

Gangakhedkar And Associates

Advocates

Office : Off. No.1, Moraya Apartment, 252 Shanwar Peth, Omkareshwar Road, Pune - 411 030. ☎ : (020) 2447 3640

Ref.:

Date: 05/05/17

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** - All that piece and parcel of the land bearing Survey Number 10Hissa Number 2 admeasuring about 1 Hectare 21 Aar assessed at Rs.537paise, situated at village Nanded, Taluka - Haveli, District - Pune. (hereinafter referred to as the caption property) stands in the name of Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dnyaneshwar 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.
 - b] 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 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 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. Balasaheb 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 Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dnyaneshwar Ghule are the owners of an area admeasuring 00 H 20 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.



Gangakhedkar And Associates

Advocates

Office : Off. No.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] **DESCRIPTION OF PROPERTY** - All that piece and parcel of the land bearing Survey Number 10Hissa Number 2 admeasuring about 01 Hectare 21 Aar assessed at Rs.537paise, situated at village Nanded, Taluka - Haveli, District - Pune. (hereinafter referred to as the caption property) stands in the name of Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dnyaneshwar 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** -
 - a] The mutation entry no.6217 certified on 03/06/2015 states that, Sopan Kaluram Ghule obtained loan from Rameshwar Nagari Sahakari Patasanstha Marydit, Jayprakash Narayanagar, Nanded Branch by executing Mortgage Deed dated 10/12/2014. Hence encumbrance is recorded in the other right column of the caption property.
 - b] The Mutation entry no.6229 states that Eknath Kaluram Ghule for self and as guardian father of Satyam Eknath Ghule, Supriya Eknath Ghule, Pallavi Eknath Ghule, Shubham Eknath Ghule 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 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 serial 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, Balasaheb Kaluram Ghule and family members/coparceners have entered into Joint Development Agreement dated 11/02/11 in respect of the an area admeasuring 00 Hectare 22 Aar out of the caption property with M/s. Nanded City Development



- 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 Ghule and others and the said development 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 26.75 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 earlier search report.
- f. M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 02 Aar from Eknath 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 02 Aar from Sagar Dnyaneshwar Ghule 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 Gangakhedkar
Advocate.

& Construction Company Limited. For the effective 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 Haveli no. 11 at serial no. 11287 of 2010 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 caption 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 Dnyaneshwar Ghule 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 Dnyaneshwar 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 remark mentioned in Para 6(b).
 - b. Balasaheb Kaluram Ghule, Eknath Kaluram Ghule are the owners of the caption property an area admeasuring 00 H 22 Aar each and the ownership rights appear to be free, clear and marketable.



Re:

Date 30/10/15

c. 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.

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 Ghule and others and the said development 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 26.75 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 6b above.

f. M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 22 Aar from Eknath 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 02 Aar from Sagar Dnyaneshwar Ghule and others and the said development rights appear to be free, clear and marketable.

This report is accordingly issued.



Anand Gangakhedkar
Advocate.

SEARCH AND TITLE REPORT

1] DESCRIPTION OF PROPERTY - All that piece and parcel of the land bearing Survey Number 10/Hisa Number 2 admeasuring about 01 Hectare 21 Aar assessed at Rs. 537 paise, situated at village Nanded, Taluka - Haveli, District - Pune. (hereinafter referred to as the caption property) stands in the name of Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dnyaneshwar Ghule.

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

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

3] COPIES OF THE DOCUMENTS SUPPLIED -

- 712 extract of the captioned property for the year 1975-2015.
- Relevant Mutation entries 359, 917, 1393, 1566, 1974, 2592, 2961, 3088, 3443, 3531, 3532, 3669, 4431, 4949, 5054, 6061.
- Government Notification No. TPS/1804/144/Pr.kr.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.

4] BRIEF HISTORY OF THE PROPERTY -

- The mutation entry no. 359 certified and states that, Ratan Venichand Gujar purchased the caption property from Sakharan Tukaram Ghule on 20/03/1928.



Continuation Sheet

b] The mutation entry no. 917 certified and states that Ratanchand Venichand Gujar 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 Sakharan Ghule deposited decretal amount with Mamlatdar Haveli and as per order passed by Mamlatdar Haveli bearing No. RTS/4/4/46 the name of Kalu Sakharan Ghule is recorded to the possession column of the caption property.

c] The mutation entry no. 1393 certified on 29/06/1958 states that, Kalu Sakharan Ghule obtained loan from Dhayari Karkas Co-operative Society. Hence encumbrance is recorded in the other right column of the caption property.

d] The mutation entry no. 1566 certified and states that Kalu Sakharan Ghule repaid the loan obtained from Dhayari Karkas Co-operative Society. Hence encumbrance recorded in the other right column of the caption property is deleted.

e] 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.

f] 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.

g] The mutation entry no. 2961 certified on 29/12/1999 states that, Dnyaneshwar Kaluram Ghule and Kaluram Sakharan Ghule obtained loan from Bank of Maharashtra, Navi Peth Branch and hence the encumbrance is recorded in the other rights column of the caption property.

h] The mutation entry no. 3088 certified on 14/08/2009 states that, Sopan Kaluram Ghule and Kaluram Sakharan Ghule repaid loan from Maharashtra State Rural And Development Bank Limited Mumbai and hence the name of Maharashtra State Co-operative Agricultural and Rural Development Bank Ltd recorded to the possession column of the caption property is deleted.

i] The mutation 3443 certified on 21/09/2005 states that, Dnyaneshwar Kaluram Ghule repaid the loan amount obtained from Bank of Maharashtra, Navi Peth Branch, Pune and hence, the encumbrance recorded in the other rights column of the caption property is deleted.



j] The mutation 3531 certified on 23/06/06 states that, Soman Shashikant Bhosale released her share from the caption property in favour of Kaluram Sakharan Ghule, Dnyaneshwar Kaluram Ghule, Sopan Kaluram Ghule, Eknath Kaluram Ghule, Jijabai Kaluram Ghule vide Release Deed dated 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 affected amongst Kaluram Sakharan Ghule, Dnyaneshwar Kaluram Ghule, Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Amranya Dashrath Dangat, Surekha Rajendra Sathie, Sunita Sanjay Gujar, Uma Sanjay Sawant and consented by Jijabai Kaluram Ghule, all the properties owned by the families were partitioned. The caption property is divided as under

Name of the owner	Area
Dnyaneshwar Kaluram Ghule	00 H 19 Aar
Sopan Kaluram Ghule,	00 H 58 Aar
Balasaheb Kaluram Ghule	00 H 22 Aar
Eknath Kaluram Ghule	00 H 22 Aar

l] The mutation entry no. 3669 certified on 05/06/2007 states that Dnyaneshwar Kaluram Ghule, Mahesh Dnyaneshwar Ghule, Ujjwala Mahesh Ghule, Meenakshi Dnyaneshwar Ghule obtained a loan from Shree Rameshwar Nagari Patsanstha Limited. Hence the encumbrance is recorded to the other right column of the caption property.

m] The mutation entry no. 4431 certified on 29/11/2010 states that, states that Sagar 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.

n] The Mutation entry no. 4949 certified on 26/03/2013 states that Sopan Kaluram Ghule and others obtained a loan from Sant Sopan Kaka Cooperative Bank Ltd Sawad, Singhad 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.

