land bearing Survey Number 10 Hista Number 3 admensuring about 1 Hecture 45 Aar (including pot kharaba) assessed at Rs. 6.69 paise, situated at village Nanded, Yaluka -- Haveli, District -- Pune, (hereinakter reterred to as the caption property) stands in the runne of Sopan Kaluram Ghule, Balasaheh Kaluram Ghule, Eknath Kaluram Ghule, Muhesh Dnyaneshwar Ghule, Sagur Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dnyaneshwar Ghule.
- This report is in continuation to the search and title report issued by me dated 24/11/16.
- 3] COPIES OF THE DOCUMENTS SUPPLIED ---
- a) Copy of the search and title report issued by the dated 24/11/16.
- b) 7°12 extract of the captioned property for the year 2016-2017.

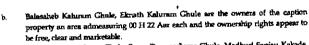
4) <u>ENCUMBRANCES</u> -

That I have caused a search to be taken in respect of the caption properly from 24/11/16 tr05/05/17 online. I did not come across any entry which would hamper the title of the present owner.

5 CONCLUSION

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

- o] Sopan Kaluram Chule is the owner of the caption property for an area admeasuring 00 H 35.75 Aar and the ownership rights appear to be free, clear and marketable subject to the remark mentioned in earlier search report.
- Eluath Kaluram Ghule, is the owner of the caption property for an area admoasuring 00 H 35.75 Aar and the ownership rights appear to be free, clear and marketable.
- c] Mahesh Dayaneshwar Ghule, Segar Dayaneshwar Ghule, Madhuri Sanjay Kukode, Meenakshi Dayaneshwar Ghule are the owners of the caption properly for an area admeasuring 00 H 35.75 Aar and the ownership rights appear to be frog. clear and marketable.



Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dnyaneshwar Ghule are the owners of the caption property an area admeasuring 00 H 19 Aar and the ownership rights appear to be free, clear and marketable.

 M/a Nanded City Development & Construction Company Limited has obtained the development rights to an area admensuring 00 H 22 Aar from Balasaheb Kahuram Ghule and others and the said development rights appear to be free, clear and majorable.

e. M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 26.75 Aur from Sopan Kaluram Ghule and others and the said development rights appear to be free, clear and marketable.

M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 02 Aar from Sagar Dayaneshwar Ghuke and others and the said development rights appear to be free, clear and marketable.

This report is accordingly issued.





- Balasaheb Kaluram Ghule is the owner of the caption property for an area admeasuring 00 H 37.75 Aar and the ownership rights appear to be free, clear and marketable.
- e] M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 15.375 Aar from Sagar Drivaneshwar Chule and others and the said development rights appear to be free clear and marketable.
- f] M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 37.75 Aar from Balasaheb Kaluram Chule and others and the said development rights appear to be free clear and marketable.
- g) M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 35.75 Aar from Sopan Kaluram Chule and others and the said development rights appear to be free clear and marketable subject to the remark mentioned in in earlier search report.

This report is accordingly issued.



Anand Gangakhedkar Advucate

- neth Kahuram Ghule, is the owner of the caption property for an area admeasuring 00 H 35.75 Agr and the ownership rights appear to be free, clear and marketable.
- j. Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakahi Dnyaneshwar Ghule are the owners of the caption property for an area admeasuring 00 H 35.75 Aar and the ownership rights appear to be free, clear and marketable.
- k. Balasaheb Kahuram Ghule is the owner of the caption property for an area admensuring 00 H 37.75 Aur and the ownership rights appear to be free, clear and
- M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 15:375 Am from Sagar Driyaneshwar Ghule and others and the said development rights appear to be free clear and marketable.
- m. M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 37.75 Aar from Balasaheb Kaluram Ghule and others and the said development rights appear to be free clear and marketable.
- n. M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 35.75 Aar from Sopan Kaluram Ghule and others and the said development rights appear to be free clear and marketable subject to the remark mentioned in para 60 above.

This report is accordingly issued.



Arand Gangakhedkar Advocate.

Gangakhedkar And Associates

Advocates

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Date: 24/11/16

ADDITIONALSEARCH AND TITLE REPORT

DESCRIPTION OF PROPERTY — All that piece and parcel of the land bearing Survey Number 10 Hissa Number 3 admeasuring about 01 Hectare 45 Aar (including pot kharaba) assessed at Rs. 6.69 paise, situated at village Nanded, Tahuka — Haveli, District - Pune. (hereinalter referred to as the caption property) stands in the name of Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Mahesh Duyaneshwar Ghule, Sagar Duyaneshwar Ghule, Madhuri Sarjay Kakade, Meenakahi Dnyaneshwar Ghule.

2] This report is in continuation to the search and title report issued by me dated 11/04/16.

3] COPIES OF THE DOCUMENTS SUPPLIED —

- al Copy of the search and title report issued by me dated 11/04/16.
- , b) 7º12 extract of the captioned property for the year 2015-2016.

ENCUMBRANCES-

That I have caused a search to be taken in respect of the caption property from 11/04/16 to 24/11/16 online. I did not come across any entry which would hamper the title of the present owner.

6] PERMISSION/DOCUMENTS/NOC REQUIRED --

- a) Necessary steps should be initiated to record the name of M/s. Nanded City Development & Construction Company Limited to the other right column of the caption property in respect of the development rights acquired from Sagar Dnyaneshwa rChule, and others for an area admeasuring 00 H 15.375 Aar out of the caption property.
- b] Loan encumbrances appearing in the other right column of the caption property need to be repaid for the share of Sopan Kalutam Ghuie.

71 CONCLUSION -

After narrating the facts as aforesaid, I state that 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 and XVI, the said -

h. Sopan Kalurum Ghula is the owner of the caption property for an area admeasuring 00 H 35.75 Aar and the ownership rights appear to be (ree, clear and markstable subject to the remark mentioned in Para 6(b).

Gangakhedkar And Associates

Advocates

Office : Off. No.1, Moraya Apartment, 252 Shanwar Peth, Ornkareshwar Road, Pune - 411 030. 🕿 : (020) 2447 3840

Rel.:

ate :

11/04/16

11/0

ADDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 10 Hissa Number 3 admeasuring about 01 Hectare 45 Aar (including pot kharaba) assessed at Rs. 6.69 paise, situated at village Nanded, Taluka Havell, District Pune. (hereinafter referred to as the caption property) stands in the name of Sopan Kaluram Chule, Balasaheb Kahuram Chule, Eknath Kaluram Chule, Machash Dnyaneshwar Chule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dnyaneshwar Chule.
- 2] This report is in continuation to the search and fille report issued by the dated 30/10/15.
- 3] COPIES OF THE DOCUMENTS SUPPLIED —
- a) Copy of the search and title report issued by me dated 30/10/15.
- b] 7-12 extract of the captioned property for the year 2015 -2016.
- b] Mutation entries no. 6273.
- 4] BRIEF HISTORY OF THE PROPERTY -
- The mulation entry no. 6273 certified on 06/11/2015 states that, states that, Balasaheb Kaluram Ghule and family members/coparceners have entered into Joint Development Agreement dated 10/02/11 in respect of the an area admeasuring 00 Hectare 37.75 Aur out of the caption property with M/s. Nanded City Development & Construction Company Limited. For the effectual implementation of the Joint Development Agreement, Balasaheb Kaluram Ghule 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 Havell no. 11 at serial no. 11287 of 2010 and 11288 of 2010 respectively. Hence, the name of M/s. Nanded City Development & Construction Conupany Limited is recorded in the other right column of the caption property.

5| ENCUMBRANCES -

That I have caused a search to be taken in respect of the caption property from 30/10/15 to 11/05/15 in the office of Joint District Registrar. The record of Index II is available on computer collected from all Sub Registrar Offices subject to updating the record, I did not come across any entry which would hamper the fille of the present



- 6] PERMISSION/DOCUMENTS/NOC REQUIRED --
- Necessary steps should be initiated to record the name of M/s. Nanded City Development & Construction Company Limited to the other right column of the caption property in respect of the development rights acquired from Sagar Dayaneshwar Ghule, and others for an area admeasuring 00 H 15.375 Aar out of the caption property.
- Loan encumbrances appearing in the other right column of the caption property need to ы be repaid for the share of Sopan Kaluram Ghule.
- 7]

After narrating the facts as aforesaid, I state that subject to the documents perused, and subject to the availability of registers of index II extracts at the office of Joint Sub Registrer Haveli No. I and IL, Sub Registrer Haveli No. IX and XVI, the said -

- Sopen Kalurum Ghuleis the owner of the caption property for an area admensuring 00 H 35.75 Aur and the ownership rights appear to be free, clear and markstable subject to the remark mentioned in Para 6(b).
- Eknath Kahuram Ghule, is the owner of the capiton property for an area admessuring 00 H 35.75 Aar and the ownership rights appear to be free, clear and marketable.
- Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Chule, Madhuri Sanjay Kakade, Meerakshi Dnyaneshwar Ghuleare the owners of the caption property for an area edmeasuring 00 H 35.75 Aar and the ownership rights appear to be free, clear and machetable
- Balassaheb Kaluram Ghule is the owner of the caption property for an area admessuring 00 H 37.75 Aar and the ownership rights appear to be free, clear and marketable.
- M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 15.375 Aar from Sagar Dayanesh Ghule and others and the said development rights appear to be free clear and

M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 37.75 Aar from Balasaheb Kaluram Ghule and others and the said development rights appear to be free clear and marketable M/s, Nanded City Development & Construction Company Limited has obtained the

development rights to an area admeasuring 00 H 35.75 Aar from Sopan Kalumm Ghule and others and the said development rights appear to be free clear and marketable.

This report is accordingly issued.





Gangakhedkar And Associates

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

Ref

30/10/15

SEARCH AND THILE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 10 Hissa Number 3 admeasuring about 01 Hectare 45 Azr (including pot kharaba) assessed at Rs. 6.69 paise, situated at village Nanded, Taluka - Haveli, District - Puric. (hereinafter referred to as the caption property) stands in the name of Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Mahesh Dnyaneshwar Ghule, Segar Dnyaneshwar Ghule, Madhuri Sanjay Kakada, Meenaksid Dryaneshwar Ghule.
- 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. Dt. The search pertaining to the years 2002 till. date was caused at the office of Sub Registrar Havell 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 --
- 7º12 extract of the captioned property for the year 1975 -2015.
- Relevant Mutation entries 764, 1444, 1729, 1974, 2592, 3088, 3163, 3414, 3343, 3531, 3532, 5054, 6061, 6229,
- Government Notification No. TPS/1804/144/Pr.lur.148/06/UD-13 dated 23/01/2008.
- 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.

- BRIEF HISTORY OF THE PROPERTY -
- The mutation entry no. 764 certified on 21/08/1941 states that, Tulshiram Sakharam Ghule expired on 13/04/1939 and is survived by brother Kalu Sakharam Ghule. Therefore the name of Kaiu Sakharam Ghule is recorded to the caption property as

- The mutation entry no. 1444 certified on 7/01/60 states that, Kalu Tukaram Glude affected partition between himself and his children. The caption property came to the share of Sopan Kahuram Ghule through legal guardian mother Jijahai Kahuram Chule.
- The mutation entry no. 1729 deals with the conversion of area assessment to matrix system from the earlier system of Acres and Gunthas.
- The mutation entry no. 1974 is certified on 13/D4/80 states that the name of Americand Lafii recorded in the other right column is hollow entry hence deleted.
- The mutation entry no. 2592 certified on 02/04/1997 states that Sopan Kaluzam Grule and Kahrram Sakharam Gluce obtained a loan from Maharashtra State Co-operative Agricultural and Rural Development Bank Ltd. and hence, name of Maharashtra State Co-operative Agricultural and Rural Development Bank Ltd. is recorded to the sion column of the caption property
- The mutation entry no. 3088 certified on 14/08/2009 states that, Sopan Kalaram Ghule and Kaluram Sakheram Chule repaid loan from Maharishtra State Rural And Development Bank ltd. Mombai and bence the name of Maharashtra State Co-operative Agricultural and Rural Development Bank Ltd recorded to the possession column of the caption property is deleted.
- The mutation entry no. 3163 certified on 27/07/2002 states that Sopan Kaharam Chole obtained loan from Nanded Vividh Karyakar! Society and therefore the said encumbrance is recorded in the other rights cohumn of the caption property.
- The mulation 3343 certified on 21/09/2005 states that, Sopan Kalturam Ghule repaid the loan amount obtained Nanded Vividh Karyakari Society and hence, the encumbrance recorded in the other rights column of the caption property is deleted.
- The mutation entry no. 3414 certified on 21/09/2005 states that, Sopan Kalurain Ghule obtained loan from Nanded Vividh Karyakari Society and therefore the said encumbrance is recorded in the other rights column of the caption property.
- The mutation 3531 cartified on 23/06/06 states that, Suman Shathikant Bhosale released her share from the caption property in favour of Kaluram Sakharam Chule, Dayaneshwar Kaluram Ghule, Sopan Kaluram Ghule, Eknath kaluram Ghule, Jijabai Kaluram Ghule vide Release Deed duted 29/05/2006 registered at serial no. 4154/06 in the office of Sub Registrar Haveli no.16.

