

R.S. JOSHI

B.A. (Hons.), L.L.B.

ADVOCATE & NOTARY

(Govt. of India)

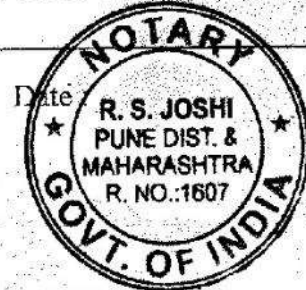
Office :

Shedge Building, Chaphekar Chowk,

Old P.M.T. Bus Stop Chowk,

Chinchwadgaon, Pune-411033

Phone : M. 9422014236



SEARCH & TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

SUBJECT :-

Search Report in respect of the property bearing Survey No. 15 Hissa No. 3+4+5+6/2 total Admeasuring 00 Hr. 84R out of Admeasuring 80.29R situated at village Mamurdi Tal. Haveli and within the registration District Pune, Sub-District Taluka Haveli and within the limits of Pimpri- Chinchwad Municipal Corporation and within of sub-Registrar Haveli No. XIV and Bounded as under

- | | |
|-------------------------|--|
| On or towards the east | - By land bearing S No. 17 Mamurdi |
| On or towards the west | - By land bearing S. No. 14 Mamurdi |
| On or towards the South | - By the land donated to Shri Narayan Guru Samithi Pune and then S. No. 15/3+4+5+6/3 |
| On towards the North | - By land bearing S No. 15 Hissa No 3+ 4+ 5+6/1 Mamurdi |

Sir,

As per instruction from MR. LAKHPATRAJ SAMPATRAJ MEHTA R/ At Raka Chamber, Chinchwad, Pune-19 I have taken the search of the captioned property, and record available in the revenue officer and also document if title provided by the above said client which are as Below-

1. Xerox copy of 7/12 Extract
2. Xerox copy of relevant Mutation Entries
3. Xerox copy of sale Deed
4. Xerox copy of Index -II

The property in the year of 1979 bearing Survey No. 15 Hissa No. 3 Admeasuring 00Hr. 56R Survey No 15 Hissa No. 4 Admeasuring 01 Hr. 00R, Survey No. 15 Hissa No 5 Admeasuring 00Hr. 79R, Survey No 15 Hissa No 6 Admeasuring 01 Hr. 12R Situated at village Mamurdi, within the registration District Pune, Sub-District Taluka Haveli and also within the limits of Pimpri-Chinchwad Municipal Corporation and within of Sub-Registrar

Haveli No. XIV has ancestral property of Mr. Hari Krishna Chatre.

There after Mr. Hari Krishna Chatre by a register Sale Deed sold land properties bearing

Survey No. 15 Hissa No 3 Admeasuring 00 Hr 56R Survey No 15 Hissa No 4 Admeasuring 01 Hr 79R Survey No. 15 Hissa No 6 Admeasuring 01 Hr 12R total Admeasuring 03 Hr 47 R to 1. Mrs Banumati Krishnath Nagerkar, 2 Shri Cheeran Thavu

Kochunni, 3 Shri Harinandan Prasad Sinha. The Sale Deed Registered in the sub-Registrar Haveli -II vide Sr No. 1637/1979 dt 26/06/1989. Thus by virtue of the said Sale Deed the said 1. Mrs. Banumati Krishnath Nagarkar, 2 Shri Cheeran Thavu Kohunni, 3. Shri Harinanan Prasad Sinha Become sole and exclusive owners of the said property and accordingly their names was recorded to the 7/12 extract of the said property vide M. E. No 678, 782



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Date :