o] The Mutation entry no. 5054 certified 27/08/2013 and states that Dnyaneshwar Kaluram Ghule expired on 17/03/2010 and is survived by two sons Mahesh Dnyaneshwar Ghule and Sagar Dnyaneshwar Ghule, one daughter Madhuri Sanjay



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

- p) The caption property is included in the Government notification No.TPS/1804/144/Pr.Jr.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.TPS/1804/144/Pr.Jr.148/06/UD-13 dated 23/01/2008 for development of integrated township by M/s. Nanded 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 Kaluram Ghule and family members/coparceners have entered into Joint Development Agreement dated 22/04/13 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 26.75 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, Sopan 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 Haveli no. 11 at serial no. 3116 of 2013 and 3117 of 2013 respectively.
- s) 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 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.
- t) Sagar Dnyaneshwar Ghule and family members/coparceners has entered into Joint Development Agreement dated 07/12/10 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 02 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, Sagar Dnyaneshwar Ghule and family 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 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 Ghule and family members, Mahesh Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dnyaneshwar Ghule have entered into Supplementary joint Development Agreement and Power of Attorney dated 24/08/15 with 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 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 serial no. 7661 of 2015 and 7662 of 2015 respectively.

5] ENCUMBRANCE -

At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No. I and II are extensively torn and hence I cannot comment upon the same in detail. However from the available registers of Index II at the office of Sub Registrar Haveli No. IX 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 Dnyaneshwar Ghule, Balasaheb Kaluram Ghule and others for an area admeasuring 00 H 02 Aar and 00 H 22 Aar 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 Dnyaneshwar 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 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 Ghule is the owner of the caption property for an area admeasuring 00 H 56 Aar and the ownership rights appear to be free, clear and marketable subject to remark mentioned in Para 6(b).



Gangakhedkar And Associates

Advocates

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Ref:

Date: 06/05/17

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the land bearing Survey Number 10 Hissa Number 3 admeasuring about 1 Hicacre 45 Aar (including pot kharaba) assessed at Rs. 6.69 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dnyaneshwar 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.
 - b) 7*12 extract of the captioned property for the year 2016-2017.
- 4] **ENCUMBRANCES** -
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.
- 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) Sopan Kaluram Ghule 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.
- b) Eknath Kaluram Ghule, 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.
- c) Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi 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.



- b. Balasaheb Kaluram Ghule, Eknath Kaluram Ghule are the owners of the caption property an area admeasuring 00 H 22 Aar each and the ownership rights appear to be free, clear and marketable.
- c. 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.
- 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 Ghule and others and the said development 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 26.75 Aar from Sopan Kaluram Ghule 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 02 Aar from Sagar Dnyaneshwar Ghule and others and the said development rights appear to be free, clear and marketable.

This report is accordingly issued.



Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

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

Ref.

Date : 24/11/16

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **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 - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi 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** -
 - a] Copy of the search and title report issued by me dated 11/04/16.
 - b] 7*12 extract of the captioned property for the year 2015 - 2016.
- 5] **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 Dnyaneshwar Ghule, 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 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. Sopan Kaluram Ghule 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 Para 6(b).



Gangakhedkar And Associates

Advocates

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Ref.

Date :

11/04/16

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **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 - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dnyaneshwar 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. 6273.
- 4] **BRIEF HISTORY OF THE PROPERTY** -
 - a] The mutation entry no. 6273 certified on 06/11/2015 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 Aar 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 Haveli no. 11 at serial no. 11287 of 2010 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 caption property.
- 5] **ENCUMBRANCES** -

That I have caused a search to be taken in respect of the caption property from 30/10/15 to 11/04/16 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 hamper the title of the present owner.



- 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 Dnyaneshwar Ghule 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 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 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 in earlier search report.

This report is accordingly issued.



Anand Gangakhedkar
Advocate.

- i. nath Kaluram Ghule, 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.
- j. Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi 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 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.
- l. M/s. Nanded City Development & Construction Company Limited has obtained the development rights to an area admeasuring 00 H 15.375 Aar from Sagar Dnyaneshwar 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 6b above.

This report is accordingly issued.



Anand Gangakhedkar
Advocate.

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 Dnyaneshwar Ghule, 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 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. Sopan Kaluram Ghule 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 Para 6(b).
- b. Eknath Kaluram Ghule, 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.
- c. Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi 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.
- 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 Dnyaneshwar Ghule and others and the said development rights appear to be free clear and marketable.



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Advocates

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Ref

Date :

30/10/15

SEARCH AND TITLE REPORT

- 1] 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 kharam) assessed at Rs. 6.69 paise, situated at village Nanded, Taluka - Haveli, District - Pune. (hereinafter referred to as the caption property) stands in the name of Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dnyaneshwar Ghule.

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

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

3] COPIES OF THE DOCUMENTS SUPPLIED—

- a] 7*12 extract of the captioned property for the year 1975 -2015.
- b] Relevant Mutation entries 764, 1444, 1729, 1974, 2592, 3088, 3163, 3414, 3343, 3331, 3532, 5054, 6061, 6229.
- c] Government Notification No. TPS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008.
- d] Copy of the Joint Development Agreement and Power of Attorney.

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

4] BRIEF HISTORY OF THE PROPERTY—

- a] The mutation entry no. 764 certified on 21/08/1943 states that, Tulshiram Sakharan Ghule expired on 13/04/1939 and is survived by brother Kahu Sakharan Ghule. Therefore the name of Kahu Sakharan Ghule is recorded to the caption property as Karta of HUF.



- 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 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 35.75 Aar from Sopan Kaluram Ghule and others and the said development rights appear to be free clear and marketable.

This report is accordingly issued.



Anand Gangakhedkar
Advocate.

- b] The mutation entry no. 1444 certified on 7/01/60 states that, Kahu Tukaram Ghule effected partition between himself and his children. The caption property came to the share of Sopan Kaluram Ghule through legal guardian mother Jijabai Kaluram Ghule.
- c] The mutation entry no. 1729 deals with the conversion of area assessment to matrix system from the earlier system of Acres and Gunthas.
- d] The mutation entry no. 1974 is certified on 13/04/80 states that the name of Amerchand Lalji recorded in the other right column is hollow entry hence deleted.
- e] The mutation entry no. 2592 certified on 02/04/1997 states that Sopan Kaluram Ghule and Kaluram Sakharan Ghule 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.
- f] The mutation entry no. 3088 certified on 14/08/2009 states that, Sopan Kaluram Ghule and Kaluram Sakharan Ghule repaid loan from Maharashtra State Rural And Development Bank Ltd. Mumbai and hence the name of Maharashtra State Co-operative Agricultural and Rural Development Bank Ltd recorded to the possession column of the caption property is deleted.
- g] The mutation entry no. 3163 certified on 27/07/2002 states that Sopan Kaluram Ghule obtained loan from Nanded Vividh Karyakari Society and therefore the said encumbrance is recorded in the other rights column of the caption property.
- h] The mutation 3343 certified on 21/09/2005 states that, Sopan Kaluram 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.
- i] The mutation entry no. 3414 certified on 21/09/2005 states that, Sopan Kaluram Ghule obtained loan from Nanded Vividh Karyakari Society and therefore the said encumbrance is recorded in the other rights column of the caption property.
- j] The mutation 3531 certified on 23/06/06 states that, Suman Shashikant Bhosale released her share from the caption property in favour of Kaluram Sakharan Ghule, Dnyaneshwar Kaluram Ghule, Sopan Kaluram Ghule, Eknath Kaluram Ghule, Jijabai Kaluram Ghule vide Release Deed dated 29/03/2006 registered at serial no. 4154/06 in the office of Sub Registrar Haveli no.16.



