

SEARCH AND TITLE REPORT

This is the Search and Title Report, in respect of the landed property, Gat No. 200, totally admeasuring 01 Hectare, 91 Ares, assessed at Rs. 4.37, lying being and situated at Revenue Village-Takve Khurd, Taluka-Maval, District-Pune, Zilla Parishad Pune, Taluka Panchayat Samithi-Maval, within the local limits of Gram Panchayat- Takve Khurd and within the jurisdiction of Sub Registrar, Maval.

1. I was entrusted with an assignment by M/s. SAI ERECTORS, a registered Partnership Firm, Pune, (hereinafter referred to as the Promoter) to have the Search for the last 30 years and Title Report, in respect of the above said property, more particularly described in the Schedule written hereunder and hereinafter for the sake of convenience referred to as the said property.
2. Accordingly, a search has been carried out and completed in the concerned office of the Sub-Registrar, Maval. During the inspection, most of the record was found to be torn.
3. From the record that was made available for my inspection in the office of the said Sub-Registrar, except the following, no transaction of any sort, was found to be recorded during the period under reference in respect of the said property.
4. Besides the above, certain revenue record and Title Deeds were also made available for my inspection. Therefore, this Report is prepared based on the Search and the Record that was made available.
5. The said landed property, is absolutely owned and possessed by the said Promoter herein; and its name is recorded in the record of rights of the said property as an absolute owner.
6. That the old corresponding Survey number of the said property was 60(part). During the implementation of the Scheme of Consolidation, the said survey number was converted into Gat No.200, which the subject matter of this Report.
7. The property, Survey no. 60/1, adm. 6 Acres, 39 Gunthas, was owned by Mr. Kisan Yadavrao Garud and Mr. Sopan Yadavrao Garud, as their absolute ownership property. The said Mr. Kisan Yadavrao Garud and his brother, Mr. Sopan Yadavrao

Garud, sold out part of the property, adm. 10 Gunthas, to Mr. Rajendra Mohan Parmar, minor, represented by Natural Guardian father, Mr. Mohan Kanhaji Parmar, by way of a Sale Deed, dated-13/02/1968. Accordingly, based on the said registered Sale Deed, an effect was given to the record of rights of the said property vide mutation entry no.1000 and the area that was sold, was allocated with Survey no.60/1/1 and the area that was retained was allocated with Survey no. 60/1/2.

8. That the mutation entry no.1089, indicates that the above said Mr. Kisan Yadavrao Garud, Sopan Yadavrao Garud, Manjulabai Yadavrao Garud, Raghunath Yadavrao Garud and others, sold out a separated area, admeasuring 04 Acres, 29 Gunthas, from Western Side from and out of the said entire property, by way of a Sale Deed, on 21-6-1973, regd. at Sr.No. 652/1973, in the Office of the Sub - Registrar, Maval, in favour of Mr. Dattatraya Tukaram Patil and based on the said Sale Deed, the said Mr. Dattatraya Tukaram Patil, became an absolute owner of the said property that was purchased and accordingly, an effect was given to the record of rights of the said property purchased. The said area that was sold out, was allocated with Survey no. 60/1/2A and the area that was retained, was allocated with Survey no. 60/1/2B, admeasuring 04 Acres, 29 Gunthas.

9. That the mutation entry no. 1132, indicates that as per the order of the Tenancy Karkun, Maval, vide Order Ref. T.Case/84C/6-76, dated-18/07/1976, regularized the above transaction recorded, vide mutation entry no.1089.

10. That as mentioned above during the implementation of the Scheme of Consolidation, the above said property was converted into Gat no.200. Accordingly, an effect has been given to the record of rights of the said property, vide mutation entry no. 1.

11. That thereafter, the above said Owner, Mr. Dattatraya Tukaram Patil, sold out the said property, to Mr. Manohar Dnyanoba Jadhav (2) Haidar Ali Gulam Rasul and (3) John D'Cru Cordino, by way of a Sale Deed, dated 27/04/1979, registered at serial no. 64/1979, in the office of Joint District Registrar, Pune, and based on the said Sale Deed, the said Mr. Manohar Dnyanoba Jadhav (2) Haidar Ali Gulam Rasul (3) John D'Cru Cordino, became an absolute owners of the said property and accordingly, an effect was given to the record of rights of the said property purchased, vide mutation entry no. 1161.

12. That the mutation entry no. 1167 indicates that out of the above Owners, Mr. Haidar Ali Gulam Rasul and Mr. John D'Cruz Cordino, executed a Release Deed, dated 11/05/1979, in respect of

their entire share in the said property, in favour of Mr. Manohar Dnyanoba Jadhav, and by virtue of said Release Deed, the names of Mr. Haidar Ali Gulam Rasul and Mr. John D'Cruz Cordino, have been deleted from the revenue record of the said property. Therefore, Mr. Manohar Dnyanoba Jadhav, became the absolute owner of the said property.