And there after Shri Harinandan Prasad Sinha , Savitri Vijayan, Mr. Cheeran Thavu Kochunni , Captain Neenan Thomas property bearing Survey No. 15/3 ,15/4 15/5 &15/6 total admeasuring 03Hr 47R divided by partion on 25/09/1989 by order Tahasilar Haveli Pune No. THO/vasi/2612 1989 register in the Sub-register Haveli No. 2 vide Sr No.15579 /1989 dt 03/10/1989 has per the Partion Deed allotted a new Hissa No to all owners i.e. 1 Harinandan Prasad Sinha Survey No 15 Hissa No. 3+5+6/1 admeasuring 00Hr 84R assess Rs. 01.26ps. 2. Savitri Vijayan Survey No. 15 Hissa No. 3+5+6/2 admeasuring 00Hr. 84R assess Rs. 01.26Ps 3. Cheeran Thavu Kochunni Survey No 15 Hissa No. 3+5+6 /3 admeasuring 00Hr 84R assess Rs01.25Ps 4. Captain Neenan Thomas Survey No 15 Hissa No 3+5+6/5 admeasuring 00Hr 84R assess Rs. 01.25Ps& Sr.No15 Hissa No 3+5+6 Admeasuring 00Hr 11R for common road and accordingly their names was recorded to the 7/12 extract of the said property vide M.E1138

Thus the caption property bearing Survey No 15 Hissa No 3+5+6/2 admeasuring 84R with common road admeasuring about 11R prossessed by Mrs Savitri vijayan

Thereafter Mrs Savitri vijay by a register Sale Deed sold land property Survèy No. 15 Hissa No. 3+5+6/2 admeasuring 00Hr 84R out of admeasuring 00Hr 80.29R to Shri Lakhpatraj Sampatraj Mehta Sou Santosh Lakhpat Mehta the said Sale Deed registered in the Sub- Registrar Haveli -V Vide

Sr. No 4109/196, dt 05/06/1996 thus by virtue of the said Sale Deed the said Shri Lakhpatraj Sampatraj Mehta Sou Santosh Lakhpat Mehta. Become sole and exclusive owners of the property and accordingly their names was recorded to the 7/12 extract of the said property vide M.E. 1851.

Thereafter Mrs Savitri Vijayan by a register Gift Deed land property Survey No.15 Hissa 3+5+6/2 admeasuring about 4000Sq Ft i.e. 3.71R to Narayan Gurusamiti. The said of Gift Deed register

in the Sub-Register Haveli -5 Vide Sr. No 9462/1997 dt 10/11/1997 thus by virtue of the said Sale

Deed the said Narayan Gurusamiti. Become sole and exclusive owners of the said property

and accordingly their names was recorded to the 7/12 extract of the property vide ME. 2385



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I have taken a search in Sub-Registrar Office No.V & 17 on
24.07.2013 since 1984 to 2013 for last 30 years R.No.2592/13,

I found following entry against the said property.

a) Development Agreement dt.11-05-2010 made and executed in the office of Sub-Registrar Haveli V at Sr. No.4938 dt/11-05-2010. and Power Of Attorney made and executed in the office of Sub-Registrar Haveli V at Sr. No.4939 dt/11-05-2010 between 1) Mr. Lakhapatraj Sampatraj Mehata and 2) Sau. Santosh Lakhapatraj Mehata and M/s. Shitala Associates a registered partnership firm through its partners Mr. Lakhapatraj Sampatraj Mehata and Mr. Viren Vishwanath Shetty

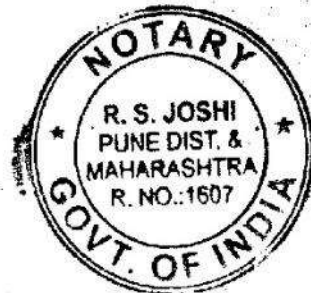
Conclusion and Certificate :

In continuation of the Search made by Adv. Krishna Dabhole on 31-12-2009 I have made this search.

From the available records in the concerned Sub-Registrar office I did not find any contradictory entry against the said property. Besides that I have gone through the documents placed for my perusal and consequently I came to the conclusion that the said property is free from all encumbrances and the said property has got clear and marketable title.

M/s. Shitala Associates has full power and right in respect the said property. Hence this title report.

Date :- 26.07.2013



Advocate

R. S. JOSHI
NOTARY, GOVT. OF INDIA
PUNE