Continuation Sheet

- 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 Kaluram Sakham Ghule, Dnyaneshwar Kaluram Ghule, Sopan Kaluram Ghule, Balasaheb Kaluram Ghule, Eknath Kaluram Ghule, Anusaya Dashrath Dangat, Surekha Rajendra Sethe, Sunita Sanjay Gujar, Uma Sanjay Sawant and consented by Jijabai Kaluram Ghule, all the properties owned by the families were partitioned and an area admeasuring 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 Ghule.
- l] The Mutation entry no.5054 certified 27/08/2013 and states that Dyaneshwar Kaluram Ghule expired on 17/03/2010 and is survived by two sons Mahesh Dyaneshwar Ghule and Sagar Dyaneshwar Ghule, one daughter Madhuri Sanjay Kakade, and widow Meenakshi Dyaneshwar Ghule. Hence, the names of the legal heirs 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/s. Nanded City Development & Construction Company Limited under the provisions of section 18(3) of Maharashtra Regional and Town Planning Act 1966.
- n] The Mutation entry no.6061 certified on 25/02/14 states that Sopan Kaluram Ghule and family members/coparceners have entered into Joint Development Agreement dated 22/04/13 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 35.75 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. 11 at serial no. 3116 of 2013.
- o] The Mutation entry no.6229 states that Eknath Kaluram Ghule 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 admeasuring 00 H 35.75 Aar out of the caption property. The Joint Development Agreement is registered in the office of Sub registrar Haveli no. 16 at serial no. 827 of 2013.



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 Dnyaneshwar Ghule, Balasaheb Kaluram Ghule and others for an area admeasuring 00 H 15.375 Aar and 00 H 37.75 Aar 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 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. Sopan Kaluram Ghule 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 Para 6(b).
- b. Eknath Kaluram Ghule, 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.
- c. Mahesh Dnyaneshwar Ghule, Sagar Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi 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.
- 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 Dnyaneshwar Ghule and others and the said development rights appear to be free clear and marketable.



- p] 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 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.
- q] Sagar Dnyaneshwar Ghule and family members/coparceners have entered into Joint Development Agreement dated 07/12/14 with M/s. Nanded City Development & Construction Company Limited for an area admeasuring 00 H 15.375 Aar out of the caption property. For the effectual implementation of the Joint Development Agreement, Sopan 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 Haveli no. 11 at serial no. 10983 of 2012 and 10984 of 2012 respectively.
- r] Sagar Dnyaneshwar Ghule and Family members, Mahesh Dnyaneshwar Ghule, Madhuri Sanjay Kakade, Meenakshi Dnyaneshwar Ghule have entered into Supplementary Joint Development Agreement and Power of Attorney dated 24/06/15 with 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 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 serial 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 comment upon the same in detail. However from the available registers of Index II at the offices of Sub Registrar Haveli No. IX and Sub Registrar Haveli No. XVI and in the office of Joint District Registrar on computer, I did not come across any entry, which would hamper the title of the present owner.



- 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 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 35.75 Aar from Sopan Kaluram Ghule and others and the said development rights appear to be free clear and marketable.

This report is accordingly issued.



Anand Gangakhedkar
Advocate

Gangakhedkar And Associates

Advocates

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Ref.:

Date : 24/11/16

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 admeasuring about 00 Hectare 42 Aar (including pot khraha), 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 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.
- 2] 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 PROPERTY** -
 - 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 Santosh Dnyanoba Ghule for self and as guardian father of Anushka 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



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Ref.:

Date : 24/11/16

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 admeasuring about 00 Hectare 42 Aar (including pot khraha), 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 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.
- 2] 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 PROPERTY** -
 - 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 Santosh Dnyanoba Ghule for self and as guardian father of Anushka 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 -

- a] Sopan Tukaram Ghule [00 H 07 Aar], Santosh Dnyanoba Ghule, Vijay Dnyanoba Ghule, Rupali Santosh Shelar, Deepali Dilip Chavan, Deubai Dnyanoba Ghule [00 H



subject to the documents perused, and subject to the availability of registers online -

- a] Sopan Tukaram Ghule [00 H 07 Aar], Santosh Dnyanoba Ghule, Vijay Dnyanoba Ghule, Rupali Santosh Shelar, Deepali Dilip Chavan, Deubai Dnyanoba Ghule [00 H 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 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 Sopan Tukaram Ghule 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 Dnyanoba Ghule 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.



Anand Gangakhedkar
Advocate.

- a] 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 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 Sopan Tukaram Ghule 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 Dnyanoba Ghule 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.



Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

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Ref:

Date: 24/11/16

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 admeasuring about 00 Hectare 42 Aar (including pot khraha), 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 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.
- 2] 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 PROPERTY** -
 - 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 Santosh Dnyanoba Ghule for self and as guardian father of Anushka 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



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Ref:

Date: 24/11/16

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 admeasuring about 00 Hectare 42 Aar (including pot khraha), 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 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.
- 2] 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 PROPERTY** -
 - 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 Santosh Dnyanoba Ghule for self and as guardian father of Anushka 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 -

- a] Sopan Tukaram Ghule (00 H 07 Aar), Santosh Dnyanoba Ghule, Vijay Dnyanoba Ghule, Rupali Santosh Shelar, Deepali Dilip Chavan, Deubai Dnyanoba Ghule (00 H



subject to the documents perused, and subject to the availability of registers online -

- a] Sopan Tukaram Ghule (00 H 07 Aar), Santosh Dnyanoba Ghule, Vijay Dnyanoba Ghule, Rupali Santosh Shelar, Deepali Dilip Chavan, Deubai Dnyanoba Ghule (00 H 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 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 Sopan Tukaram Ghule 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 Dnyanoba Ghule 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.



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 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 Sopan Tukaram Ghule 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 Dnyanoba Ghule 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.



Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

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

Ref:

Date 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 admeasuring about 00 Hectare 42 Aar (including pot khuraba), 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 Santosh Shelar, Deepali Dilip Chavan, Deubai Dnyanoba Ghule, M/s. Magarpatta Township Development and Construction Company Limited.
- 2] This report is in continuation to the search and title report issued by me dated 10/02/12
- 3] **COPIES 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 PROPERTY** -
 - a] The mutation entry no. 4505 certified on 23/02/11 states that, Sopan Tukaram Ghule 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.
 - b] The mutation entry no. 6195 certified and states that, Deubai Dnyanoba Ghule and family members/coparceners 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.



Continuation Sheet

- c] The mutation entry no. 6196 certified on 30/03/15 and states that, Deubai Dnyanoba Ghule, Santosh Dnyanoba Ghule and Vijay Dnyanoba Ghule, Deepali Dilip Chavan, Rupali Santosh Shelar 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 S. 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 owner.
- 6] **CONCLUSION** -

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

 - n] Sopan Tukaram Ghule, Santosh Dnyanoba Ghule, Vijay Dnyanoba Ghule, Rupali Santosh Shelar, Deepali Dilip Chavan, Deubai Dnyanoba 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 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



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Ref:

Date: 10/02/12

SEARCH AND TITLE REPORT

- of the caption property from Sopan Tukaram Ghule 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 25 Aar out of the caption property from Deubai Dnyanoba Ghule 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.