13. That the mutation entry no. 189, duly cancelled indicates that as per the Order of the Tenancy Awal Karkun, Maval, order ref. no.21/1986, dated - 4/8/1986, the above said transaction was declared to be illegal and the said land was acquired and taken by the Government and the name of the Government was recorded. The Tahsildar, vide remark, dated-30/8/1986, ordered to rerecord the mutation only after verification of possession receipt, on possession.

14. That the mutation entry no. 200 certified by the Residential Naib Tahsildar, indicates that as per the Order ref. no. 21/1984, dtd. 4/8/1986, passed by the Tenancy Awal Karkun, Maval, the said property was acquired by the Government and the name of the Govt. was recorded in the record of rights of the said property.

15. That the mutation entry no. 249 indicates that as per the Order under Tenancy appeal no. 40/1987, dtd. 25/10/1988, passed by the Sub Divisional Officer, Haveli, and the Order of the Tahsildar, Maval Taluka, vide ref. no.24/89, dated 24/04/1989, the name of the Government recorded, was deleted from the record of rights of the said property and the name of the above said Mr. Jadhav, was recorded as absolute owner of the said property.

16. That the Assistant Director, Town Planning, Pune, vide its ref. no. 1431, dated-10/7/1998, indicates that the said property is under Residential Zone.

17. That One Mr. Arvind Subhanrao Garud, by an agreement, dated 23-8-2001, registered sr.no. 3163/2001, in the Office of the Sub-Registrar, Maval, provided perpetual right of way to the said property, absolutely owned by Mr. Manohar D. Jadhav, through his properties, bearing Gat Nos. 206 and 209.

18. That the Assistant Director, Town Planning, Pune, who has sanctioned the Lay out Plan, vide order no. Layout /NABP/Mauje Takave KH / G.No. 200 / Tal-Maval/SSP/278 dated 10-2-2003.

19. That as per the application, dated-18/12/2002, preferred by the above said Mr. Manohar Dnyanoba Jadhav, the Collector, Pune District, Pune, vide its order ref. no. PRA/NA/SR/172/2002,



dtd.4/4/2003, granted NA permission to Mr. Jadhav, in respect of the said property, for residential purposes.

20. That a Public Notice has also been published in Daily Prabhat Newspaper, dated 11/05/2006, to invite the objections, if any, in respect of the said property, under the name of Mrs. Sharda Rao Joshi, Advocate. Adv. Joshi, issued certificate, dtd. 28/05/2006, that she did not receive any objection.

21. Thereafter the above said Mr. Manohar Dnyanoba Jadhav, through his Power Attorney holder, Mr. Jitendra Manohar Jadhav, sold out the landed property, to and in favour of M/s Sai Erector, a registered partnership firm, through one of it's authorized Partners, Mr. Shivkumar Tippana Nelge, by way of a Sale Deed, dated-14/08/2006, registered under serial no. 5630/2006, dated-14/08/2006 in the office of Sub-Registrar Maval . Thus , based on the above said Sale Deed, an effect has been given to the record of rights of the said property, vide mutation entry no. 841 and thus based on the above said Sale Deed, M/s. Sai Erector, has become an absolute owner of the said property.

22 The above said Mr. Manohar Dnyanoba Jadhav, through his Power Attorney holder, Mr. Jitendra Manohar Jadhav, has also executed a Power of Attorney, dated-14/08/2006, registered at Sr. no. 5631/ 2006, in the office of Sub-Registrar, Maval, in respect of the property, in favour of the said Promoter.

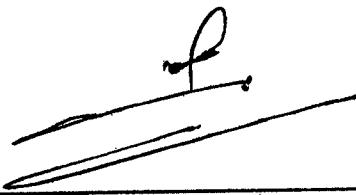
23. The above said Lay out plan has been revised by the Collector, Pune vide its order Ref. no. PMA/NA/SR/458/08, dated-15/06/2009.

24. From the above, it would be seen that the said property is free from all encumbrances and reasonable doubts and I am of the opinion that the said Owner/Promoter, M/s. Sai Erectors, a registered Partnership Firm, Pune, has clean, clear and marketable title to the said property.