- k] The Mutation entry no. 3532 certified on 17/07/2006, states that vide partition deed dated 29/05/2006 registered at serial no. 4157/06 affected amongst Kahuram Sakharam Ghule, Dryaneshwar Kahuram Ghule, Sopan Kaluram Ghule, Blaasheb Kahuram Ghule, Eknath Kaluram Ghule, Anusaya Dashvath Dangat, Surekha Rajendra Sathe, Sunita Sanjay Gujar, Uma Sanjay Sawant and consented by Jijabai kaluram Ghule, all the properties owned by the families were partitioned and an area admensuring 00 H 35.75 Aar each came to the shares of Dnyaneshwar Kaluram Ghule, Sopan Kaluram Ghule, Eknath Kaluram Ghule and an area admeasuring 00 H 37.75 came to the share of Balasaheb Kaluram Chule.
- The Mutation entry no.5054 certified 27/08/2013 and states that Dyaneshwar Kaluram Ghule expired on 17/03/2010 and in survived by two sores Mahesh Dyaneshwar Ghule and Sagar Dyaneshwar Ghule, one daughter Madhuri Sanjay Kakade, and widow Meenakshi Dyaneshwar Ghule. Hence, the names of the legal hetrs are recorded to the share of Dyaneshwar Kaluram Ghule.
- m] 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 M/x. Nanded City Development and Construction Company Limited under the provisions of section 18(3) of Mahanashtra Regional and Town Planning Act 1966.
- 1) The Mutation entry no.6061 certified on 25/02/14 states that Sopan Kaluram Ghule and family members/copanezers have entered into Joint Development Agreement dated 22/04/13 with M/s. Nanded City Development & Construction Company Limited for an area edmeasuring 00 H 33.75 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement. The Joint Development Agreement is registered in the office of Sub registrar Haveli no. 21 at serial no. 3116 of 2013.
- o) The Mutation entry ro.6229 states that Eknath Kaluram Chule and family members/coparceners have entered into Joint Development Agreement dated 23/01/15 with M/s. Nanded City Development & Construction Company Limited for an area admicastering 00 IH 35.75 Aar out of the caption property, The Joint Development Agreement is registered in the office of Sub registrar Haveli no. 16 at scrial no. 827 of 2015.

Continuation Sheet

- 6] PERMISSION/DOCUMENTS/NOC REQUIRED ---
- a) Necessary steps should be initiated to record the name of M/s. Nanded City Development & Construction Company Limited to the other right column of the caption property in respect of the development rights acquired from Sagar Dayaneshwar Ghula, Balasaheb Kaluram Ghule and others for an area admeasuring 00 H 15.375 Aur and 00 H 37.75 Aur respectively out of the caption property.
- Loan encumbrances appearing in the other right column of the caption property need to be repaid for the share of Sopan Kaluram Chule.
- 71 CONCLUSION -

After narrating the facts as aforesaid, I state that 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 and XVI, the said –

- a. Sopan Kaluram Chule is the owner of the caption property for an area admessuring 00 H 35.75 Aar and the ownership rights appear to be free, clear and marketable subject to the remark mentioned in Para 6(b).
- Eknath Kaluram Ghule, is the owner of the caption property for an area admeasuring 00 H 35.75 Aur and the ownership rights appear to be free, clear and marketable.
- Mahesh Dnyaneshwar Chule, Sagar Dnyaneshwar Chule, Madhuri Sarjay Kakade. Meenakshi Dnyaneshwar Chule are the owners of the caption property for an area admeasuring 00 H 35.75 Aar and the ownership rights appear to be free, clear and marketable.
- d. Balasaheb Kaluram Ghule is the owner of the caption property for an area admeasuring 00 H 37.75 Aar and the ownership rights appear to be free, clear and marketable.
- e. M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 15.375 Aar from Sagar Doyaneshwar Ghule and others and the said development rights appear to be free clear and marketable.

- Balasaheb Kaluram Ghule and family members/coparceners have entered into Joint Development Agreement dated 06/12/10 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 37.75 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, Balasaheb Kaluram Ghule and family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Lindled. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Heveli no. 11 at serial no. 11287 of 2010 and 11288 of 2010 respectively.
- q] Segar Dayanestrear Ghule and family members/coperceners have entered into Joint Development Agreement dated 07/12/14 with M/s. Nanded City Development & Construction Company Limited for an area admensuring 00 H 15.375 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, Sopan Kaluman Glule and family members/coperceners 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. 10983 of 2012 and 10984 of 2012 respectively.
- rj Sagar Dnyaneshwar Ghule and Family members, Mahesh Dnyaneshwar Ghule, Madhuri Sarjay Kakade, Meenashi Dnyaneshwar Ghule have entered into Supplementary Joint Development Agreement and Power of Attorney dated 24/08/15 with M/s. Nanded (iv) Development & Construction Company Limited wherein certain properties are deleted from the original Joint Development Agreement dated 06/12/10. There is no change in respect of the area from the caption property. The Joint Development Agreement and Power of Attorney are registered in the office of Sub registrar Haveli no. 11 at small no. 7661 of 2015 and 7662 of 2015 respectively.
- 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 commant 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.

- M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 37.75 Aur from Balasaheb Kafuram Chule and others and the said development rights appear to be free clear and marketable.
- g. M/a. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 35.73 Aar from Sopan Kahuram Ghule and others and the said development rights appear to be free clear and marketable.

This report is accordingly issued.



JAN Anand Gangakhedka Advocate

Advocates

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Ref.

Date: 24/11/16

ADDITIONAL SEARCH AND THE REPORT

- 1] <u>DESCRIPTION OF PROPERTY</u> All that piece and parcel of the land bearing Survey Number 10 Hissa no. 4/3 admeasuring about f0 Hectare 42 Aar (including pot khraba), assessed at Rs. 1.50 paise, situated at village Nanded, Taluka – Haveli, District – Pune, (hereinafter referred to as the caption property) stands in the name of Sopan Tukaram Chule, Santosh Dnyanoba Grule, Vijay Dnyanoba Ghule, Rupali Santosh Shelar, Deepali Dilip Chavan, Deubai Dnyanoba Ghule, M/s. Magarpatta Township Development and Construction Company Limited, M/s. Nanded City Development and Construction Company Limited.
- This report is in continuation to the search and title report issued by me dated 10/12/15.
- 3| COPIES OF THE DOCUMENTS SUPPLIED —
- a) Copy of the search and title report issued by me dated 10/12/15.
- b) 7-12 extract of said property for the year 2015 2016.
- c] Mutation entry no. 6328.
- 4] BRIEF HISTORY OF THE PROFRTY-
- a) The mutation entry no. 6328 certified on 31/05/2016 states that, M/s. Nanded City Development and Construction Company Limited purchased an area admeasuring 00 Hectare 01 Aar out of the caption property vide Sale Deed dated 24/04/2016 from Suntosh Dryanobo Chule (or self and as guardian father of Antistika Santosh Ghule and Kuldeep Santush Chule, Rutuja Santosh Ghule. The said Sale Deed is registered in the office of Sub Registrar Haveli No.3 at serial no.4939 of 2016. The name of M/s. Nanded. City Development and Construction Company Limited is recorded as purchaser to the caption property.
- FINCUMBRANCES

That I have caused a search to be taken in respect of the caption property from 10/12/2015 to 24/11/2016 online. I did not come across any entry which would hamper the title of the present owner.

6] CONCLUSION -

After narrating the feets as aforesaid, I state that subject to as enumerated herein and



Gangakhedkar And Associates

Advocates

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LteH

Date : 24/11/16

ADDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 10 Hissa no. 4/3 admessuring about 00 Hectare 42 Aar (including pot khraba), assessed at Rs. 1.50 paise, situated at village Nunded, Taluka Haveli, District Pure, (incrinditor referred to as the caption property) stands in the name of Sapan Tukaram Ghule, Santosh Dnyanoba Ghule, Vijay Dnyanoba Ghule, Rupali Santosh Shelar, Deepali Dhip Chavan, Deubai Dnyanoba Ghule, M/s. Magarpatta Township Development and Construction Company Limited, M/s. Nanded City Development and Construction Company Limited.
- 2i This report is in continuation to the search and title report issued by me dated 10/12/15.
- 3] COPIES OF THE DOCUMENTS SUPPLIED —
- a] Copy of the search and title report issued by me dated 10/12/15.
- b] 7*12 extract of said property for the year 2015 2016.
- c) Mutation entry no. 6328.
- 4] BRILL HISTORY OF THE PROGRTY-
- a) The mutation entry no. 6328 certified on 31/05/2016 states that, M/s. Narded City Development and Construction Company Limited purchased an area admeasuring of the Caption property vide Sale Deed dated 20/04/2016 from W Santosh Unyanoba Ghule for self and as guardian father of Amushka Santosh Ghule and Kuldeep Santosh Ghule, Rutuja Santosh Ghule. The said Sale Deed is registered in the office of Sub Registrar Haveli No.3 at serial no.4939 of 2016. The name of M/s. Nanded City Development and Construction Company Limited is recorded as purchaser to the caption property.
- 5] ENCUMBRANCES

That I have caused a search to be taken in respect of the caption property from 10/12/2015 to 24/11/2016 online. 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 online -

 Sopan Tukaram Ghule [00 H 07 Aar], Santosh Dnyunoba Ghule, Vijay Dnyanoba Ghule, Rupali Santosh Shelar, Deupali Dilip Chavan, Deubai Dnyanoba Ghule[00 H // subject to the documents perused, and subject to the availability of registers online -

- aj Sopan Tukaram Chule [00 H 07 Aar], Santosh Dnyanoba Ghule, Vijay Dnyanoba Ghule, Rupali Santosh Shelar, Deepali Dilip Chavar, Deubai Dnyanoba Ghule[00 H 24 Aar], M/s. Magarpatra Township Development and Construction Company Limited [00 H 10 Aar], M/s. Nanded City Development and Construction Company Limited[00 H 01 Aar] are the owners of their respective area out of the caption property and respective ownership rights appear to be free, clear, and marketable.
- b) M/s. Nanded City Development & Construction Company Limited has acquired the rights to implement the Township Proposal for an area admeasuring 00 H 05 Aar out of the caption property from M/s. Magarpatta Township Development and Construction Company Limited and the development 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 for an area admeasuring 00 H 07 Aar out of the caption property from SopanTukaramChuleand Iamily members/coparceners and the development rights appear to be free, clear, and marketable.
- d) M/a. Nanded City Development & Construction Company Limited has acquired the rights to implement the Township Proposal for an area admeasuring 00 H 24 Aar out of the caption property from Deubai Dnyanoba Chule and family members/coparceners and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and the file is returned.



Anend Gangakhedkar Advocate.

- 24 Aar], M/s. Magarpatta Township Development and Construction Company Limited [00 H 10 Aar], M/s. Nanded City Development and Construction Company Limited [00 H 01 Aar] are the owners of their respective area out of the cuption property and respective ownership rights appear to be free, clear, and marketable.
- b) M/s, Nanded City Development & Construction Company Limited has acquired the rights to implement the Township Proposal for an area admeasuring 00 H 05 Aar out of the caption property from M/s. Magarpatta Township Development and Construction Company Limited and the development rights appear to be free, clear, and marketship.
- c] M/s. Nanded City Development & Construction Company Limited has acquired the rights to implement the Township Proposal for an area admeasuring 00 H 07 Aar out of the caption property from Sopan Tukaram Chule and family members/coparceners and the development rights appear to be free, clear, and marketable.
- d) M/s. Nanded City Development & Construction Company Limited has acquired the rights to implement the Township Proposal for an area admeasuring 00 H 24 Aar out of the caption property from Deubai Dayanoba Chule and family members/coparceners and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and the file is returned.



nand Gangakhedkar Advocate.



Advocates

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Ref

Date 24/11/16

ADDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and purcel of the land bearing Survey Number 10 Hissa no. 4/3 admeasuring about 00 Hectare 42 Am (including pot khraba), assessed at Rs. 1.50 paise, situated at village Nanded, Taluka Haveli, District Pune, (hereinafter referred to as the caption property) stands in the name of Sopan Tukaram Ghule, Santosh Dnyanoba Ghule, Vijay Dnyanoba Ghule, Rupali Sontosh Shelar, Deepali Dilip Chavan, Deubai Dnyanoba Ghule, M/s. Magarpatta Township Development and Construction Company Limited, M/s. Nanded City Development and Construction Company Limited.
- This report is in continuation to the search and title report issued by me dated 10/12/15.
- 3] COPIES OF THE DOCUMENTS SUPPLIED ---
- a) Copy of the search and title report issued by me dated 10/12/15.
- 7º12 extract of said property for the year 2015 2016.
- Mutation entry no. 6328.
- 4] BRIEF HISTORY OF THE PROERTY-
- The mutation entry no. 6328 certified on 31/05/2016 states that, M/s. Naruled City Development and Construction Company Limited purchased an area admessaring 00 Hectare 01 Aar out of the caption property vide Sale Devd dated 24/04/2016 from Santosh Unyanoba Citule for self and as guardian fother of Anusika Santosh Chule and Kuldcep Santosh Chule, Rutuje Santosh Chule. The said Sale Deed is registered in the office of Sub Registrar Haveli No.3 at serial no.4939 of 2016. The name of M/s. Nanded City Development and Construction Company Limited is recorded as purchaser to the caption property.
- ENCUMBRANCES-

That I have caused a search to be taken in respect of the caption property from 10/12/2015 to 24/11/2016 online. I did not come across any entry which would hamper the title of the present owner.