Anand Gangakhedkar
Advocate.

- 1] **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 khuraba), 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 Santosh Shelar, Deepali Dilip Chavan, Deubai Dnyanoba 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. I 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. I and II. The search pertaining to the years 1992 to January 2002 was caused in the office of Sub Registrar Haveli No. IX. The search pertaining to the years 2002 till date was caused at the office of Sub Registrar Haveli No. XVI only.
- 3] **COPIES OF THE DOCUMENTS SUPPLIED** --
 - a] 7*12 extract of the caption property for the year 1975 -2010.
 - b] Relevant Mutation entries no. 786, 1382, 1729, 2003, 2532, 3292, 4136, 4330.
 - c] Government Notification No. TPS/1804/144/Pr.kz.148/06/UD-13 dated 23/01/2003.
 - d] Copy of the Joint Development Agreement and Power of Attorney dated 28/01/2011.
 - e] Copy of the Death Certificate of Laxman Tukaram 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, Nivrutti Sawala Ghule expired on 05/06/41 and is survived by brother Tukaram Sawala Ghule. His name is recorded to the caption property as a Manager of Joint Family.



- b] The mutation entry no. 1382 certified on 14/05/58 states that, Tukaram 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 Tukaram Ghule and wife Parvatibai Tukaram Ghule. The name of Namdev Tukaram Ghule is recorded to the caption property as a Manager of Joint Family.
- c] The mutation entry no. 1729 deals with the conversion of area assessment to matrix system from the earlier system of Acres and Gunthas.
- d] The mutation entry no. 2003 certified on 11/09/1981 states that, as per the order passed by Tahsildar bearing no. 2186/ 81 dated 11/08/81 annawari to the extent of 'four arnas' each is recorded to the names of Namdev Tukaram Ghule, Sopan Tukaram Ghule, Narayan Tukaram Ghule, Dnyanoba Tukaram Ghule.
- e] The mutation entry no. 2532 certified on 05/07/1996 states that, Narayan Tukaram Ghule expired on 22/01/96 and is survived by two sons Ramdas Narayan Ghule, Bharudas Narayan Ghule through legal guardian mother Laxmibai Narayan Ghule, and widow Laxmibai Narayan Ghule.
- f] The mutation entry no. 3292 certified on 24/12/03 states that, the partition order bearing no. walap/ 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.

S.No.	Area	Name of the owner
10/4/3	00 H 07 Aar	Sopan Tukaram Ghule
10/4/3	00 H 35 Aar	Dyanoba Tukaram Ghule

- g] The mutation entry no. 4136 does not pertained to the caption property. On perusing the 7/12 extract it appears that Dyanoba Tukaram Ghule expired and is survived by two sons Santosh Dyanoba Ghule, Vijay Dyanoba Ghule, two daughters Rupali Shelar, Deepali Chavan and widow Deubai Dyanoba Ghule. The names of Legal heirs are recorded to the caption property.
- h] 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 Aar 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 -

- a] Sopan Tukaram Ghule, Santosh Dyanoba Ghule, Vijay Dnyanoba Ghule, Rupali Santosh Shelar, Deepali Dilip Chavan, Deubai Dnyanoba 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 marketable.
- b] 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] 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 Ghule and others and the development rights appear to be free, clear, and marketable.

This report is accordingly issued and the file is returned.

Anand Gangakhedkar
Advocate.

23/03/10 in the office of Sub registrar Haveli no. XI. The name of the purchaser is recorded to the caption property.

- i] Laxman Tukaram Ghule has expired on 12/08/75. It is informed by the client that he was unmarried.
- ii] The caption property is included in the Government notification No.TPS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008 for development of integrated township by Nanded City Development and Construction Company Limited under the provisions of section 18(3) of Maharashtra Regional and Town Planning Act 1966.
- iii] M/s. Magarpatta Township Development and Construction Company Limited have entered into Joint 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.
- iv] Sopan Tukaram Ghule and others have entered into Joint Development Agreement dated 28/01/2011 for an area 00 Hectare 07 Aar, with Nanded City Development & Construction Company Limited in respect of the caption property. For the effectual implementation of the Joint Development Agreement, Sopan Tukaram Ghule 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. 834 of 2011 and 835 of 2011 respectively in the office of Sub registrar Haveli no. XI.

5] ENCUMBRANCE -

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



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Ref:

Date : 15/12/10

SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** - All that piece and parcel of the land bearing Survey Number 101 Hissa Number 4/3 admeasuring about 00 Hectare 42 Aar (including Pot Khareba) assessed at Rs. 150 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 Dyanoba Ghule, Vijay Dyanoba Ghule, Rupali Shelar, Deepali Chavan Deubai Dyanoba 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 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 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. 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 captioned property for the year 1979-2009.
- b] Relevant Mutation entries, 786, 1382, 1729, 2003, 2532, 3292, 4136, 4330
- c] Government Notification No. TPS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008.
- d] Copy of the Joint Development Agreement and Power of Attorney.

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

4] BRIEF HISTORY OF THE PROPERTY -

- a] The mutation entry no. 786 certified on 12/01/1942 states that, Nivruti Sawala Ghule expired on 5/06/1941 and is survived by brother Tukaram. The name of Tukaram Sawala Ghule is recorded as Karta of HUF.
- b] 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 Namdeo Tukaram Ghule, Sopan Tukaram Ghule, Laxman Tukaram Ghule, Narayan Tukaram Ghule, and Dyanoba Tukaram Ghule and widow Parvatibai Tukaram Ghule. The name of Namdeo Tukaram Ghule is recorded Karta of HUF to the caption property.



- c] The mutation entry no. 1729 certified on 15/06/69 deals with the conversion of area assessment to matrix system from the earlier system of Acres and Gunthas.
- d] The mutation entry no. 2003 states that, as per the order passed by the Tahsildar bearing no. 2186/1981 dated 11/08/1981, annewari to the extent of four anna each was recorded to the names of Nandeo, Sopan, Narayan and Dynanoba.
- e] The mutation entry no. 2532 certified on 05/07/1996 states that, Narayan Tukaram Ghule expired on 22/01/1996 and is survived by two sons Ramdas and Bhanudas, widow Laxmibai Narayan Ghule.
- f] The mutation entry no. 3292 certified on 24/12/2003 states that, a rectification order was passed by the Tahsildar to the partition order bearing no. Watap/SR/8/2001 dated 16/10/2003 in respect of all properties, wherein the caption property was divided as under-

SNO.	Area(H=R)	Owner
10/4/3	00.07	Sopan Tukaram Ghule
10/4/3	00.34+00.01	Dynanoba T Ghule

- g] Dynanoba Tukaram Ghule expired and the names of his legal heirs i.e. Santosh, Vijay, Rupali Shelar, Deepali Chavan and widow Deobai are recored to the caption property.
- h] 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(C) of Maharashtra Regional and Town Planning Act 1966.
- i] 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 Ghule, Vijay Dynanoba Ghule, Rupali Shelar, Deepali Chavan and Deobai Dynanoba Ghule. The name of purchaser is recorded to the caption property.