SCHEDULE

(BEING DESCRIPTION OF THE SAID PROPERTY)

All that piece and parcel of the landed property, Gat No. 200, totally admeasuring 01 Hectare, 91 Ares, assessed at Rs. 04.37, lying, being and situated at revenue Village-Takve Khurd, Taluka-Maval, District-Pune, Zilla Parishad-Pune, Taluka Panchayat Samiti-Maval, within the local limits of Gram Panchayat - Takve



Shivalaya Apartment, Flat No. 202, 1st Floor, 380, Shivajinagar, Opp. Jangli Maharaj Temple, Pune - 5.

☎ : 2553 3949, Telefax : 2553 9747 Email:dadasahebnanekar@gmail.com

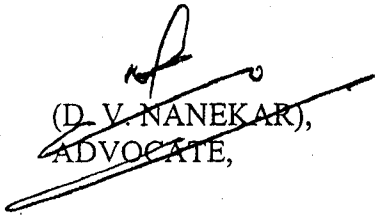
Khurd, and within the jurisdiction of Sub-Registrar, Maval; which property, is bounded as follows:-

- On or towards the East : By land, Gat No. 199, Takve Khurd,
- On or towards the South : By lands, Gat Nos. 193 & 201,
- Takave Khurd,
- On or towards the West : By land road pad, Gat No. 201, and beyond it by Gat nos. 204, 205, & 206, Takve Khurd,
- On or towards the North : By land, Gat No. 201. Takave Khurd,

TOGETHER WITH ALL EASEMENTARY RIGHT, TITLE AND INTEREST ATTACHED THERETO.

On reference, the file is returned.

PUNE,
30th June, 2009.


(D. V. NANEKAR),
ADVOCATE,

St. Takve200

SUPPLEMENTARY SEARCH AND TITLE REPORT

This is the Supplementary Search and Title Report, in respect of the landed property, bearing Gat no. 200 (old corresponding Survey no. 60/1/2B), totally admeasuring 01 Hectare, 91 Ares, assessed at Rs. 4.37, lying being and situated at Revenue Village-Takve Khurd, Taluka-Maval, District-Pune, Zilla Parishad Pune, Taluka Panchayat Samithi-Maval, within the local limits of Gram Panchayat-Takve Khurd and within the jurisdiction of Sub Registrar, Maval.

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1. I have already issued a Search and Title Report in respect of the above property, on 10/09/2009, which may please be treated to be a part and parcel of this Report.
2. Pursuant to the above said report, dated-10/09/2009, I was entrusted with an assignment by M/s. Sai Erectors, a registered Partnership Firm, Pune, to have uptodate report of the said property. Accordingly, a search has been carried out and completed for the rest of the period.
3. That the Flat no. E-701, on the Seventh Floor, adm. 607 Sq. ft. i.e. 56.39 Sq. mtrs., along-with attached terrace and right to exclusive use of parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Mrs. Alka Manoj Jain and Mr. Manoj Pannalal Jain, by way of Agreement for Sale, dtd. 26/03/2010, registered at serial no. 2143/2010, dtd. 29/03/2010, in the office of Sub-Registrar, Maval.
4. That the Flat no. D-401, on the Fourth Floor, adm. 717 Sq. ft. i.e. 66.61 Sq. mtrs., along-with attached terrace and right to exclusive use of parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Mr. Vibhuti Kumar Sing and Mrs. Poonam Vibhuti Singh, by way of Agreement for Sale, dtd. 01/04/2010, registered at serial no. 2350/2010, dtd. 03/04/2010, in the office of Sub-Registrar, Maval.
5. That the Flat no. B-703, on the Seventh Floor, adm. 1189 Sq. ft. i.e. 110.50 Sq. mtrs., along-with attached terrace and right to exclusive use of parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Mr. Amir Asgarali Kapasi,

Tarnnum Amir Kapasi and Nafisa Asgarali Kapasi, by way of Agreement for Sale, dtd. 26/03/2010, registered at serial no. 2139/2010, dtd. 29/03/2010, in the office of Sub-Registrar, Maval.

4. In this context, I would like to specifically mention over here that except the above, there is no change in my earlier Report, report referred to above.

5. This is a Supplementary Search and Title Report.

SCHEDULE

(BEING DESCRIPTION OF THE SAID PROPERTY)

All that piece and parcel of the landed property, Gat no. 200 (old corresponding Survey no. 60/1/2B), totally admeasuring 01 Hectare, 91 Ares, assessed at Rs. 04.37, lying, being and situated at revenue Village-Takve Khurd, Taluka-Maval, District-Pune, Zilla Parishad-Pune, Taluka Panchayat Samiti-Maval, within the local limits of Gram Panchayat-Takve Khurd, and within the jurisdiction of Sub-Registrar, Maval, which property, is bounded as follows:-

On or towards the East	: By land, Gat No. 199, Takve Khurd,
On or towards the South	: By lands, Gat Nos. 193 & 201, Takave Khurd,
On or towards the West	: By land road pad, Gat No. 201, and beyond it by Gat nos. 204, 205, & 206, Takve Khurd,
On or towards the North	: By land, Gat No. 201. Takve Khurd,

TOGETHER WITH ALL EASEMENTARY RIGHT, TITLE AND INTEREST ATTACHED THERETO.