(conclusion -

After parrating the facts as aforesaid, I state that subject to as enumerated herein and



Gangakhedkar And Associates

Advocates

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Pof

Date: 24/11/1

ADDITIONAL SEARCH AND TITLE REPORT

- 11 DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 10 Hissa no. 4/3 admeasuring about 00 Hectare 42 Aar (including pot khraba), assessed at Rs. 1.50 paise, situated at village Nanded, Taluka Haveli, District Pune, (hereinafter referred to as the caption property) stands in the name of Sopan Tukaram Ghule, Santosh Dnyamoba Ghule, Vijay Dnyamoba Chule, Rupali Santosh Shelar, Deepoli Dilip Chavan, Deubad Dnyamoba Ghule, M/s. Magarpatta Township Development and Construction Company Limited. M/s. Nanded City Development and Construction Company Limited.
- This report is in continuation to the search and title report issued by me dated 10/12/15.
- 3] COPIES OF THE DOCUMENTS SUPPLIED -
- Copy of the search and title report issued by me dated 10/12/15.
- ы 7°12 extract of said property for the year 2015 2016.
- c] Mutation entry no. 6328.
- 4] BRIEF HISTORY OF THE PROFRTY-
- The mutation entry no. 6328 cectified on 31/05/2016 states that, M/s. Nanded City Development and Construction Company Limited purchased an area admeasuring 3 00 Hictare 01 Aar out of the caption property vide Sale Deed dated 28/04/2016 from 3 Santosh Dnyanoba Ghule for self and as guardian father of Anushka Santosh Chule and Kulleep Sentosh Ghule, Rutuja Santosh Ghule. The said Sale Deed is registered in the office of Sub Registrar Haveli No.3 at serial no 4939 of 2016. The name of M/s. Nanded City Development and Construction Company Limited is recorded as purchaser to the caption property.
- 5] ENCUMBRANCES-

That I have caused a search to be taken in respect of the caption property from 10/12/2015 to 24/11/2016 online. 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 penused, and subject to the availability of registure online -

 Sopan Tukunım Chule (00 H 07 Aar), Sanush Dayanoba Ghule, Vijay Dayanoba Ghule, Rupali Santosh Shelar, Deepali Dilip Chavan, Deubai Dayanoba Ghule(00 H // subject to the documents perused, and subject to the availability of registers online -

- Sopan Tukaram Chule (00 H 07 Aar), Santosh Dnyanoba Ghule, Vijay Dnyanoba Ghule, Rupali Santosh Shelar, Deepali Dilip Chavan, Deubai Dnyanoba Ghule(0) H 24 Aar), M/s. Magarpatta Township Development and Construction Company Limited (00 H 10 Aar), M/a. Nanded City Development and Construction Company Limited(00 H 01 Aar) are the owners of their respective area out of the caption property and respective ownership rights appear to be free, clear, and marketable.
- b) M/s. Nanded City Development & Construction Company Limited has acquired the rights to implement the Township Proposal for an area admeasuring 00 H 05 Aar out of the caption property from M/s. Magarpatta Township Development and Construction Company Limited and the development 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 for an area admeasuring 00 H 07 Aar out of the caption property from SopanTukaramChuleand family members/coparceners and the development rights appear to be free, clear, and marketable.
- d) M/s. Nonded City Development & Construction Company Limited has acquired the rights to implement the Township Proposal for an area admeasuring 00 H 26 Aar out of the caption property from Deubei Dnyanoba Ghule and family members/coparceners and the development rights uppear to be free, clear, and marketable.

This report is accordingly issued and the file is returned.



Anand Gangakhedkar Advocate

24 Aar], M/s. Magarpatta Township Development and Construction Company Limited [00 H 10 Aar], M/s. Nanded City Development and Construction Company Limited [00 H 01 Aar] are the owners of their respective area out of the caption property and respective ownership rights appear to be free, clear, and marketable.

- b) M/s. Nanded City Development & Construction Company Limited has acquired the rights to implement the Township Proposel for an area admeasuring 00 H 05 Aar out of the caption properly from M/s. Magarpatta Township Development and Construction Company Limited and the development rights appear to be free, clear, and marketable.
- c) M/s. Nanded City Development & Construction Company Limited has sequired the rights to implement the Township Proposal for an area admeasuring 00 H 07 Aar out of the caption property from Sopan Tukaram Ghoke and family members/coparceners and the development rights appear to be free, clear, and marketable.
- d) M/s. Nanded City Development & Construction Company Limited has acquired the rights to implement the Township Proposal for an area admeasuring 00 H 24 Aar out of the caption property from Deubei Dayanoba Chule and family members/coparceners and the development rights appear to be free, clear, and markenble.

This report is accordingly issued and the file is returned



narid Gangakhedka: Advocate.

Advocates

, Office Off, No 1: Moraya Apartment, 252 Shanwar Pelh, Omkareshwar Road, Pune - 41° 030 🞏: (020) 2447 3940

Date

10/12/15

ADDITIONAL SEARCH AND TITLE REPORT

- 1] DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 10 Hissa no. 4/3 admensuring about 00 Hectare 42 Aar (including pot khraba), assessed at Rs. 1.50 paise, situated at village Nanded, Tahuka Haveli, District Pune, (hereinsitter refurred to as the caption property) stards in the name of Sopan Tukaram Ghule, Santosh Dayanoba Ghule, Vijay Dayanoba Ghule, Rupali Santosh Shelar, Deepali Dilip Chavan, Deubai Dayanoba Ghule, M/s. Magarpatta Township Development and Construction Company Limited.
- This report is in continuation to the search and title report issued by me dated 10/02/12
- 3] COPUS OF THE DOCUMENTS SUPPLIED --
- a) Copy of the search and title report issued by me dated 10/02/12.
- b) 7'12 extract of said property for the year 2007 2015.
- c] Mutation entry no. 4505, 6195, 6196.
- 4) BRIEF HISTORY OF THE PROFRTY -
- a) The mutation entry no. 4505 certified on 23/02/11 status that, Sopan Tukaram Glude and family members/coparceners have entered into Joint Development Agreement dated 28/01/11 in respect of the an area admeasuring 00 Hectare 07 Aar out of the caption property with M/s. Nanded City Development & Construction Company Limited. The joint Development Agreement is registered in the office of Sub registrar Haveli no. 11 at serial no. 834 of 2011. Hence, the name of M/s. Nanded City Development & Construction Company Limited is recorded in the other right column of the caption property.
- The mulation entry no. 6195 certified and states that, Deubai Dayanoba Ghule and family members/coparecents have entered into Joint Development Agreement dated 07/11/14 in respect of the an area admeasuring 00 Hectare 25 Aar out of the caption property with M/s. Nanded City Development & Construction Company Limited. The joint Development Agreement is registered in the office of Sub registrar Haveli no. 16 at serial no. 9008 of 2014. Hence, the name of M/s. Nanded City Development & Construction Company Limited is recorded in the other right column of the caption property.

The mutation entry no. 6196 certified on 30/03/15 and states that. Deubai Dnyanoba Ghule, Santosh Dnyanoba Chule and Vijay Dnyanoba Ghule, Deepali Dilip Chavan, Rupali Santosh Skelar exchanged an area admeasuring 00 H 05 Aar out of the caption property with M/s. Magarpatta Township Development and Construction Company Limited for an area admeasuring 00 H 05 Aar out of the 5. No. 24/2 of village Nanded vide Exchanged Deed dated 7/11/2014 which is registered in the office of Sub Registrar Haveli No. 16 at serial no. 9010/14. Hence the name M/s. Magarpatta Township Development and Construction Company Limited is recorded to the caption property.

5] ENCUMBRANCES -

That I have caused a search to be taken in respect of the caption property from 05/12/2011 to 10/12/15 in the office of Joint District Registrar. The record of Index II is available on computer collected from all Sub Registrar Offices subject to updating the record. I did not come across any entry which would hamper the title of the present

6] CONCLUSION -

After narrating the facts as aforesald, I state that subject to as enumerated herein and subject to the documents pervised, and subject to the availability of registers of IndexII extracts at the office of Joint Sub Registrar Haveli No. I and III, Sub Registrar Haveli No. II and IVI.

- n] Sopan Tukaram Chule, Santosh Drayanoba Ghule, Vijay Drayanoba Chule, Rupali Santosh Shelar, Deepeli Dilip Chavan, Deubei Drayanoba Ghule M/s. Magarpatta Township Development and Construction Company Limited are the owners of the caption property and respective ownership rights appear to be free, clear, and respectively.
- b) M/s. Nanded City Development & Construction Company Limited has acquired the rights to implement the Township Proposal for an area admeasuring 00 H 05 Aur out of the caption property from M/s. Magarpatta Township Development and Construction Company Limited and the development 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 for un area admeasuring 00 H 07 Aur out

heet

Gangakhedkar And Associates

Advocates

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

Ref.:

Dete: 10/02/12

SEARCH AND TITLE REPORT

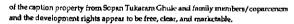
- 1] <u>DESCRIPTION OF PROPERTY</u> All that piece and parcel of the land bearing Survey Number 10 Hissa no. 4/3 admeasuring about 00 Hectare 42 Aer (including pot khraba), assessed at Rs. 1.50 paise, situated at village Nanded, Taluka — Haveli, District – Pune, (hereinafter referred to as the caption property) stands in the name of Sopan Tukaram Ghule, Santosh Driyanoba Ghule, Vijay Driyanoba Ghule, Rupali Santoah Shelar, Deepali Dilip Chavan, Deubai Driyanoba Ghule, Magarpatta Township Development and Construction Company Limited.
- 2] I have caused the search of the caption property for the last 30 years that is from 1981 to 2012 (part) both inclusive from the available registers of Index II extract at the office of Joint Sub Registrar Haveli No, 1 and II, Sub Registrar Haveli No. IX and XVI only. The search pertaining to the years 1979 to 1991 was caused at the office of the Joint Sub Registrar Haveli No. 1 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 DOCUMENT'S SUPPLIED --
- a] 7°12 extract of the caption property for the year 1975 -2010.
- Relevant Mutation entries no. 786, 1382, 1729, 2003, 2532, 3292, 4136, 4330.
- 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 dated 28/01/2011.
- e] Copy of the Death Certificate of Laxmon Tukoram Ghule.

I have based the title of the property on the basis of the above mentioned documents

4] BRIEF HISTORY OF THE PROPERTY -

a) The mutation entry no. 786 states that. Nivrotti Sawala Ghule expired on 05/06/41 and is survived by brother Tukaram Sawola Ghule. His name is recorded to the caption property as a Manager of Joint Family.

Continuation Sheet



d] M/s. Nanded City Development & Construction Company Limited has acquired the rights to implement the Township Proposal for an area admeasuring 00 H 25 Agr out of the caption property from Deubai Dnyanoba Ghule and family members/copameners and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and the file is returned.





- The mutation entry no. 1382 certified on 14/05/58 states that, Tukeram Sawala Ghule expired on 12/09/57 and is survived by son Namdev Tukaram Ghule, Sopan Tukaram Ghule, Laxman Tukaram Ghule, Narayan Tukaram Ghule, Dnyanoba Tukeram Chule and wife Parvatibai Tukaram Chule. The name of Namdev Tukaram Chule is recorded to the caption property as a Manager of Joint Family.
- The mutation entry no. 1729 deals with the conversion of area assessment to matrix system from the earlier system of Acres and Gunthas.
- The mutation entry no. 2003 certified on 11/09/1981 states that, as per the order passed by Tahsildar bearing no. 2186/ 81 deted 11/08/81 anneward to the extent of 'four annas' each is recorded to the names of Namdey Tukaram Ghule, Sopan Tukaram Ghule, Narayan Tukaram Ghule, Dnyanoba Tukaram Ghule.
- The mutation entry no. 2532 certified on 05/07/1996 states that, Narayan Tukaram Chule expired on 22/01/96 and is survived by two sons Ramdes Narayan Ghule, Bhamudas Narayan Ghule through legal guardian mother Laumibai Narayan Ghule, and widow Lexambei Namyan Ghale.
- The mutation entry no. 3292 certified on 24/12/03 states that, the partition order bearing no. watap/ SR/8/2001 dated 23/04/03 is corrected /amended vide order dated 16/10/03. As per corrected /amended order the caption property is partitioned as under.

Name of the owner 5 No Aren 10/4/3 00 H 07 Aar Sopan Tukaram Ghule Dynanoba Tukaraza Ghule 10/4/3 00 H 35 Azr

The mutation entry no. 4136 does not pertained to the caption property. On perusing the 7/12 extract it appears that Dynanoba Tukaram Ghule expired and is survived

by two son Santosh Dynanoba Ghule, Vijay Dynanoba Ghule, two daughters Rupali Shelar, Deepali Chavan and widow Deubai Dynanoba Ghule. The names of Legal heirs are recorded to the caption property.

The mutation entry no. 4330 certified on 26/04/10 states that, M/s. Magarpatta Township Development and Construction Company Limited purchased an area admeasuring 00 H 05 Aur out of the caption property from Deubai Dnyanoba Ghule, Santosh Dnyanoba Ghule, Vijay Dnyanoba Ghule, Deepali Dilip Chavan, Rupali Santosh Shelar. The said sale deed is registered at serial no. 3104 of 2010 dated



II extracts at the office of Joint Sub Registrar Haveli No. I and II, Sub Registrar Haveli No. IX and XVI

- Sopan Tukaram Ghule, Santosh Dnyanoba Ghule, Vijay Dnyanoba Ghule, Rupali Santosh Shelar, Deepali Dilip Chavan, Deubai Dnyanoba Girula M/s. Magarpatta Township Development and Construction Company Limited are the owners of the caption property and respective ownership rights appear to be free, clear, and
- Nanded City Development & Construction Company Limited has acquired the ы rights to implement the Township Proposal for an area admeasuring 00 H 05 Azr out of the caption property from M/s. Magazpatta Township Development and Construction Company Limited and the development rights appear to be free, clear,
- Nanded City Development & Construction Company Limited has acquired the rights to implement the Township Proposal for an area admessuring 00 H 07 Aar out of the caption property from Sopan Tukaram Ghule and others and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and the file is returned.