3] 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 No. XVI, 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] 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 Sopan Tukaram Ghule, Santosh Dynanoba Ghule, Vijay Dynanoba Ghule, Rupali Shelar, Deepali Chavan, Deobai Dynanoba 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.

Anand Gangakhedkar
Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

Office : Off. No 1, Moraya Apartment, 252 Shanwar Path, Omkarashwar 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 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, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madannmohan Ghosal, Sunil Baban Raut, Narsayya Laxman Shripuram, M/s. Nanded City Development and Construction Company Limited.
- 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** --
 - 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.
 - c] Mutation entries no.4907, 6052.
- 4] **BRIEF HISTORY OF THE PROPERTY** --
 - a] The mutation entry no. 4907 states that Narsayya Laxman Shripuram obtained loan from Dr. Manibhai Desai Gramin Bigarsheti Sahakari Patanatha Maryadit. The said encumbrance is recorded to the other rights column of the caption property to the share of Narsayya Laxman Shripuram.
 - b] The mutation entry no. 6052 states that Panduru Chandraprakash Goyal repaid the loan obtained from Shyamrao 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 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] **CONCLUSION** -

After narrating the facts as aforesaid, I state that subject to the documents perused, and subject to the availability of record online -



- a] Pandurang Nivruti Lagad (00 H 75.5 Aar), Balasaheb Babanrao 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 Madannmohan Ghosal (00 H 02 Aar), Sunil Baban Raut (00 H 02 Aar), Narsayya Laxman Shripuram (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 Nivruti 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, 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
Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

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

Ref.:

Date : 11/04/16

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **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, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madannmohan Ghosal, Sunil Baban Raut, Narsayya Laxman Shripuram, M/s. Nanded City Development and Construction Company Limited.
- 2] 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 hamper the title of the present owner.
- 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] Pandurang Nivruti Lagad (00 H 75.5 Aar), Balasaheb Babanrao 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 Madannmohan Ghosal (00 H 02 Aar), Sunil Baban Raut (00 H 02 Aar), Narsayya Laxman Shripuram (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 Nivruti 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, 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
Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

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Ref:

Date:

11/12/15

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **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 Nivrutti Lagad, Balasaheb Baburao Jagtap, Sanjay Baburao Jagtap, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madanmohan Ghosal, Sunil Baban Raut, Narsayya Laxman Shripuram, M/s. Nanded City Development and Construction Company Limited.
- 2] This report is in continuation to the search and title report issued by me dated 13/02/13.
- 3] **COPIES OF THE DOCUMENTS SUPPLIED** -
 - a] Copy of the search and title report issued by me dated 13/02/13.
 - b] 7*12 extract of said property for the year 2007 - 2015.
 - c] Mutation entry no. 4481, 5089, 6027, 6025, 6172.
- 4] **BRIEF HISTORY OF THE PROPERTY** -
 - a] The mutation entry no. 4481 certified on 23/02/11 states that, Pandurang Nivrutti Lagad and family members/coparceners have entered into Joint Development Agreement dated 7/12/10 in respect of an area admeasuring 00 H 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, Pandurang Nivrutti Lagad and family members/coparceners have executed a Power of Attorney in favour of M/s. Nanded City Development & Construction Company Limited. The Joint Development Agreement and Power of Attorney are registered in the office of Sub Registrar Haveli no. 10 at serial no. 11343 of 2010 and 11344 of 2010 respectively. The name of M/s. Nanded City Development & Construction Company Limited is recorded in the other right column of the caption property.
 - b] The mutation entry no. 5089 certified and States that, Punemdu Prakash Goyal and Minu Punemdu Goyal sold an area admeasuring 00 H 32 Aar out of the caption property to M/s. Nanded City Development &



Continuation Sheet

6] **CONCLUSION** -

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

- a] Pandurang Nivrutti Lagad (00 H 75.5 Aar), Balasaheb Baburao Jagtap, Sanjay Baburao 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 Aar), Sunil Baban Raut (00 H 02 Aar), Narsayya Laxman Shripuram (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 Lagad and the development 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 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. Nanded City Development & Construction Company Limited is recorded to the caption property.

- c] The mutation entry no. 6027 certified 26/12/13 and states that, Sunil Baban Raut purchased an area admeasuring 00 H 02 Aar out of the caption property from Sarang Vasant Lonkar 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 the Sunil Baban Raut is recorded to the caption property.
- d] 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, Punemdu Chandraprakash Goyal and Minu Punemdu Goyal repaid the loan amount and hence the encumbrance recorded in the other right column of the caption property is deleted.
- e] The mutation entry no. 6172 certified on 14/11/14 states that, Janardhan Murlidhar Khade, Nitin Murlidhar Khade, Ranganath Digambar Khade, Nanasahab Digambar Khade, Sandip Digambar 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, Janardhan Murlidhar Khade, Nitin Murlidhar Khade, Ranganath Digambar Khade, Nanasahab Digambar 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 Haveli no. 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.

f] Mutation entry no. 4863 and 4907 are not available hence cannot comment on the same.

5] **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 owner.



Gangakhedkar And Associates

Advocates

Office: Off. No. 1, Moraya Apartment, 252 Shanwar Peth, Omkareshwar Road, Pune - 411 030. ☎ (020) 2447 3942

Ref:

Date: 30/11/12

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** - All that piece and parcel of the land bearing Survey Number 12 Hissa Number 1 admeasuring about 01 Hectare 42 Aar (including 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 Nivrutti Lagad, Balasaheb Baburao Jagtap, Sanjay Baburao Jagtap, Punemdu Chandraprakash Goyal, Minu Punemdu Goyal, Sarang Vasant Lonkar, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madanmohan Ghosal.

- 2] This report is in continuation to the additional 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.
- b] 7*12 extract of said property for the year 2011-2012.

5] **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 present owner.

6] **CONCLUSION** -

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

- a] Pandurang Nivrutti Lagad, Balasaheb Baburao Jagtap, Sanjay Baburao Jagtap, Punemdu Chandraprakash Goyal, Minu Punemdu Goyal, Sarang Vasant Lonkar, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madanmohan 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.



Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

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

Ref.:

Date : 13/02/13

ADDITIONAL SEARCH AND TITLE REPORT

1] **DESCRIPTION OF PROPERTY** - All that piece and parcel of the land bearing Survey Number 11 Hissa Number 1 admeasuring about 01 Hectare 42 Aar (including 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 Nivruti Lagad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Punendu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkar, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madannmohan Ghosal.

2] This report is in continuation to the additional 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.

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 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 updating of record -

- a] Pandurang Nivruti Lagad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Punendu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkar, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madannmohan 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 Nivruti Lagad and the development rights appear to be free, clear, and marketable.



Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

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

Ref.:

Date : 16/05/12

ADDITIONAL SEARCH AND TITLE REPORT

1] **DESCRIPTION OF PROPERTY** - All that piece and parcel of the land bearing Survey Number 11 Hissa Number 1 admeasuring about 01 Hectare 42 Aar (including 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 Nivruti Lagad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Punendu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkar, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madannmohan Ghosal.

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

COPIES OF THE DOCUMENTS SUPPLIED -

- a] Copy of the search and title report issued by me dated 10/05/11.
- b] 7*12 extract of said property for the year 2010 - 2011.
- c] Mutation entry no. 4481.