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- 73/03/10 in the office of Sub registrar Haveli no. XI. The name of the purchaser is recorded to the caption property.
- Laxman Tukaram Chule has expired on 12/08/75, it is informed by the client that, he was unmarried
- 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/s. Magarpatta Township Development and Construction Company Limited have entered into John Development Agreement dated 29/10/2010 for an area 00 Hectare 05 Aar, with Nanded City Development & Construction Company Limited out of the of the caption property. For the effectual implementation of the Joint Development Agreement, M/s. Magarpatta Township Development and Construction Company 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. 10190 of 2010 and 10191 of 2010 respectively in the office of Sub registrar Haveli no. XI.
- Sopan Tukarum Ghule and others have entered into Joint Development Agreement k dated 28/01/2011 for an area 00 Electare 07 Aar, with Nanded City Development of Construction Company Limited in respect of the caption property. For the effectual implementation of the Joint Development Agreement, Sopan Tukaram Chule and others have executed a Power of Attorney in fivour of Nanded City Development & Construction Cumpany Limited. The said Joint Development Agreement and Power of Attorney are registered at serial no. 834 of 2011 and 835 of 2011 respectively in the office of Sub registrar I lavell no. XI.
- ENCUMBRANCE -
- At the outset I state that the majority of the Index II registers at the office of the Joint a١ Sub Registrar Haveli No, I and II are extensively torn and hence I carnot comm upon the same in detail. However from the available registers of Index II at the office of Sub Registrar Haveli No. IX and Sub Registrar Haveli No. XVI, I did not come across any entry, which would hamper the title of the present owner.
- 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



Gangakhedkar And Associates

Office : Off. No. 1, Moraya Apartment. 252 Shanwer Peth, Omkareshwar Road, Pune - 411 030. 🛣 : (020) 2447 394

Date: 15/12/10

SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that place and parcel of the land DESCRIPTION OF PROPERTY — All that piece and partie of the land bearing Survey Number 1/3 admessaring about 00 Hectare 42 Are(including Pot Kharaba) assessed at Rs. 1.50 palse, situated at village Nanded. Taluka — Havell, District — Pune, (hereinafer referred to as the caption property) straids in the name of Sopan Tukaram Ghule, Santosh Dynanoba Chule, Vijay Dynanoba Ghule, Rupali Shelar, Deepali Chavan Deobai Dynanoba Ghule, Magarpatta Township Development and Construction Company Limited.
- I have caused the search of the caption property for the last 30 years that is from 1979 to 2010 (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 Extract at the office of John September Favor Inv., and it is regardless regardless to the years 1979 to 1991 was caused at the office of the Joint Sub Registrar Haveli No. I and II. The search perisining 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.
- COPIES OF THE DOCUMENTS SUPPLIED -
- 7*12 extract of the captioned property for the year 1979-2009.

 Relevant Mutation entries, 786, 1382, 1729, 2003, 2532, 3292, 4136, 4330
- ो Government Notification No. TP5/1804/144/Pr.kc.148/05/UD-13 dated
- ď١ 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

BRIEF HISTORY OF THE PROPERTY -

BRIEF HISTORY OF 1918 PROPERTY
The mutation entity no. 786 restitied on 12/01/1942 states that, Nivrutti
Sowala Ghule expired on 5/06/1941 and is survived by brother Tukurum.
The name of Tukurum Sawala Ghule is recorded as Karta of HUF.
The mutation entry no. 1382 certified on 14/05/1958 states that, Tukaram
Sawala, Ghule expired on 12/09/1957 and is survived by sons Namideo
Tukaram Ghule, Sopan Tukaram Ghule, Laxman Tukaram Ghule, Narayam Tukaram Ghule, and Dynanoba Tukaram Ghule and widow Parvatibai Tukaram Ghule. The name of Namdeo Tukaram Ghule is recorded Karta of HUF to the caption property.

- The mutation entry no. 1729 certified on 15/06/69 deals with the conversion cĬ of area assessment to matrix system from the earlier system of Acres and Gunthas.
- The mutation entry no. 2003 states that, as per the order passed by the Tahsildar bearing no. 2186/1981 dated 11/08/1981, armewari to the extent of four arms each was recorded to the names of Namdeo, Sopan, Narayan and đì Dynanoba.
- ė
- Dynanoba.

 The mutation entry no. 2532 certified on 05/07/1996 stares that. Narayen Tukaram Chule expired on 22/01/1996 and is survived by two sons Ramdes and Bhanadas, widow Laurnibal Narayam Chule.

 The mutation entry no.3292 certified on 24/12/2003 states that, a rectification order was passed by the Tahaddax to the partition order bearing no. Watap/SR/8/2001 dated 16/10/2003 in respect of all properties, wherein the f caption property was divided as under-

5.NO.	Area(H=R)		Owner
10/4/3	 00.07	•	Sopan Tukaram Ghule
10/4/3	00.34+00.01		Dynamoba T Ghule

- Dynanoba Tukaram Ghule expired and the names of his legal heirs i.e. Santosh, Vilay, Rupall Shelar, Deepali Chavan and widow Deobai are recored to the caption property. gĴ
- h)
- to the caption property.

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

 The mutation entry no. 4330 certified on 26/05/2010 states that, Magarpatta Township Development and Construction Company Limited purchased an area admeasuring 00 H 05 Are vide sale deed dated 23/03/2010 from Santosh Dynanoba Chule, Vijay Dynanoba Ghule, Rupali Shelar, Deepali Chavan and Denbai Dynanoba Ghule. The name of purchaser is recorded to the caption property. í] property.

3]

ENCUMBRANCE—
At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registers Havell 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 and Sub Registrar Haveli No, XVI, I did not come across any entry, which would have the little of the present course.

hamper the little of the present owner.

The earlier system of effecting search in the office of Joint District Registrar, where the record from the entire Sub Registrar Haveli Offices was available on computer is closed since past six munits.

11

CONCLUSION -

. . .

CONCLUSION After narrating the focts as aforesaid, I state that 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
and XVI, the said Supan Tukaram Ghule, Santosh Dynanoba Ghule, Vijay Dynamoba Ghule, Rupali Shelar, Deepali Chavan Deobal Dynamoba Ghule, Magarpatta Township Development and Construction Company Limited are the owners of the captioned property and the respective ownership rights appear to be free, clear, and marketable.

This report is accordingly issued.

ستعضيل Advocate.

Advocates

Office : Off. No 1, Moraya Apartment, 252 Shanwar Peth, Omkareshwar Road, Pune - 411 932 🖀 (929) 2447 3940

Raf.,

Date :

05/12/16

ADDITIONAL SEARCH AND THE REPORT

- DESCRIPTION OF PROPERTY -- All that piece and parcel of the land bearing Survey Number 11 Hissa Number 1 admeasuring about 01 Hectare 42 Aar, assessed at Rs. 8.18 paise, situated at village Nanded, Taluka -- Haveli, District -- Pune, (hereinafter referred to as the caption property) stands in the name of Pandurang Nivruti Lagad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Junardhan Muridhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sedankumar Madanmohan Ghesal, Sunil Baban Raut, Narsayya Laxman Shirpuram, M/s. Nanded City Development and Construction Company Limited.
- This report is in continuation to the search and little report issued by me dated 11/04/16.
- 3] COPIES OF THE DOCUMENTS SUPPLIED —
- a) Copy of the search and title report issued by me dated 11/04/16.
- 7"12 extract of said property for the year 2015 2016.
- c] Mutation entries no.4907, 6052.
- 4] BRIEF HISTORY OF THE PROPERTY -
- a) The mutation entry no. 4907 states that Narsayya Laxman Shirpuram obtained loan from Dr. Manibhai Desai Gramin Bigarshell Sahakari Patniantha Maryadit. The said encumbrance is recorded to the other rights column of the caption property to the share of Narsayya Laxman Shirpuram.
- b) The mutation entry no. 6052 states that Punendu Chandraprakeah Goyal repaid the loan obtained from Shyannrao Vitthal Co-operative Bank Limited and hence the encumbrance is deleted from the other rights column of the caption property.
- 5) ENCUMBRANCES

That I have caused a scarch to be taken in respect of the caption property from 11/04/16 to 05/12/16 online. I did not come across any entry which would hamper the title of the present owner.

6 CONCLUSION ~

After narming the facts as afterward, it state that subject to the documents perused, and subject to the availability of record online -



Gangakhedkar And Associates

Advocates

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Ref.:

Date: 21/04/16

ADDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 11 Hissa Number 1 admessuring about 0.1 Incttare 42 Aar, assessed at Rs. 8.18 paise, situated at village Nanded, Taluka Haveli, District Pune, (hereinafter referred to as the caption property) stands in the name of Pandurang Nivruti Lagad, Belasaheb Babarrao Jagtap, Sanjay Babarrao Jagtap, Janardhan Murlidhar Khatke, Ranganath Digamber Khade, Sharad Sambhaji Lagad, Sadankunar Madammohan Ghosal, Sunil Baban Raut, Narsayya Laxman Shirpuram, M/s. Nanded City Development and Construction Company Limited.
- This report is in continuation to the search and title report issued by me dated 11/12/15.
- 3] COPIES OF THE DOCUMENTS SUPPLIED ---
- a] Copy of the search and title report issued by me dated 11/12/15.
- b) 7°12 extract of said property for the year 2015 2016.
- 4] ENCUMBRANCES

That I have caused a search to be taken in respect of the caption property from 11/12/15 to 11/04/16 in the office of Joint District Registrar. The record of Index II is available on computer collected from all Sub Registrar Offices subject to updating the record. I did not come across any entry which would hampur the title of the present owner.

51 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 -

Pandurang NivrutiLagad (00 H 75.5 Aar), Balasaheb Babanrao Jagiap, Sanjay Babanrao Jagiap (00 H 14.5 Aur), Janardhan Murtidhar Khade, Ranganath Digambor Khade(00 H 12 Aar), Sharad Sambhaji Lagad(00 H 02 Aar), Sadarkumur Madannuchan Ghosal(00 H 02 Aar), Sunil Baban Raut (00 H 02 Aar), Narsayya Laxman Shirpuram(00 H 02 Aar), Narsayya Laxman Shirpuram(00 H 02 Aar), M/s. Nanded City Development and Construction Georgiany Limited (00 H 02 Aar) are the owners of the caption property and the ownership rights appear to be free, clear and marketable.

- Pundurang Nivrutit.agad (00 H 75.5 Aar), Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap (00 H 14.5 Aar), Janardhan Murlidhar Khade, Kangaroth Digambar Khade(00 H 12 Aar), Shorad Sambhaji Lagad(00 H 02 Aar), Sadankumar Madaramehan Ghosal(00 H 02 Aar), Sundi BabanRaut (00 H 02 Aar), Narsayya Luxman Shirpuram(00 H 02 Aar), M/s. Nanded City Development and Construction Company Limited (00 H 32 Aar) 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 51.5 Aar out of the caption property from Pandurang Nivrutti Lugad 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 12 Aar out of the caption property from Janardhan Murlidhar Khade, Rangareth Digambar Khade and other and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and file is returned



Anand Gangakhedkan Advocate.

- b) M/s. Nandad City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 51.5 Aar out of the caption property from Pandurang Nivrutti Lagad 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 12 Aar out of the caption property from Janardhan Murlidhar Khade, Rangenath Digambar Khade and other and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and file is returned



Anand Gangakhedkar Advocale

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11/12/15

ADDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 11 Hissa Number 1 admeasuring about 01 Hectare 42 Aar, assessed at Rs. 8.18 paise, situated at village Nanded, Taluka - Haveli. District - Pune, (hereinafter eferred to as the caption property) stands in the name of Pandurang Nivruti Lagad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Janardhan Mutidhar Khade Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madanmohan Ghosal, Suril Baban Raut, Narsayya Laxman Shirpuram, M/s. Nanded City Development and Construction Company Limited.
- This report is in continuation to the search and title report issued by me dated 2] 13/02/13.
- COPIES OF THE DOCUMENTS SUPPLIED ---
- Copy of the search and title report issued by me dated 13/02/13. m i
- 7º12 extract of said property for the year 2007 2015.
- Mutation entry no. 4481, 5089, 6027, 6025, 6172.
- BRIEF HISTORY OF THE PROERTY 41
- The mutation entry no. 4481 certified on 23/02/11 states that, Pandurang Nivrotti Lagad and family members/coparceners have entered into Joint Develops Agreement dated 7/12/10 in respect of an area admeasuring 00 f I 51.5 Aar out of the caption property with M/s. Nanded City Development & Construction Company Limited. For the effectual implementation of the Joint Development Agreement, Panurang Nivrutti Lagad and family members/coperceners have executed a Power of Attorney in fevour 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. 10 at serial no. 11343 of 2010 and 11344 of 2010 respectively. The name of M/s, Nanded City Development & Construction Company I infield is recorded in the other right column of the caption property.
- The mutation entry no. 5089 corollies and States that, Ponendru Prakash Goyal and Minu Punendra Goyal sold on area admeasuring 00 H 97 Air out of the caption property to M/s. Nanded City Development &

Continuation Sheet

After marrating 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

- Pandurang Nivruti Lagad (00 H 75.5 Aar), Balasaheb Bahanran Jagtap, Sanjay Babanrao Jagtap (00 H 14.5 Aar), Janardhan Murlidhar Khade, Ranganath Digambar Khade (00 H 12 Aar), Sharad Sambhaji Lagad (00 H 02 Aar), Sadankumar Madanmohan Ghosal (00 H 02 Azr), Sunil Baban Raut (00 H 02 Aar), Narsayya Laxman Shirpuram (00 H 02 Aar), M/s. Nanded City Development and Construction Company Limited (00 H 32 Aar) are the owners of the caption property and the ownership rights appear to be free, clear and marketable.
- M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admonstrating 00 Hectars 51.5 Aar out of the caption property from Pandurang Nivrutti Lagad and the development rights appear to be free, clear, and marketable.
- M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 12 Aar out of the caption property from Janardhan Murlidhar Khade, Ranganath Digambar Khade and other and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and file is returned.



Anand Gangakhedkar Advocate.

Construction Company Limited vide Sale Deed dated 20/05/13. The said Sale Deed is registered at serial no. 4611/2013 in the office of Sub Registrar Haveli No. 3. The name of M/s. Nunded City Development & Construction Company Limited is recorded to the caption property.

- The mutation entry no. 6027 certified 26/12/13 and states that, Suril Baban Raul purchased an area admeasuring 00 H 02 Aar out of the caption property from Sarang Vasant Lonker vide Sale Deed dated 06/09/2013. The said Sale Deed is registered at serial no. 6350/2013 in the office of Sub Registrar Haveli No. 20 on 29/10/13. The name of to the Sunil Bahan Raut is recorded to the caption property.
- The mutation entry no. 6052 certified on 21/03/14 states that, as per letter issued by Shamrao Vitthal Co-operative Bank bearing no. SVC/PSR/2013-14/dated 3/04/2013, Punendru Chandraprakash Goyal and Minu Punendru Goyal repaid the loan amount and hence the encumbrance recorded in the other right column of the caption property
- The mutation entry no. 6172 certified on 14/11/14 states that, Janardhan Murlidhar Khade, Nitin Murlidhar Khade, Ranganath Digambar Khade, Nanasaheb Digamber Khade, Sandip Digamber Khade have entered into Joint Development Agreement dated 30/04/14 in respect of an area admeasuring 00 H 12 Aar out of the caption property with M/s. Nanded City Development & Construction Company Limited. For the effectual implementation of the Joint Development Agreement, Januardhan Murlidhar Khade, Nith Murlidhar Khade, Ranganath Digaznbar Khade, Nanasaheb Digamber Khade, Sandip Digambar Khade 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 Havelino, 11 at serial no. 3688 of 2014 and 3689 of 2014 respectively. The name of M/s. Nanded City Development & Construction Company Limited is recorded in the other right column of the caption property.
- Mutation entry no. 4863 and 4907 are not available hence cannot comment on the same.
- ENCUMBRANCES -

That I have caused a search to be taken in respect of the caption property from 14/02/13 to 10/12/15 in the office of Joint District Registrar. The record of Index II is available on computer collected from all Sub Registrar Offices subject to updating the record. I did not come across any entry which would hamper the title of the present

Gangakhedkar And Associates

Advocates

Office ; Cf. No.1, Moreys Apertment 252 Shanwar Peth, Omkareshwar Road, Pune - 411 030. 🖀 : (020) 2447 3940

Ref.:

ADDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parce; of the land bearing 1 Survey Number 12 Hissa Number 1 admeasuring about 01 Hectare 42 Aarfincluding pot khraha), assessed at Rs. 8.18 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Pandurang Nivrusi Lagad, Bulasaheb Baburuao Jagtap, Sarijay Babarrao Jagtap, Punendu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkar, Janardhan Murlidher Khade, Ranganath Digambor Khade. Sharad Sambhaji Lagad, Sedankumar Madanmohan Ghosal.
- This report is in continuation to the additional search and title report issued by me 21 dated 16/05/12
- COPIES OF THE DOCUMENTS SUPPLIED ---31
- Copy of the search and title report issued by me dated 16/05/12. ·al
- 7*12 extract of said property for the year 2011-2012.
- **ENCUMBRANCES-**5]

That I have caused a search to be taken in respect of the caption property from 17/05/2012 to 29/11/12 in the office of Joint District Registrar. The record of Index II is available on computer collected from all Sub Registrar Offices subject to updating the record. I did not come across any entry which would hamper the title of the present owner.

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

Pandurang Nivruti Lagad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Punendu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkar, Janardhan Murlidhar Khade, Kanganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumer Madanmohan Ghosal are the owners of the caption property and the ownership rights appear to be free, clear and marketable.

Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 60 Hectare 51.5 Aar out of the caption property from Panti ring Nivertii Lagad and the development rights appear to be And Coungaichedkar

Office : Off. No.1. Morgya Asiartmen; 25Z Shanwar Peth, Omkareshwar Road, Pune - 411 030, 🖀 : (020) 2447 1920

AUDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land oearing Survey Number 11 Hissa Number 1 admeasuring about 01 Hectare 42 Aprincheding pot khraba), assessed at Rs. 8.18 paise, situated at village Nanded, Tuluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Pandurang Nivruti Lagad, Balasaheb Babanran Jagtap, Sanjay Babanran Jagtap, Punendu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkar, Janurdhan Murlidhar Khade, Rangeneth Digambar Khade, Sherad Sambhaji Lagad, Sadankumar Madanmohan Ghosal.
- This report is in continuation to the additional search and title report issued by me dated 16/05/12. 2
- COPIES OF THE DOCUMENTS SUPPLIED -3] -
- Copy of the search and title report issued by me dated 16/05/12.
- 7*12 extract of said property for the year 2011-2012. ы
- ENCUMBRANCES-

That I have caused a search to be taken in respect of the caption property from 17/05/2012 to 29/11/12 in the office of Joint District Registrar. The record of Index II is available on computer collected from all Sub Registrar Offices subject to updating the record. I did not come across any entry which would hamper the title of the

CONCLUSION 6]

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

- regularing of record -Pandurang Nivruti Lagad, Balasuheb Babaruso Jagtap, Sanjay Babaruso Jagtap, a] Punendu Chandragrakash Goyal, Mino Punendu Goyal, Sarang Vusant Lonker, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madarmohan Ghosal are the owners of the caption property and the ownership rights appear to be free, clear and marketable.
- Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hecters 51.5 Air out of the caption proportie from Fordingray Normal Physical and the development rights as pair to be free, clear, and marketable.

 Gangaia.

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

- Pandurang Nivruti Lagad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Punendu Chandraprakesh Goyal, Minu Prinendu Goyal, Sarang Vasant Lordar. Janardhan Murlidhur Khade, Rangarath Digambar Khade, Sharad Sambhati Lagad. Sodankumar Madanmohan Chosal are the owners of the caption property and the ownership rights appear to be iree, clear and marketable.
- Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 51.5 Aar out of the caption property from Pandurang Nivrutti Lagad and the development rights appear to be free, clear, and marketable.

Advocate.

Gangakhedkar And Associates

Office : Off. No. 1, Morbya Aparlment, 252 Shartwar Peth, Ondareshwar Road, Pune - 411 030 🖀 ; (020) 2447 3540

Date: 16/05/12

ADDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number II Hissa Number I admeasuring about 01 Hectare 42 Aarfincluding pot khraba), assessed at Rs. 8.18 paise, situated at village Nanded, Taluka – Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Pandurang Nivruti Lagad, Balasaheb Babanran Jagtap, Sanjay Babanrao Jagtap, Punendu Chandraprokash Goyal, Minu Punendu Gryal, Sarang Vasant Lonkar, Janurdhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madanmohan Chosal.
- This report is in continuation to the search and title report issued by the dated 10/05/11. 21
- 3] COPIES OF THE DOCUMENT'S SUPPLIED -
- Copy of the search and title report issued by me dated 10/05/11. a]
- 7"12 extract of said property for the year 2010 2011. ы
- Mutation entry no. 4481. c١

RRIEF HISTORY OF THE PROERTY-41

The mutation entry no. 4451 certified on 23/02/11 states that, Nanded City Development and Construction Company Limited has acquired the development rights for an area admeasuring 00 Hectare 51.5 Aar from Pandurang Nivrutti Lagad and others vide Joint Development Agreement dated 07/12/2010. For the effectual implementation of the Joint Development Agreement, Pandurang Nivrutti 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. 11343 of 2010 and 11344 of 2010 respectively in the office of Sub registrar Havell no. XI.

ENCUMBRANCES-

That I have caused a search to be taken in respect of the caption property from 11/08/2011 × 10,08/12 in the office of John Pisanet Royfstron. The record of Indoor I is available to computer collected from all Sah Registrar Offices subject to updating the record. I did not come across any entry which would hamper the fittle of the

Gangakhedkar And Associates

Advocates

Office : Off. No. 1, Moraya Apartment, 252 Shartwar Peth, Omkares war Hoad, Pune - 411 030. 🖀 : (020) 2447 3940

Re :

10/05/11

SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 11 Hissa Number 1 admeasuring about 01 Hectare 42 Aar, assessed at Rs. 8.18 paise, situated at village Nanded, Tahika - Haveli, District - Pune, (hereinalter telerred to as the caption property) stands in the name of Pandurang Nivruti Legad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Punendu Chandraprakash Coyal, Minu Punendu Goval, Sarang Vasant Lonker, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhafi Lagad, Sadankumar Madanmohan Ghosal.
- I have caused the search of the captioned property for the last 30 years that is from 1981 to 2011 (part) both inclusive from the available registers of Index II extract at the office of Joint Sub Registrar Haveli No, I and IL Sub Registrar Haveli No. IX and XVI only. The search permining 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.
- COPTES OF THE DOCUMENTS SUPPLIED --3]
- a] 7*12 extract of the caption property for the year 1984-2011.
- Mutation entries no. 1387, 2044, 2195, 2380, 2480, 2582, 2680, 2704, 2705, 3066, 3152, ы 3252, 3877, 4084, 4201.
- Notification No. TPS/1804/144/Pr.kr.148/06/UD-13 dated ो Government 23/01/2008.
- 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

- 4 BRIEF HISTORY OF THE PROPERTY -- '
- a) The mutation entry no. 1387 certified on 14/05/58 states that Nivrutti Namdev Lagad affected a partition amongst his sons and the caption property came to the share of Pandurang Nivrutti Lagad through guardian mother Mukthbai Nivrutti Lagad.
- b) The mutation entry no. 2044 certified on 13/02/1984 states that, as per the order passed by the Settlement Commissioner and Director of Land Records Pone bearing no. SV/52, the effect of the phalani bara is given to revenue record and the caption property is recorded in the name of Pandurang Nivrotti Lagad.
- c] The mutation entry no. 2195 states that, Pandurang Nivrutti Lagad obtained loan from Nandad Vividh Karyakari Society and therefore the encumbrance is recorded to the caption property.
- d] The mutation entry no. 2380 certified on 21/10/93 states that, Pandurang Nivrutti Lagad obtained loss from Nanded Vividh Karyakari Society and therefore the encumbrance is recorded to the caption property.
- The materion entry no. 2480 certified on 5/08/95 states that, Pandurang Nivruti Lagad repaid the loan obtained from Nanded Vivih Karyakari Society and therefore the encumbrance recorded to the caption property is deleted.
- f) The mutation entry no. 2582 certified on 28/02/97 states that, Babasaheb Babanrao Jagtap and Sanjay Babanrao Jagtap purchased an area admeasuring 00 Hectare 22.5 Aar from Parchasers Nivratti Lagad vide sale deed dated 16/02/96. The name of the purchaser is recorded to the caption property.
- g] The mutation entry no. 2680 certified on 11/12/97 states that, Punenchu Chandraprakash Goal, Minu Punenchu Goal purchased an area admeasuring 00 Hectare 02 Aar from Babasaheb Babarmao Jagtap and Senjay Babarmao Jagtap vide sale deed dated 28/02/96. The name of the purchaser is recorded to the caption property.
- h] The mutation only no. 2704 certified on 29/04/98 states that, Pumendu Chandraprakash Goal, Minu Pumendu Goal purchased an area admessuring 00 Hectarc 16 Aar from Pandurang Nivrutti Lagad vide sale deed dated 18/11/97. The name of the purchases is recorded to the caption property.
- The unutation entry no. 2705 certified on 29/04/98 states that, Pumaido Chandraprakash Goal and Minu Pupendu Coal purchased an area admeasuring 00

implementation of the Joint Development Algreement, Pandurang Lagad 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. 11343 of 2010 and 11344 of 2010 respectively.

5] <u>ENCUMBRANCE</u> -

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 and Sub Registrar Haveli No. IX I did not come across any entry, which would hamper the title of the present owner.

The earlier system of effecting search in the office of Joint District Registrar, where the record from the entire Sub Registrar Haveli Offices was available on computer is closed since past six months.

6] <u>CONCLUSION</u> -

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) Pandurang Nivruti Lagad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Punerdiu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkar, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madarmohan Ghosal 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 51.5 Aar out of the caption property from Pandurang Nivrutti Lagad and the development rights appear to be free, clear, and marketable. This report is accordingly issued and file is returned.

Ananii Gangi khedhar

- Historie 16 Aar from Pandurang Nivrutti Lagad vide sale deed dated 18/11/97. The name of the purchaser is recorded to the caption property.
- i) The mutation entry tot. 3066 certified on 17/04/01 states that, Sarang Vasan Lonkar purchased an area admissisting 00 Hectare 02 Aar from Punendu Chandinprekash Godf and Mirm Punendu Goal vide sale deed dated 30/07/99. The name of the purchaser is recorded to the caption property.
- k] The mutation entry no. 3152 certified on 27/07/02 states that an area admessuring 00 Hectare 01 Aar is acquired for canal by SLO No. 18 vide no. LAQ/7/SR/19/79 dated 30/01/84, the area from the caption property is changed.
- 1] The mutation entry no. 3153 certified on 27/07/02 states that an area admeasuring 00 Hectare 03 Asr is acquired for canal by SLO No. 11 vida no. LAQ/11/SR /232/85, the area from the caption property is changed.
- m] The mutation entry no. 3252 certified on 6/12/2004 states that, Dilip Murlidhar Khade and Rongaath Digambar Khade purchased an area admeasuring 00 Hectare 12 Asr from Pandurang Myrutti Lagad, Pushpa Pendurang Lagad and Dilip Pandurang Lagad vide sale deed dated 12/05/2003. The name of the purchaser is recorded to the caption property.
- n] The mutation entry no. 3877 certified on 16/02/2008 states that, Babasahob Babanrao Jagtap and Senjay Babanrao Jagtap obtained the loan obtained from Dr.Manibhai Desai Rural Non Agricultural Credit Society and therefore the encumbrance recorded to the caption property.
- o) The mutation entry no. 4084 states that, Sharad Shambhaji Lagad pairchased an area admeasuring 00 Hoctare 04 Aur from Babasaheb Babenrao Jagtap and Sanjay Babanrao Jagtap vide sale deed dated 03/01/2009. The name of the purchaser is recorded to the caption property.
- P] The mutation entry no. 4201 states that, Sedankumar Madanmohan Ghosal purchased an area admeasuring 00 Hectare 02 Aar from Shared Shambhaji Lagad vide registered sale deed dated. The name of the purchaser is recorded to the caption property.
- ql The caption property is included in the Government notification No.IPS/1809/144/Pr.kr.148/06/UD-13 dated 23/01/2008 for development of integrated lownship by Nandad City Development and Construction Company Limited under the provisions of section 18(3) of Maherashtra Regional and Town Planning Act 1966.
- v) Panduren, Nevroti Lagad and others have entered into Joint Development Agreement dated 67/12/10 in respect of the an area admensioning 00 Hectary 51.5 Agr out of the caption property with Namded City Development & Construction Company Medical interspect of part of the organization of the offectual

Gangakhedkar And Associates

Advocates

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

Re'.;

Date: 10/05/11

SEARCH AND TITLE REPORT

- 1) <u>DESCRIPTION OF PROPERTY</u> All that piece and parcel of the land bearing Survey Number 11 Hissa Number 1 admeasuring about 01 Hectare 42 Aar, assessed at Rs. 8.18 paise, situated at village Nanded, Taluka Haveli, District Pune, (hereinalter referred to as the caption property) stands in the name of Pandurang Nivruti Lagad, Balasaheb Babaurao Jagtap, Sanjay Bahansao Jagtap, Punendu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkat, Janardhan Murildhar Khada, Ranganath Digamber Khade, Sharad Sambhaji Lagad, Sadankumar Madarunohan Ghosal.
- 2] I have caused the search of the captioned property for the last 30 years that is from 1981 to 2011 (part) both inclusive from the available registers of Index II extract at the office of John 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 John 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 1984-2011.
- Mutation entries no. 1387, 2044, 2185, 2380, 2480, 2582, 2860, 2704, 2705, 3066, 3152, 3252, 3877, 4084, 4201.
- c] Covernment 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. 1387 certified on 14/05/58 states that Nivrutti Namdev Lugad affected a partition amongst his suns and the caption property came to the share of Pandurang Nivrutti Lagad through guardian mother Mukhbai Nivrutti Lagad.