BRIEF HISTORY OF THE PROPERTY -

- a] The mutation entry no. 4481 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 Nivruti Lagad and others vide Joint Development Agreement dated 07/12/2010. For the effectual implementation of the Joint Development Agreement, Pandurang Nivruti 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 Haveli no. XI.

ENCUMBRANCES -

That I have caused a search to be taken in respect of the caption property from 11/05/2011 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.



Gangakhedkar And Associates

Advocates

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

Ref.:

Date : 10/05/11

SEARCH AND TITLE REPORT

1] **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, Punendu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkar, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madannmohan 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 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.

COPIES OF THE DOCUMENTS SUPPLIED -

- a] 7*12 extract of the caption property for the year 1984-2011.
- b] Mutation entries no. 1387, 2044, 2195, 2380, 2480, 2582, 2680, 2704, 2705, 3066, 3152, 3252, 3877, 4084, 4201.
- c] Government Notification No. TPS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008.
- d] Copy of the Joint Development Agreement and Power of Attorney.

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



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] Pandurang Nivruti Lagad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Punendu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkar, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madannmohan 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 Nivruti Lagad and the development rights appear to be free, clear, and marketable.

Anand Gangakhedkar
Advocate.

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 Mukhtibai 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 phalari bara is given to revenue record and the caption property is recorded in the name of Pandurang Nivrutti Lagad.
- c] The mutation entry no. 2195 states that, Pandurang Nivrutti 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 caption property.
- e] The mutation entry no. 2480 certified on 5/08/95 states that, Pandurang Nivrutti 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 Babanrao Jagtap and Sanjay Babanrao 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. 2680 certified on 11/12/97 states that, Punendu Chandraprakash Goyal, Minu Punendu Goyal purchased an area admeasuring 00 Hectare 02 Aar from Babasaheb Babanrao 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 Goyal, Minu Punendu Goyal purchased an area admeasuring 00 Hectare 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 no. 2705 certified on 29/04/98 states that, Punendu Chandraprakash Goyal and Minu Punendu Goyal purchased an area admeasuring 00



implementation of the Joint Development Agreement, 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] **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 No. XVI 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] **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] Pandurang Nivrutti Lagad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Punendu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkar, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madanmohan 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 Gangakhedkar
Advocate.

Hectare 16 Aar from Pandurang Nivrutti Lagad vide sale deed dated 18/11/97. The name of the purchaser is recorded to the caption property.

- j] The mutation entry no. 3066 certified on 17/04/01 states that, Sarang Vasan Lonkar purchased an area admeasuring 00 Hectare 02 Aar from Punendu Chandraprakash Goyal and Minu Punendu Goyal 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 admeasuring 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.
- l] 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/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 Ranganath Digambar Khade purchased an area admeasuring 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 caption property.
- n] The mutation entry no. 3877 certified on 16/02/2008 states that, Babasaheb Babanrao Jagtap and Sanjay 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 Sambhaji Lagad purchased an area admeasuring 00 Hectare 04 Aar from Babasaheb Babanrao 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, Sadankumar Madanmohan Ghosal purchased an area admeasuring 00 Hectare 02 Aar from Sharad Sambhaji Lagad vide registered sale deed dated. The name of the purchaser is recorded to the caption property.
- q] The caption property is included in the Government notification No. TPS/1804/144/Pr.Jr.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.
- r] Pandurang, Nivrutti Lagad and others have entered into Joint Development Agreement dated 06/12/10 in respect of the area admeasuring 00 Hectare 51.5 Aar out of the caption property with Nanded City Development & Construction Company. Included in respect of part of the caption property. For the official



Gangakhedkar And Associates

Advocates

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Ref:

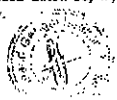
Date: 10/05/11

SEARCH AND TITLE REPORT

- DESCRIPTION OF PROPERTY** - All that piece and parcel of the land bearing Survey Number II 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 Nivrutti Lagad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Punendu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkar, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji 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 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.
- COPIES OF THE DOCUMENTS SUPPLIED** -
 - 7*12 extract of the caption property for the year 1984-2011.
 - Mutation entries no. 1387, 2044, 2185, 2380, 2480, 2582, 2680, 2704, 2705, 3066, 3152, 3252, 3877, 4084, 4201.
 - Government Notification No. TPS/1804/144/Pr.Jr.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. 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 Mukhtibai 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 phalsani bara is given to revenue record and the caption property is recorded in the name of Pandurang Nivrutti Lagad.
- c] The mutation entry no. 2185 states that, Pandurang Nivrutti 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 caption property.
- e] The mutation entry no. 2480 certified on 5/08/95 states that, Pandurang Nivrutti 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 Babanrao Jagtap and Sanjay Babanrao 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 Goyal, Minu Punendu Goyal purchased an area admeasuring 00 Hectare 02 Aar from Babasaheb Babanrao 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 Goyal, Minu Punendu Goyal purchased an area admeasuring 00 Hectare 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 no. 2705 certified on 29/04/98 states that, Punendu Chandraprakash Goyal and Minu Punendu Goyal purchased an area admeasuring 00 Hectare 16 Aar from Pandurang Nivrutti Lagad vide sale deed dated 18/11/97. The name of the purchaser is recorded to the caption property.
- j] The mutation entry no. 3066 certified on 17/04/01 states that, Sarang Vasan Lonkar purchased an area admeasuring 00 Hectare 02 Aar from Punendu Chandraprakash Goyal and Minu Punendu Goyal vide sale deed dated 30/05/99. The name of the purchaser is recorded to the caption property.



5] ENCUMBRANCE -

At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No. I and II are extensively torn and hence I cannot comment upon the same in detail. However from the available registers of Index II at the office of Sub Registrar Haveli No. IX and Sub Registrar Haveli No. XVI, 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] 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] Pandurang Nivrutti Lagad, Balasaheb Babanrao Jagtap, Sanjay Babanrao Jagtap, Punendu Chandraprakash Goyal, Minu Punendu Goyal, Sarang Vasant Lonkar, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Sharad Sambhaji Lagad, Sadankumar Madanmohan 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 Gangakhedkar
Advocate.

- k] The mutation entry no. 3152 certified on 27/07/02 states that an area admeasuring 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.
- l] 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/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 Ranganath Digambar Khade purchased an area admeasuring 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 caption property.
- n] The mutation entry no. 3877 certified on 16/02/2008 states that, Babasaheb Babanrao Jagtap and Sanjay Babanrao Jagtap obtained the loan obtained from Dr. Marubhai 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 purchased an area admeasuring 00 Hectare 04 Aar from Babasaheb Babanrao 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, Sadankumar Madanmohan Ghosal purchased an area admeasuring 00 Hectare 02 Aar from Sharad Shambhaji Lagad vide registered sale deed dated. The name of the purchaser is recorded to the caption property.
- q] The caption property is included in the Government notification No. TPS/1804/144/Pt. 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.
- v] Pandurang 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, 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.