- b] The mutation entry no. 2044 certified on 13/02/1984 states that, as per the order passed by the Settlement Commissioner and Director of Land Records Pune bearing no. SV/52, the effect of the phalani bara is given to revenue record and the caption property is recorded in the name of Pandurang Nivoruti Lagad.
- c] The mutation entry no. 2185 status that, Pandurang Nivruiti Lagad obtained loan from Nanded Vivdh Karyakari Society and therefore the encumbrance is recorded to the caption property.
- d] The mutation entry no. 2380 certified on 21/10/93 states that, Pandurang Nivrutti Lagad obtained loan from Nanded Vivdh Karyakari Society and therefore the encumbrance is recorded to the capiton property.
- e] The mutation entry no. 2480 certified on 5/08/95 states that, Pandurang Nivrotti Lagad repaid the loan obtained from Nanded Vivdh Karyakari Society and therefore the encumbrance recorded to the caption property is deleted.
- f] The mutation entry no. 2582 certified on 28/02/97 states that, Babasaheb Babanzao Jagtap and Sanjay Babanzao Jagtap purchased an area admeasuring 00 Hectare 22.5 Aar from Pandurang Nivrutti Lagad vide sale deed dated 16/02/96. The name of the purchaser is recorded to the caption property.
- g) The mutation entry no. 2860 certified on 11/12/97 states that, Punendu Chandraprakash Goal, Mirru Punendu Goal purchased an area admeasturing 00 Hectare 02 Ase from Babasaheb Babaurao Jagtap and Sanjay Babanrao Jagtap vide sale deed dated 28/02/96. The name of the purchaser is recorded to the caption property.
- h) The mutation entry no. 2704 certified on 29/04/98 states that, Punendu Chandraprakash Goal, Minu Pumendu Goal purchased an area admessraring 00 Hectare 16 Aar from Pandurang Nivrutti Lagad vide sale deed dated 18/11/97. The name of the purchaser is recorded to the capiton property.
- if The mutation entry no. 2705 certified on 29/04/98 states that, Punendu Chandraprakash Goal and Minu Punendu Goal purchased an area admeasuring 00 Hectare 16 Aar from Pandurang Nivrutti Lagad vide sale deed dated 18/11/97. The states of the purchaser is recorded to the caption property.
- jj The mutation entry no. 3066 certified on 17/04/01 states that, Sarang Vasan Lonker purchased an area admeasuring 00 Hectare 02 Aar from Purendu Chandraprakash vinc. and Minu Punandu Goal vide sale deed dated 30/07/99. The name of the purchaser is recorded to the caption property. (2009).

ENCUMBRANCE -

At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No, 1 and II are extensively form 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 and Sub Registrar Haveli No. XVI, I did not come scross any entry, which would hamper the title of the present owner.

The earlier system of effecting search in the office of Joint District Registrar, where the record from the entire Sub Registrar Haveli Offices was available on computer is closed since past six manths.

6] <u>CONCLUSION</u> -

After narrating the facts as aforeseid, 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) Pandurang Nivruti Legad, Balasaheb Babarurao Jagtap, Sanjay Babarurao Jagtap, Punendu Chendraprakash Goyal, Minu Punendu Goyal, Sarang Vesent Lonkar, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madamunchan Ghosal 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 51.5 Aar out of the caption property from Pandurang Nivrutti Lagad and the development rights appear to be free clear, and marketable. This report is accordingly issued and file is returned.



Anand Gengakhedkar Advocate

- k] The mutation entry no. 3152 certified on 27/07/02 states that an area admessuring 00 Hectare II Aar is acquired for canal by SLO No. 18 vide no. LAQ/7/SR/ 19/79 dated 30/01/84, the area from the caption property is changed.
- The mutation entry no. 3153 Certified on 27/07/02 states that an area admeasuring 00 Hectare 03 Aar is acquired for canal by SLO No. 11 vide no. LAQ/11/5R /232/85, the area from the caption property is changed.
- m! The mutation entry no. 3252 certified on 6/12/2004 states that, Dilip Murlidher Khade and Rangnath Digambar Khade purchased an area admeasturing 00 Hectare 12. Aar from Pandurang Nivrutti Lagad, Pushpa Pandurang Lagad and Dilip Pandurang Lagad vide sale deed dated 12/05/2003. The name of the purchaser is recorded to the capiton property.
- n) The mutation entry no. 2877 certified on 16/02/2008 states that, Babasaheb Babaurao Jagtap and Sanjay Babaurao Jagtap obtained the loan obtained from Dr. Manibhal Desai Rural Non Agricultural Credit Society and therefore the encumbrance recorded to the caption property.
- o) The mutation entry no. 4084 states that, Shared Shambhaji Lagad purchased an erea admeasuring 00 Hectare 04 Aar from Babasahab Babanrao Jagtap and Sarjay Babanrao Jagtap vide sale deed dated 03/01/2009. The name of tha purchaser is recorded to the caption property.
- p] The mutation entry no. 4201 states that, Sadankumar Madanumohan Ghosal purchased an area admeasuring 00 Hectare 02 Asr from Sharad Shambhiji Lagad vide registered sale deed dated. The name of the purchaser is recorded in the caption property.
- ql The caption property is included in the Government notification No.TFS/1804/144/Pr.kr.148/06/UD-13 deted 23/01/2008 for development of integrated township by Nanded City Development and Construction Company Limited under the provisions of section 18(3) of Maharashira Regional and Town Planning Act 1966.
- v) Panduring Nivrutti Lagad and others have entered into Joint Development Agreement dated 07/12/10 in respect of the an area admeasuring 00 Hectare 51.5 Aar out of the caption property with Nanded City Development & Construction Company Limited in respect of part of the caption property. For the effectual implementation of the Joint Development Agreement, Panduring Lagad 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 5th registrar Haveli no. 31 at serial no. 11343 of 2010 respectively.

Gangakhedkar And Associates

Advocates

Office : Off. No. 1, Moruyo Apertment, 252 Shanwar Poth, Omkareshwar Road, Pune - 411 030. 🖀 : (020) 2447 3940

Ref.:

Date: 05/12/16

ADDITIONAL SEARCH AND TITLE REPORT

- 1] DESCRIPTION OF PROPERTY All that piece and parcel of the land admeasuring 00 Hectare 74.5 out of Survey Number 11 Hissa Number 5/1 totally admeasuring about 00 Hectare 79.5 Agr assessed at Rs. 4.49 paice, situated at village Nanded, Taluka Haveli, District Pune, thereinafter referred to as the caption property) stands in the name of Pushpa Pandurang Lagad, Dilip Pandurang Lagad, Manoj Dnyaneshwar Ambavale, Suman Boban Raut, Janardhan Murlidhar Khade, Ranganath Digumber Khade, Shashikala BhagawantLale.
- This report is in cootinuation to the additional search and title report issued by me dated 30/11/13.
- 3] COMES OF THE DOCUMENTS SUPPLIED ...
- a) Copy of the search and title report issued by me dated 30/11/13.
- 7*12 extract of the caption property for the year 2013-2016.
- c] Mutation entries no. 4481, 4638, 6120, 6172.
- 4] BRIEF HISTORY OF THE PROPERTY -
- The mutation entry no. 4481 certified on 23/02/11 states that, M/s. Nanded City Development and Construction Cumpany Limited has acquired the development rights for an area admeasuring 00 Hectare 66.5 Aar from Pandurang Nivruttl Lagad, Pushpa Pandurang Lagad, Dilip Pandurang Lagad, Naha Yashwant Murkute, Kalpana Siddheshwar Chavan, Sarika Sachin Pophale and family members/coparceners vide Joint Development Agreement dated 07/12/2010. For the effectual Implementation of the Joint Development Agreement, Pandurang Nivrutti Lagad, Pushpa Pandurang Lagad, Dilip Pandurang Lagad, Naha Yashwant Murkute, Kalpana Siddheshwar Chavan. Serika Sachin Pophale, and family members/coparceners have executed a Power of Attorney in Isavour of M/s. Nanded City Development & Construction Company Limited. The said Joint Development Agreement and Power of Attorney are registered at serial no. 11343 of 2010 and 11344 of 2010 respectively in the office of 5ub 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.
- b) The mutation entry no. 4638 states that, Sunil Baban Raut and Suman Baban Raut obtained loss from lijemete Mahila Sahakari Bank, Dhayari Branch. The sold encumbrance is reserved to the other rights column of the caption property.

- c) The mutation entry no. 6120 certified on 25/05/014 states that, Gulab Shripati Lagad repaid the loan obtained from Nanded Vivid Kayakari Society Limited. Hence encumbrance recorded in the other right column of the caption property is deleted.
- d] The mutation entry no. 6172 certified on 14/11/14 states that, M/s. Nanded City Development and Construction Company Limited has acquired the development rights for an area admensioning 00 Histare 08 Aar from Jarardhan Murlidhar Khade, Nittn Murlidhar Khade, Rangnath Digambar Khade, Nanasaheb Digambar Khade Sandeep Digambar Khade and family members/coparceners vide Joint Development Agreement dated 30/04/2014. For the effectual implementation of the Joint Development Agreement, Janardhan Murlidhar Khade, Nitth Murlidhar Khade, Rangnath Digambar Khade, Rangnath Digambar Khade, Rangnath Digambar Khade, Nenasaheb Digambar Khade, Rangnath Digambar Coparcenershave executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The sald Joint Development Agreement and Power of Attorney are registered at serial no. 3687 of 2014 and 3688 of 2014 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.

5) ENCUMBRANCES -

That I have caused a search to be taken in respect of the caption property from 11/04/16 to 05/12/16 online. 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 rights column for the share of Suman Baban Raut needs to be deleted.
- 71 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) Fushpa Pandurang Lagad. Dilip Pandurang Lagad area the owner of an area admessuring 00 H 66.5 Aur, Manoj Dnyaneshwar Ambavale is the owner of an area admeasuring 00 H 01. Aur, Suman Baban Raut is the owner of an area admeasuring 00 H 1.5 Aur. Janardhan Murildhar Khade, Rangarath Digambar Khade are the owners of an area admeasuring 00 H 0.5 Aur. Shashikala Ehagawant Laie is the owner.



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Advocates

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Date: 13/02/13

ADDITIONAL SEARCH AND TITLE REPORT

- 1] <u>DESCRIPTION OF PROPERTY</u> All that piece and parcel of the land bouring Survey Number 11 Hissa Number 5/1 admeasuring about 00 Hecture 76.5 Aer assessed at Rs. 4.49 paise, situated at village Nanded, Teluka — Hoveli, District – Fune, (hereinafter referred to as the caption property) stands in the name of Pushpa Pandurang Lagad, Dilip Pandurang Lagad, Manoj Dnyanashwar Ambavale, Suman Baban Ravut, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Shashikala Bhagawant Lake.
- This report is in continuation to the search and title report issued by me dated 16/05/12.
- 3] COPIES OF THE DOCUMENTS SUPPLIED ---
- a) Copy of the search and title report issued by me dated 16/05/12.
- 7-12 extract of said property for the year 2011-2012.
- 4] <u>ENCUMBRANCES</u> -

That I have caused a search to be taken in respect of the caption property from 17/08/2012 to 29/11/12 in the office of Joint District Registrar. The record of Index II is available on computer collected from all 5ub Registrar Offices subject to updating the record. I did not come across any entry which would hamper the title of the present owner subject to the remark mentioned in the earlier search report.

5] 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) Pushpa Pondurang Lagad, Dilip Pandurang Lagad, Manoj Dnyaneshwar Ambevale, Suman Baban Ravut, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Shashikala Bhagawant Lale are the owners of the caption property and the ownership rights appear to be free, clear and marketable subject to the remark mentioned earlier.
- b] Nanded City Development & Construction Company Limited has acquired development rights for an area admensuring 00 Hectare 66.5 Aar out of the caption property from Pushpa Pandurang Lagad, Dilip Pandurang Lagad and the development rights appear to be free, clear, and marketable subject to the remark mentioned earlier.

of an are admeasuring 00 H 2.5 Aar out of the caption property and the comerahip rights appear to be free, clear and marketable.

b) M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admussaring 00 Hectare 66.5 Aar out of the caption property from Pushpa Pandurang Lagad, Dilip Pandurang Lagad and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and file is returned.





Gangakhedkar And Associates

Advocates

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Rel.:

Date: 30/11/12

ADDITIONAL SEARCH AND TITLE REPORT

- DESCRUTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 11 Hissa Number 5/1 admeasuring about 00 Hectare 76.5 Art assessed at Rs. 4.49 palse, situated at village Nanded, Taluka ~ Haveli, Distrat – Pune, (hereinafter referred to as the caption property) stands in the name of Pushpa Pundurang Lagad, Dilip Pandurang Lagad, Manoj Dnyancshwar Ambavale, Suman Beban Ravut, Janardhan Muriidhar Khade, Ranganath Digambar Khade, Shashikala Bhagawant Lale.
- This report is in continuation to the search and title report issued by me dated 16/05/12.
- COPIES OF THE DOCUMENTS SUPPLIED —
- a] Copy of the search and title report issued by me dated 16/05/12.
- b] 7°12 extract of said property for the year 2011-2012.
- 4] <u>ENCUMBRANCES</u>

That I have caused a search to be taken in respect of the caption property from 11/05/2012 to 29/11/12 in the office of Joint District Registrar. The record of Index II is available on computer collected from all Sub Registrar Offices subject to updating the record. I did not come across any entry which would hamper the title of the present owner subject to the remark mentioned in the earlier search report.

5] 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 -

- updating of recora—

 Pushpa Pandurang Lagad, Dilip Pandurang Lagad, Manoj Dnyaneshwar Ambavale,
 Surian Baban Ravut, Janardhan Murlidhar Khade, Rangenath Digumbar Khade,
 Shashikala Bhagawant Lale are the owners of the caption property and the
 ownership rights appear to be free, clear and marketable subject to the remark
 mentioned earlier.
- b] Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 66.5 Aar out of the caption property from Pushpa Pandurang Lagad. Dilip Pandurang Lagad and the development rights appear to be free, clear, and marketable subject to the remark mentioned earlier.



Amund Vangaknedkor Advocate

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11 DESCRIPTION OF PROPERTY - All that piece and parcel of the land bearing Survey Number 11 Hissa Number 5/1 admeasuring about 00 Hcctare 76.5 Aar assessed at Rs. 4.49 paise, situated at village Nanded, Taluka - Haveli, District -Pune, (hereinafter referred to as the caption property) stands in the name of Pushpa Pandurang Lagad, Dilip Pandurang Lagad, Manoj Dnyaneshwar Ambavale, Sunan Baban Rovut, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Shashikala

ADDITIONAL SEARCH AND TITLE REPORT

2] This report is in continuation to the search and title report issued by me dated 10/05/11.

COPIES OF THE DOCUMENTS SUPPLIED -

Copy of the search and title report issued by me dated 10/05/11.

7°12 extract of said property for the year 2010 - 2011. ы

ENCUMBRANCES -5]

31

That I have caused a search to be taken in respect of the caption property from 11/05/2011 to 15/05/12 in the office of Joint District Registrar. The record of Index II is available on computer collected from all Sub Registrar Offices subject to updating the record. I did not come across any entry which would hamper the title of the present owner to the remark mentioned in the earlier search report.

CONCLUSION -

After narrating the facts as aforesaid, I state that subject to the documents perosed, 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

Fushpa Pandurung Lagod, Dilip Pandurang Lagod, Manoj Dnyaheshwar Ambavale, Suman Beben Revut, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Shashikala Bhagawant Laic are the owners of the caption property and the ownership rights appear to be free, clear and marketable subject to the remark

Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 60 Hectore 66.5 Aar out of the caption property from Pushpa Pandurang Lagad, Dilip Pandurang Lagad and the development rights appear to be free, clear, and marketable subject to the remark mentioned earlier.

Anarid Gringakhedkar Advacate

The mutation entry no. 6120 certified on 25/05/014 states that, Gulab Shripati Lagad repaid the loan obtained from Nunded Vivid Kayakari Society Limited. Hence encumbrance recorded in the other right column of the caption property is deleted.

The mutation entry no. 6172 certified on 14/11/14 states that, M/s, Nanded City 4] Development and Construction Company Limited has acquired the development rights for an area admeasuring 00 Hectare 08 Aur from Janardhan Murlidhar Khade, Nitin Murlidhar Khade, Kangnath Digambar Khade, Narasaheb Digambar Khade Sandeep Digambar Khade and family members/coparceners vide Joint Development Agreement dated 30/04/2014. For the effectual implementation of the Joint Development Agreement, Janardhan Murlidhar Khade, Nitin Murlidhar Khade, Rangnath Digambar Khade, Nanasaheb Digambar Khade, Sandeep Digambar Khade Rangnath Ligammar Krane, Nanasaneo Ligamoar Krane, Sanneep Ligamoar Kraneo
and family members/coparcenershave executed a Power of Attorney in fewour of
M/a. Nanded City Development & Construction Company Limited. The said Joint
Development Agreement and Power of Attorney are registered at serial no. 3688 of
2014 and 3689 of 2014 respectively in the office of Sub registrar Haweli no. XI. The
name of M/a. Nanded City Development & Construction Company Limited is recorded to the other right column of the caption property.

ENCUMBRANCES -

That I have caused a search to be taken in respect of the caption property from 11/04/16 to 05/12/16 online. I did not come across any entry which would hamper the title of the present owner.

- PERMISSION/NOC/DOCUMENTS REQUIRED -
- The loan encumbrance appearing in the other rights column for the share of Suman Baban Raut needs to be deleted.
- 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

Pushpa Pandurang Lagad, Dilip Pandurang Lagad area the owner of an area admeasuring 00 H 66.5 Aar, Munoj Dnyaneshwar Ambavale is the owner of an area admensioning DEFI OI Apr. Supper Bahan Raut is the owner of an area admeasuring 00 H 1.5 Aar, Janardhan Murlidhar Khade, Ranganath Digambar Khade are the owners of an area admeasuring 00 H 08 Aar, Shashikala Bhagawant Fale is the or

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Date: 05/12/16

ADDITIONAL SEARCH AND TITLE REPORT

- 1] DESCRIPTION OF PROPERTY -- All that piece and parcel of the land admeasuring 00 Hectare 74.5 out of Survey Number 11 Hissa Number 5/1 totally admeasuring. about 00 Hectare 79.5 Aar assessed at Rs. 4.49 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Pushpa Pandurang Lagad, Dilip Pandurang Lagad, Manoj Driyaneshwar Ambavale, Suman Baban Raut, Janardhan Murlidhar Khade, Ranganath Digambar Khade. Shashikata Bhagawant Lale.
- This report is in continuation to the additional search and title report issued by me 21 dated 30/11/13.
- 3] COPIES OF THE DOCUMENTS SUPPLIED -
- Copy of the search and title report issued by me dated 30/11/13. a]
- 7*12 extract of the caption property for the year 2013-2016. ы
- Mutation entries no. 4481, 4638, 6120, 6172. cl
- 4] BRIEF HISTORY OF THE PROPERTY -
- The mutation entry no. 4481 certified on 23/02/11 states that M/s. Nanded City Development and Construction Company Limited has acquired the development rights for an area admeasuring 00 Hectare 05 Aar from Pandurang Nivrutti Lagad, Pushpa Pendurang Lagad, Dilip Pandurang Lagad, Naina Yashwant Murkute, Siddheshwar Chavan, Sarika Sachin Pophale and family members/coparceners vide Joint Development Agreement dated 07/12/2010. For the effectual implementation of the Joint Development Agreement, Pandurung Nivrutti Lagad, Pushpa Pandurang Lagad, Dilip Pandurang Lagad, Naina Yashwant Murkute, Kalpana Siddheshwar Chavan, Sarika Sactim Pophale, and family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The said Joint Development Agreement and Power of Attorney are registered at serial no. 11342 of 2010 and 11343 of 2010 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.
- The mutation entry on, 4638 states that, Sunii Baban Raut and Suman Baban Raut obtoined loon from Hamata Mahila Sahakari Bank, Dhayari Branch, The said encumerance is recentled to the other rights column of the caption property.

Continuation Sheet

of an are admeasuring 00 H 2.5 Aar out of the caption property and the ownership rights appear to be free, clear and marketable.

M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 66.5 Aar out of the caption property from Pushpa Pandureng Lagad, Dilip Pandurang Lagad and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and file is returned.



Advocate.

Advocates

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

0.4

Date :

10/05/11

SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing:
 Survey Number 11 Hissa Number 5/1 admeasuring about 60 Hectare 76.5 Aar
 assessed at Rs. 4.49 paise, situated at village Nanded, Taluka Haveli, District —
 Pune, (hereinfar referred to as the caption property) stands in the name of Pushpa
 Pandurang Lagad, Dilip Pandutang Lagad, Manoj Driyaneshwar Ambavala, Suman
 Baban Ravut, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Shashikala
 Bhagawant Lale.
- 2] I have caused the search of the captioned property for the last 30 years that is from 1981 to 2011 (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 1984-2011.
- bj Mutation entries no. 2032, 2033, 2034, 2035, 2044, 2189, 2235, 2271, 2402, 2425, 2473, 2496, 2706, 2894, 3000, 3102, 3152, 3153, 3250, 3708
- Government Notification No. TPS/1804/144/Pr.Jcr.149/06/UD-23 dated 23/01/2008.
- d) Copy of the Joint Development Agreement and Power of Attnmey.
 -) have traced the title of the property on the basis of the above mentioned documents.

Continuation Sheet

- 4] BRIEF HISTORY OF THE PROPERTY --
- a] The mutation entry no. 2032 is cancelled.
- b] The mutation entry no. 2033 does not pertain to the caption property.
- c] The mutation entry no. 2034 does not pertain to the caption property.
- d] The mutation entry no. 2035 does not pertain to the caption property.
- e] The mutation entry no. 2044 certified on 13/02/1984 states that, as per the order passed by the Settlement Commissioner and Director of Land Records Pune bearing no. 5V/52, the effect of the phalami hara is given to revenue record and the caption property is recorded in the name of Gulab Shripati Lagad.
- f] The mutation entry no. 2189 certified on 08/12/88 states that, Vivek Vineyak Pendae purchased an area admessuring 00 Hectare 01 Aar from Gulab Shripati Lagad vide sale deed dated 8/03/88. The area purchased by the purchaser was allotted as survey no. 11/5/2.
- g] The mutation entry no. 2235 certified on 31/08/89 states that, Dhananjay Pandurung Madake purchased an area admeasuring 00 Hectare 01.5 Aar from Gulab Shripati Lagad vide sale deed dated 2/07/87. The area purchased by the purchaser was allotted as survey no. 11/5/6.
- The mutation entry no. 2271 certified on 07/09/90 states that, Guilab Shripati Lagad obtained loan from Nanded Vivdh Karyakari Society and therefore the encumbrance is recorded to the caption property.
- The mutation entry no. 2420 certified on 22/04/94 states that, Chotalal Somnath Gujrathi and Prabha Chotalal Gujrathi purchased an area admeasuring 00 Hectare 04 Aar from Gulab Shripati Lagad vide sale deed dated 21/12/88. The name of the purchaser is recorded to the caption property.
- jj The mutation entry no. 2425 certified on 22/09/94 states that, Shashikala Bhegawant Lale purchased an area admeasuring 00 Hectare 02.5 Aar from Chotalal Somnath Gujrathi and Prabha Chotalal Gujrathi vide sale deed dated 08/06/94. The name of the purchaser is recorded to the caption property.
- The mutation entry no. 2473 certified on 8/12/95 states that, Shoshikant Balkrishna Norgolkor purchased an area admeasuring 00 Hectare 84.5 Aar from Gulab Shripati

- Legad vide sale deed dated 28/12/91. The name of the purchaser is recorded to the caption property.
- The mutation entry no. 2496 certified on 23/02/96 states that. Vijaya Vasantrao Rokade and Babasaheb Vithoba Rokade purchased an area admeasuring 00 Hactare 01 Aar from Gulab Shripari Lagad vide sale deed dated 31/05/88. The name of the purchaser is recorded to the caption property.
- m) The mutation entry no. 2706 states that, Suman Baban Raut purchased an area admeasuring 00 Hectare 01.5 Aar from Chotalal Souwaith Gujnathi and Frabba Chotalal Gujnathi vide sale deed dated 16/07/94. The said mutation is cancelled as the purchaser has not furnished prove of being agriculturist.
- n] The mutation entry no. 2896 certified on 10/03/99 states that, Pushpa Pandurang Lagad and Dilip Pandurang Lagad have purchased an area admeasuring 00 Hectare 79.5 Aar from Shashikant Balkrishnia Nargolkar vide sale deed dated 18/11/1997. However there was an error in the area mentioned in the sale deed is wrong hence vide Correction Deed the area is rectified to 00 Hectare 8405 including pot kharaba. The names of the purchasers are recorded to the caption property.
- o] The mutation entry no. 3000 certified on 19/07/2000 states that, Kashinath Canpat Phate, Manij Dryaneshwar Ambawale purchased an area admeasuring 00 Hectare 00.5 Aar each from Vijaya Vasantrao Rokade and Babasaheb Vithoba Rokade vide sale deed dated 13/04/2000. The name of the purchaser is recorded to the caption property.
- p) The mutation entry no. 3102 certified on 7/12/2001 states that, Suman Baban Raut purchased an area admessuring 00 Hectare 01.5 Aar from Chotalal Sommath Gujrathi and Prabha Chotalal Gujrathi vide sale deed dated 16/07/94. The name of the purchaser is recorded to the caption property.
- [4] The mutation energy no. 3152 certified on 27/07/02 states that an area admensuring 00 Hectare 01 Aar is acquired for canal by SLO No. 18 vide no. LAQ/7/SR/ 19/79 dated 30/01/84, the sea from the caption property is changed.
- t] The mutation entry no. 3153 certified on 27/07/02 states that an area admeasuring 00 Hectare 04 Aar is sequired for canal by SLO No. 11 vide no. LAQ/11/SR /232/85, the area from the caption property is changed.
- s] The mutation entry no. 3252 certified on 6/12/2004 states that, Dlip Murlidher Khade and Rangnath Digamber Khade purchased an area admeasuring 00 Hectare 98 Aer from Pushpa Fardurang Lugad and Dilip Pandurang Lagad vide sale deed dated 12/05/2003. The name of the purchaser is recorded to the caption property.
- The mutation entry no. 3708 certified on 12/06/2007 states that, Manoj D Ambawale purchased an area admonstring 00 Hectore 00.5 Am From Kashinath Gampat Phote

- vide sale deed dated 18/05/2007. The name of the purchaser is recorded to the caption property.
- u) 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 Mahareshira Regional and Town Planning Act 1966.
- v) Dilip Pandurang Lagad, Pushpa Pandurang Lagad and others have entered into Joint Development Agreement dated 07/12/10 in respect of the an area admeasuring 00 Hectare 66.5 Aar out of the caption property with Nanded City Development & Construction Company Limited in respect of part of the caption property. For the effectual implementation of the Joint Development Agreement, Dilip Pandurang Lagad, Pushpa Pandurang Lagad 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 Havall no. 11 at sezial no. 11343 of 2010 and 11344 of 2010 respectively.