Gangakhedkar And Associates
Advocates

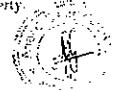
Office : Off. No. 1, Moruya Apartment, 252 Shanwar Poth, Omikarashwar Road, Pune - 411 030. ☎ : (020) 2447 3940

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 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, Marvi Dnyaneshwar Ambavale, Suman Baban Raut, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Shashikala Bhagawantale.
- 2] This report is in continuation to the additional search and title report issued by me dated 30/11/13.
- 3] **COPIES OF THE DOCUMENTS SUPPLIED** -
- a] Copy of the search and title report issued by me dated 30/11/13.
- b] 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** -
- a] 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 66.5 Aar from Pandurang Nivrutti Lagad, Pushpa Pandurang Lagad, Dilip Pandurang Lagad, Naina 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, Naina Yashwant Murkute, Kalpana Siddheshwar Chavan, Sarika Sachin 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. 11343 of 2010 and 11344 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.
- b] The mutation entry no. 4638 states that, Sunil Baban Raut and Suman Baban Raut obtained loan from Jijamata Mahila Sahakari Bank, Dhayari Branch. The said encumbrance is recorded to the other rights column of the caption property.



- c) The mutation entry no. 6120 certified on 25/05/04 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 admeasuring 00 Hectare 08 Aar from Janardhan Murlidhar Khade, Nitin 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, Nitin Murlidhar Khade, Rangnath Digambar Khade, Nanasaheb Digambar Khade, Sandeep Digambar Khade 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. 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.

7] CONCLUSION -

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

- a] Pushpa Pandurang Lagad, Dilip Pandurang Lagad are the owner of an area admeasuring 00 H 66.5 Aar, Manoj Dnyaneshwar Ambavale is the owner of an area admeasuring 00 H 01 Aar, Suman Baban Raut is the owner of an area admeasuring 00 H 1.5 Aar, Janardhan Murlidhar Khade, Rangnath Digambar Khade are the owners of an area admeasuring 00 H 08 Aar, Shashikala Bhagawant Lale is the owner



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Ref:

Date: 13/02/13

ADDITIONAL SEARCH AND TITLE REPORT

- 1] DESCRIPTION OF PROPERTY - All that piece and parcel of the land bearing Survey Number 11 Hissa Number 5/1 admeasuring about 00 Hectare 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, Suman Baban Ravut, Janardhan Murlidhar Khade, Rangnath Digambar Khade, Shashikala Bhagawant Lale.
- 2] 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.
- b] 7*12 extract of said property for the year 2011- 2012.
- 4] 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 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 Pandurang Lagad, Dilip Pandurang Lagad, Manoj Dnyaneshwar Ambavale, Suman Baban Ravut, Janardhan Murlidhar Khade, Rangnath 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 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.



Anand Gangakhedkar
Advocate.

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

- b] M/s. Nanded City Development & Construction Company Limited has acquired development rights for an area admeasuring 00 Hectare 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.



Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates
Advocates

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

Ref:

Date: 30/11/12

ADDITIONAL SEARCH AND TITLE REPORT

- 1] DESCRIPTION OF PROPERTY - All that piece and parcel of the land bearing Survey Number 11 Hissa Number 5/1 admeasuring about 00 Hectare 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, Suman Baban Ravut, Janardhan Murlidhar Khade, Rangnath Digambar Khade, Shashikala Bhagawant Lale.
- 2] 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.
- b] 7*12 extract of said property for the year 2011- 2012.
- 4] 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 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 Pandurang Lagad, Dilip Pandurang Lagad, Manoj Dnyaneshwar Ambavale, Suman Baban Ravut, Janardhan Murlidhar Khade, Rangnath 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 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.



Anand Gangakhedkar
Advocate.

Ref.:

Date : 16/05/12

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** - All that piece and parcel of the land bearing Survey Number 11 Hissa Number 5/1 admeasuring about 00 Hectare 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, Suman Baban Ravut, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Shashikala Bhagawant Lale.
- 2] This report is in continuation to the search and title report issued by me dated 10/05/11.
- 3] **COPIES OF THE DOCUMENTS SUPPLIED** -
 - a] Copy of the search and title report issued by me dated 10/05/11.
 - b] 7*12 extract of said property for the year 2010 - 2011.
- 5] **ENCUMBRANCES** -

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.
- 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 Pandurang Lagad, Dilip Pandurang Lagad, Manoj Dnyaneshwar Ambavale, 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 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.



Anand Gangakhedkar
Advocate.

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 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, Suman Baban Ravut, Janardhan Murlidhar Khade, Ranganath Digambar Khade, Shashikala Bhagawant Lale.
- 2] This report is in continuation to the additional search and title report issued by me dated 30/11/13.
- 3] **COPIES OF THE DOCUMENTS SUPPLIED** -
 - a] Copy of the search and title report issued by me dated 30/11/13.
 - b] 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** -
 - a] 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 Pandurang Lagad, Dilip Pandurang Lagad, Naina 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, Naina Yashwant Murkute, Kalpana Siddheshwar Chavan, Sarika Sachin 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.
 - b] The mutation entry no. 4638 states that, Sunil Baban Ravut and Suman Baban Ravut obtained loan from Jyomata Mahila Sahakari Bank, Dhayori Branch. The said encumbrance is recorded to the other rights column of the caption property.



Continuation Sheet

- 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 admeasuring 00 Hectare 08 Aar from Janardhan Murlidhar Khade, Nitin Murlidhar Khade, Ranganath 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, Nitin Murlidhar Khade, Ranganath Digambar Khade, Nanasaheb Digambar Khade, Sandeep Digambar Khade 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. 3688 of 2014 and 3689 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 Ravut needs 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 -

 - a] Pushpa Pandurang Lagad, Dilip Pandurang Lagad are the owner of an area admeasuring 00 H 66.5 Aar, Manoj Dnyaneshwar Ambavale is the owner of an area admeasuring 00 H 01 Aar, Suman Baban Ravut 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 Lale is the owner



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.

- b] 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 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.



Anand Gangakhedkar
Advocate.

Ref.:

Date:

10/05/11

SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** - All that piece and parcel of the land bearing Survey Number 11 Hissa Number 5/1 admeasuring about 00 Hectare 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 Dryaneshwar Ambawale, Suman Baban Raut, 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.
 - b] Mutation entries no. 2032, 2033, 2034, 2035, 2044, 2189, 2235, 2271, 2402, 2425, 2473, 2496, 2706, 2896, 3000, 3102, 3152, 3153, 3250, 3708
 - c] Government Notification No. TPS/1804/144/Pr.Jr.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.



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. SV/52, the effect of the phalani bara 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 Vinayak Pendse purchased an area admeasuring 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 Pandurang 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.
- h] The mutation entry no. 2271 certified on 07/09/90 states that, Gulab Shripati Lagad obtained loan from Nanded Vivdh Karyakari Society and therefore the encumbrance is recorded to the caption property.
- i] 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.
- j] The mutation entry no. 2425 certified on 22/09/94 states that, Shashikala Bhagawant 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.
- k] The mutation entry no. 2473 certified on 8/12/95 states that, Shashikant Balkrishna Nargolkar purchased an area admeasuring 00 Hectare 84.5 Aar from Gulab Shripati

Lagad vide sale deed dated 28/12/91. The name of the purchaser is recorded to the caption property.

- l] The mutation entry no. 2496 certified on 23/02/96 states that, Vijaya Vasantrao Rokade and Babasaheb Vithoba Rokade purchased an area admeasuring 00 Hectare 01 Aar from Gulab Shripati 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 Somnath Gujrathi and Prabha Chotalal Gujrathi 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 Balkrishna 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 84.05 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 Ganpat Phate, Manoj 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 admeasuring 00 Hectare 01.5 Aar from Chotalal Somnath Gujrathi and Prabha Chotalal Gujrathi vide sale deed dated 16/07/94. The name of the purchaser is recorded to the caption property.
- q] The mutation entry no. 3152 certified on 27/07/02 states that an area admeasuring 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.
- r] The mutation entry no. 3153 certified on 27/07/02 states that an area admeasuring 00 Hectare 04 Aar is acquired 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, Dilip Murlidhar Khade and Ranganath Digambar Khade purchased an area admeasuring 00 Hectare 08 Aar from Pushpa Pandurang Lagad and Dilip Pandurang Lagad vide sale deed dated 12/05/2003. The name of the purchaser is recorded to the caption property.
- t] The mutation entry no. 3708 certified on 12/06/2007 states that, Manoj D Ambawale purchased an area admeasuring 00 Hectare 00.5 Aar from Kashinath Ganpat Phate



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.Ir.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.
- 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 Haveli no. 11 at serial 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 No. XVI, 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] **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 -



- a] Pushpa Pandurang Lagad, Dilip Pandurang Lagad, Manoj Dnyaneshwar Ambavale, Suman Baban Ravut, Janaruban Murlidhar Khade, Ranganath Digambar Khale, 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 in Para 6(a).
- 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 in Para 6(a).

This report is accordingly issued and file is returned.

Anand Gangakhedkar
Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

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Ref.

Date : 21/03/17

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY -** All that piece and parcel of the land bearing Survey Number 11 Hissa Number 7A admeasuring about 00 Hectare 53 Aar (including pot kharaba) assessed at Rs. 3.37 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Avinash Martand 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.

3] **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 Lagad 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, family members/ coparceners. and the development rights appear to be free, clear, and marketable.

This report is accordingly issued.



Anand Gangakhedkar
Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates

Advocates

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Ref:

Date: 11/04/16

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel 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. 3.57 paise, situated at village Nanded, Taluka - Haveli, District - Pune, (hereinafter referred to as the caption property) stands in the name of Avinash Martand Lagad, M/s. Nanded City Development & Construction Company Limited.
- 2] 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] **BRIEF 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 S. 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 Development & 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 27/11/15 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 hamper the title of the present owner.
- 6] **CONCLUSION** -

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



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Ref:

Date:

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

- 1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the land bearing Survey Number 11 Hissa Number 7A admeasuring 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.
- 2] 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] **BRIEF HISTORY OF THE PROPERTY** -
 - a] Smt. Nirmala Martand Lagad, Avinash Martand Lagad, Bhagyashree Avinash Lagad exchanged an area admeasuring 00 H 04 Aar out of the caption property for an area admeasuring 00 H 04 Aar out of S. No. 12 Hissa No.9 with M/s. Nanded City Development and Construction Company Limited 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.2087 of 2015.
- 5] **DOCUMENT/NOC/PERMISSION REQUIRED** -
 - a] Necessary steps need to be initiated to record the effect of the Exchange Deed dated 05/03/2015 to the revenue record of the caption property.
 - b] Supplementary Joint Development Agreement needs to be executed by and between Avinash 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 Registrar Office on computer collected from all Sub Registrar Offices, subject to updating of record -

 - a] Avinash Martand Lagad is the owner for an area admeasuring 00 H 49 Aar and M/s. Nanded City Development and Construction Company Limited is an owner for an area admeasuring 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 caption property from Avinash Martand Lagad and the development rights appear to be free, clear, and marketable.



Anand Gangakhedkar
Anand 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



Anand Gangakhedkar
Anand Gangakhedkar
Advocate.

Gangakhedkar And Associates
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Ref: Date 27/11/15

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the land bearing 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, (hereinafter referred to as the caption property) stands in the name of Avinash Martand Lagad.
- 2] This report is in continuation to the search and title report issued by me dated 30/11/12.
- 3] **COPIES OF THE DOCUMENTS SUPPLIED** --
 - a] Copy of the search and title report issued by me dated 30/11/12.
 - b] 7*12 extract of said property for the year 2007 - 2015.
- 4] **ENCUMBRANCES** -

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.
- 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] Avinash Martand Lagad is the owner 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 53 Aar out of the caption property from Avinash Martand Lagad and the development rights appear to be free, clear, and marketable.



Avinash Martand Lagad
Avinash Martand Lagad
Advocate.

Gangakhedkar And Associates
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Ref: Date 30/11/12

ADDITIONAL SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the land bearing 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, (hereinafter referred to as the caption property) stands in the name of Avinash Martand Lagad.
- 2] 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.
 - b] 7*12 extract of said property for the year 2011- 2012.
- 4] **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 present owner.
- 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] 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 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.



Avinash Martand Lagad
Avinash Martand Lagad
Advocate.

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Ref. Date 16/05/12

SEARCH AND TITLE REPORT

- 1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the land bearing 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, (hereinafter referred to as the caption property) stands in the name of Avinash Martand Lagad.
- 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.
 - b] Mutation entries no. 2044, 2080, 2712, 3371, 3392, 3403, 4528.
 - c] Government Notification No. TPS/1804/144/Pr.kr.148/06/UD-13 dated 23/01/2008.
 - d] Copy of the Joint Development Agreement and Power of Attorney.

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

- 4] **BRIEF HISTORY OF THE PROPERTY** -
 - a] The mutation entry no. 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 phulani bitta is given to revenue record and the caption property is recorded in the name of Martand 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+10B which was recorded to the names of his brothers vide mutation entry no. 2044. The said S. No. 11/7+9+10B is in his possession, hence necessary rectification be made to the revenue record. Therefore the name of Pandharinath Lagad is recorded to S. No. 11/7B, the name of Martand is recorded to the caption property and the name of Dyananot 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, Uttam 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 Manisha Lahu Magar, Anita Ravindra Lokhande, Lalita Pravin Murkute, Nilima Nitin Nimhan, Seema Martand Lagad, and widow Nirmala Martand Lagad. The name of legal heirs is recorded to the caption property.
- e] The mutation entry no. 3392 certified on 22/02/05 states that, Nirmala Martand Lagad, Manisha Lahu Magar, Anita Ravindra Lokhande, Lalita Pravin Murkute, Nilima Nitin Nimhan, 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 serial no. 552/05. Hence the name of Nirmala Martand Lagad, Manisha Lahu Magar, Anita Ravindra Lokhande, Lalita Pravin Murkute, Nilima Nitin Nimhan, Seema Martand Lagad is deleted from the caption property.
- f] The mutation entry no. 3403 certified on 05/03/05 states that, Martand Sopana Lagad repaid the loan amount obtained from Bank Of India, Uttam Nagar Branch and therefore the encumbrance recorded in the other rights column of the caption property is deleted.
- g] 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 Joint 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 office of Sub Registrar Haveli no. 11 at serial no. 12116 of 2010 and 12117 of 2010 respectively. Hence the name of Nanded City Development and Construction Company Limited is recorded in the other rights column of the property.



- h] The caption property is included in the Government notification No.TPS/1504/144/P&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.

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 No. XVI, I did not come across any entry, which would hamper the title of the present owner.

6] CONCLUSION -

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

- a] 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 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.

This report is accordingly issued and file is returned.

Anand Gangakhedkar
Anand Gangakhedkar
Advocate.