5] ENCUMBRANCE -

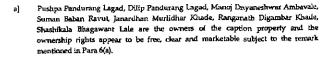
At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No, I and II are extensively torn and hence I cannot comment upon the same in detail. However from the available registers of Index II at the office of Sub Registrar Haveli No. IX and Sub Registrar Haveli

The earlier system of effecting search in the office of Joint District Registrar, where the record from the entire Sub Registrar Haveli Offices was available on computer is closed since past six months.

- 6] PERMISSION/NOC/DOCUMENTS REQUIRED -
- a) The loan encumbrance appearing in the other rights column need to be deleted.

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



b) Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hecture 66.5 Aer out of the caption property from Pushpa Pandurang Lagad, Dilip Pandurang Lagad and the development rights appear to be free, clear, and marketable subject to the remark mentioned in Para 6(a).

This report is accordingly issued and file is returned.

Anand Gangakhedkar

Gangakhedkar And Associates

Advocates

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Date: 21/03/17

Ref.

ADDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 11 Hissa Number 7A admersuring about 00 Hectare 55 Aar (including pot kharab), assessed at Rs. 3.57 paise, situated at village Nanded, Taluka – Harveli, District – Pune, (hereinalter referred to as the caption property) stands in the name of Avinash Mortand Lagad. M/s. Nanded City Development & Construction Company Limited.
- 2] This report is in continuation to the search and title report issued by me dated 11/04/16.
- 3j COPIES OF THE DOCUMENTS SUPPLIED ---
- a) Copy of the search and title report issued by me dated 11/04/16.
- b] 7°12 extract of said property for the year 2015 2016.
- 4] ENCUMBRANCES -

That I have caused a search to be taken in respect of the caption property from 11/04/16 to 21/03/17 online. I did not come across any entry which would hamper the title of the present owner.

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 registers of Index II online

- a) Avinash Martand Laged is the owner of an area admeasuring 00 H 49 Aar and M/s. Nanded City Development & Construction Company Limited are the owners of an area admeasuring 00 H 04 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 of the caption property from Avinash Martand Lagad, tamily members/ coparceners, and the development rights appear to be free, clear, and marketable.

This report is accordingly is used.



Cangakin skul Advocate

Advocates

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

Ret.:

Date: 11/04/16

ADDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY -- All that piece and partel of the land bearing Survey Number 11 Hissa Number 7A admeasuring about 00 Hectare 49 Aar, (plus pot kharaba admeasuring 00 H 04 Aar) assessed at Rs. 3.37 paise, situated at village Nanded, Taluka Haveli, District Pune, (hereinalter referred to as the caption property) stunds in the name of Avirash Martand Lagad, M/s. Nanded City Development & Construction Company Limited.
- This report is in continuation to the search and title report issued by me dated 27/11/15.
- 3] COPIES OF THE DOCUMENTS SUPPLIED ---
- a) Copy of the search and title report issued by me dated 27/11/15.
- b] 7*12 extract of said property for the year 2015 2016.
- c] Mutation entry no. 6246.
- 4] BRIF HISTORY OF PROPERTY-
- a) Mutation entry no. 6246 states that, M/s. Nanded City Development & Construction Company Limited exchanged an area admeasuring 00 H 04 Aar out of 5. No. 12/9 with Avinash Martand Lagad, Nirmala Martand Lagad, Bhagyashree Avinash Lagad of an area admeasuring 00 H 04 Aar out of the caption property vide Exchange Deed dated 05/03/2015. The said Exchange Deed is registered in the office of Sub Registrar Haveli no. 3 at serial no. 1037/2015. Hence the name of M/s. Nanded City Dovelopment & Construction Company Limited is recorded to the caption property.
- 5] <u>ENCUMBRANCES</u> -

That I have caused a search to be taken in respect of the caption property from 27/11/15 to 11/04/16 in the office of Joint District Registrar. The record of index (I is available on computer collected from all Sub-Registrar Offices subject to updating the record. I did not come across any entry which would hamper the title of the present owner.

6) CONCLUSION -

After narrating the faces as aloresaid, I state that subject to the documents perused, and origin or the couldability or record and animal of the core of John Dienist Registrar Orige on computer collected from all Sub Registrar Offices, subject to updating of record -

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Advocates

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ADDENDUM TO SEARCH AND THE REPORT DATED 27/11/15

- DESCRIPTION OF PROPERTY -- All that piece and parcel of the land bearing Survey Number 11 Hisse Number 7A admessating about 00 Hectare 49 Aar, assessed at Rs. 3.57 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Avinash Martand Lagad.
- 7] This addendum is to the search and title report issued by me dated 27/11/15.
- 3) COPIES OF THE DOCUMENTS SUPPLIED —
- a) 7°12 extract of said property for the year 2007 2015.
- b) Copy of the Index II of the Exchange Deed dated 05/03/2015.
- 4] BRUST HISTORY OF THE PROPERTY -
- a) Smt. Nirmala Martard Lagad, Avinash Martard Lagad, Bhagyashri Avinash Lagad, exchanged an area admeasuring 00 H 04 Aar out of the caption property for an area admessuring 00 H 04 Aar out of S. No. 12 Hissa No.9 with M/s. Nanded City Development and Construction Company Limited vide Exchanged Deed dated 05/03/2015. The said Exchange Deed is registered in the office of Sub Registrar Havell No.3 at serial no.2687 of 2015.
- 5] DOCUMENT/NOC/FERMISSION REQUIRED -
- Necessary steps need to be initiated to record the effect of the Exchange Deed dated 05/09/2015 to the revenue record of the caption property.
- b) Supplementary Joint Development Agreement needs to be exeruted by and between Avinesh Martand Lagad and M/s. Nanded City Development and Construction Company Limited pursuant to the Exchange Deed dated 05/03/2015.
- 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 Registrer Office on computer collected from all Sub Registrer Offices, subject to updating of record -

a) Avinash Martand Lagad is the owner for an area admonstraing 00 H 49 Aar and M/s. Nanded City Development and Construction Company Limited is an owner for an area admensioning 00 H 04 Aar out of the caption property and the respective ownership rights appear to be free, clear and marketable.



- a) Avinash Martand Lagad and M/s. Nanded City Development & 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 of the coption property from Avinash Martand Lagad and the development rights appear to be free, clear, and marketable.



rand Gangakhedkar Advocate

b) M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 49 Aar out of the caption property from Avinash Martand Lagad and the development rights appear to be free, clear, and marketable.

Date - 28/12/15



راز المال المالية Anand Gangakhedka Advocate

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27/11/15

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ADDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY -- All that piece and parcel of the land bearing to Survey Number 11 Hissa Number 7A admeasuring about 00 Hectare 53 Aar, assessed at Rs. 3.57 paise, situated at village Nanded, Taluka -- Haveli, District --Pune, (hereinalter referred to as the caption property) stands in the name of Avinash Martand Lagaci.
- This report is in continuation to the search and title report issued by me dated 30/11/12
- COPIES OF THE DOCUMENTS SUPPLIED --
- Copy of the search and title report issued by me dated 30/11/12.
- 7°12 extract of said property for the year 2007 2015. ы
- ENCUMBRANCES -41

That I have caused a search to be taken in respect of the caption property from 30/11/12 to 26/11/15 in the office of Joint District Registrar. The record of Index II is available on computer collected from all Sub Registrar Offices subject to updating the record. I did not come across any entry which would hamper the title of the present OWNER.

CONCLUSION -51

After marrating the facts as aforesald, 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

- Avinesh Martand Lagad is the owner of the caption property and the ownership rights appear to be free, clear and marketable.
- M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admessiring 00 Hectare 53 Aar out of the caption property from Avinash Mariand Lagad and the development rights appear to be ьì free clear, and marketable.

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Gangakhedkar And Associates

str Peth, Omkareshwar Road, Pune - 411 030. 📽: (620) 2447 3940

ADDITIONAL SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing a Survey Number 11 Hissa Number 7A admensuring about 00 Hectare 5.3 Agran, assessed at Rs. 3.57 paise, situated at village Nanded, Taluka Haveli, District -Pure. (hereinafter referred to as the caption property) stands in the name of Avinash Martand Lagad.
- This report is in continuation to the search and title report issued by me dated 21 16/05/12
 - COPIES OF THE DOCUMENTS SUPPLIED --3]
 - Copy of the search and title report issued by me dated 16/05/12. **a**]
 - 7-12 extract of said property for the year 2011-2012. ы
 - ENCUMBRANCES -

That I have caused a search to be taken in respect of the caption property from 17/05/2012 to 29/11/12 in the office of joint District Registrar. The record of Index II is available on computer collected from all Sub Registrar Offices subject to updating the record. I did not come across any entry which would hamper the title of the

CONCLUSION -51

After nurrating 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 –

- Avinash Martand Lagad is the owner of the caption property and the ownership aī rights appear to be free, clear and marketable.
- Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 53 Aar out of the caption property from Avinash Martand Lagad and the development rights appear to be free, clear, and marketable.



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Ref.

16/05/12

SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY All that piece and parcel of the land bearing Survey Number 11 Hissa Number 7A admeasuring about 00 Hectare 53 Azr, assessed at Rs. 3.57 paise, situated at village Nanded, Taluka - Haveli, District -Pune, (hereinafter referred to as the caption property) stands in the name of Avinash Martand Lagad.
- I have caused the search of the captioned property for the last 30 years that is from 1981 to 2011 (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 Havell No. XVI conly.
- COPIES OF THE DOCUMENTS SUPPLIED -31
- 7*12 extract of the caption property for the year 1984-2011. aĩ
- Mutation entries no. 2044, 2080, 2712, 3371, 3392, 3403, 4528. ы
- Notification No. TPS/1804/144/Pr.kr.148/06/UD-13 dated c] 23/01/2008.
- 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

- BRIEF HISTORY OF THE PROPERTY -
- The mutation entry no. 2014 certified on 13/02/1984 states that as por the order passed by the Scittlement Commissioner and Director of Land Records Pime bearing no. 5V/52, the effect of the phalani but is given to revenue record and the caption property is recorded in the name of Mertand Sopana Lagad.



- b) The mutation entry no. 2080 certified on 12/10/1985 states that Pandharinath Sopan Lagad filed an application to record his name to the S. No. 11/7+9+108 which was recorded to the names of his brothers vide mutation entry no. 2044. The said S. No. 11/7+9+108 is in his possession, hence necessary rectification be made to the revenue record. Therefore the name of Pandharinath Lagad is recorded to S. No. 11/78, the name of Martand is recorded to the caption property and the name of Dynanota Lagad is recorded to S. No. 11/3.
- c) The mutation entry no. 2712 certified on 29/01/96 states that, Martand Sopana Lagad obtained loan from Bank Of India, Ultam Nagar Branch and therefore the encumbrance is recorded in the other rights column of the caption property.
- d] The mutation entry no. 3371 certified on 16/12/04 states that, Martand Sopana Lagad expired on 4/10/04 and is survived by son Avinash Martand lagad, daughters Manishs Lahu Magar, Arita Ravindra Lokhende, Lalita Pravin Murkute, Nilina Nitth Nimhan, Seema Martand Lagad, and widow Nirmala Martand Lagad. The name of legal heirs is recorded to the caption property.
- e] The mutation entry ro. 3392 certified on 22/02/05 states that, Nirmala Martand Lagad, Manisha Lahu Magar, Anita Ravindra Lokhande, Lalita Pravin Murkute, Nilima Nithi Nimban, Seema Martand Lagad released their rights in the caption property in favour of Avinash Martand Magar by a released deed dated 24/01/05 registered at aerial no. 552/05. Hence the name of Nirmala Martand Lagad, Manisha Lahu Magar, Anita Ravindra Lokhande, Lalita Pravin Murkute, Nilima Nithi Nirmban, Seema Martand Lagad is deleted from the caption property.
- The mutation entry no. 3403 certified on 05/05/05 states that, Martand Sopena Legad repaid the loan amount obtained from Benk Of India, Uttam Nagar Branch and therefore the encumbrance recorded in the other rights column of the caption property is deleted.
- The mutation entry no. 4528 is certified on 27/04/11 states that Nanded City Development and Construction Company Limited has acquired the development rights for an area admeasuring 00 Hectare 53 Aar from Avinash Martand Lagad and others vide John Development Agreement dated 30/12/2010. For the effectual implementation of the Joint Development Agreement, Avinash Martand Lagad 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 effect of 5th registra Plavelline. It at serial no. 12116 of 2010 and 12117 of 1010 respectively. Hence the name of Nanded City Development and Construction Company Limited is recorded in the other right cultum of the property.

- h] The cuption property is included in the Government notification No.TFS/1504/144/Pr.kr.148/06/UD-13 dated 25/01/2008 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.
- 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 turn 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 and Sub Registrar Haveli No. XVI, I did not come across any entry, which would hamper the little 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-

- Avinash Martand Lagad is the owner 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 admessiving 00 Hectare 33 Aar out of the caption property from Avirash Martand Lagad and the development rights appear to be free clear, and marketable.

This report is accordingly issued and file is returned.

Anand Gangukhedkar Advocate.