On reference, the file is returned.

PUNE,
18th March, 2011.

(D. V. NANEKAR),
ADVOCATE,

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SUPPLEMENTARY SEARCH AND TITLE REPORT.

This is the Supplementary Search and Title Report, in respect of the landed property, bearing Gat no. 200 (old corresponding Survey no. 60/1/2B), totally admeasuring 01 Hectare, 91 Ares, assessed at Rs. 4.37, lying being and situated at Revenue Village-Takve Khurd, Taluka-Maval, District-Pune, Zilla Parishad Pune, Taluka Panchayat Samiti-Maval, within the local limits of Gram Panchayat-Takve Khurd and within the jurisdiction of Sub Registrar, Maval.

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1. I have already issued a Search and Title Report in respect of the above property, on 10/09/2009 and subsequent Supplementary Search and Title Reports, on 18/03/2011 and on 31/08/ 2012. This Report be treated to be a part and parcel of the earlier Reports.

2. Pursuant to the above said Reports, I was entrusted with an assignment by M/s. Sai Erectors, a registered Partnership Firm, Pune, to have further up to date Search Report of the said property, after 31/08/2012. Accordingly, a search has been carried out and completed for the rest of the period, in the Office of the Sub Registrar, Maval.

3. During the search, I found recording of following documents:-

3.1. That the Flat no. E-701, on the Seventh Floor, adm. 607 Sq. ft. i.e. 56.39 Sq. mtrs., along-with attached terrace and right to exclusive use of parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Mrs. Alka Manoj Jain and Mr. Manoj Pannalal Jain, by way of Agreement for Sale, dtd. 26/03/2010, registered at serial no. 2143/2010, dtd. 29/03/2010, in the office of Sub-Registrar, Maval.

3.2. That the Flat no. D-401, on the Fourth Floor, adm. 717 Sq. ft. i.e. 66.61 Sq. mtrs., along-with attached terrace and right to exclusive use of parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Mr. Vibhuti Kumar Sing and Mrs. Poonam Vibhuti Singh, by way of Agreement for Sale, dtd. 01/04/2010, registered at serial no. 2350/2010, dtd. 03/04/2010, in the office of Sub-Registrar, Maval.

3.3. That the Flat no. B-703, on the Seventh Floor, adm. 1189 Sq. ft. i.e. 110.50 Sq. mtrs., along-with attached terrace and right to exclusive use of parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Mr. Amir Asgarali Kapasi, Tarnnum Amir Kapasi and Nafisa Asgarali Kapasi, by way of Agreement for Sale, dtd. 26/03/2010, registered at serial no. 2139/2010, dtd. 29/03/2010, in the office of Sub-Registrar, Maval.

3.4. That the Flat no. B-403, on the Fourth Floor, adm. 1121 Sq. ft. i.e. 104.14 Sq. mtrs., along-with attached terrace and right to exclusive use of parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Mr. Hamid Reza Fallah Tafti, by way of Agreement for Sale, dtd. 01/04/2011, registered at serial no. 2059/2011, in the office of Sub-Registrar, Maval.

3.5. That the Flat no. B-503, on the Fourth Floor, adm. 1121 Sq. ft. i.e. 104.14 Sq. mtrs., along-with attached terrace and right to exclusive use of two parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Mr. Ashok Jaikishan Jethani and Chandra Ashok Jethani, by way of Agreement for Sale, dtd. 11/04/2011, registered at serial no. 2219/2011, in the office of Sub-Registrar, Maval.

Pursuant to the above said registered Agreement to sell, a Deed of Correction, dated -01/03/2013, has been executed and registered at Sr. No.1627/2013, in the office of the Sub Registrar, Maval. By the said document, mistake occurred about the said Flat No.503, has been got corrected as Flat No.501.

3.6. That the Flat no.C-503, on the Third Floor, adm. 871 Sq. ft. i.e. 80.92 Sq. mtrs., along-with attached terrace and right to exclusive use of a parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Mr. Samit S. Dalvi, by way of Agreement for Sale, dtd. 13/04/2011, registered at serial no. 2230/2011, in the office of Sub-Registrar, Maval.



3.7. That the Flat no.B-503, on the Fifth Floor, adm. 1169 Sq. ft. i.e. 108.60 Sq. mtrs., along-with attached terrace and right to exclusive use of a parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Smt.Sujata Manish Shah, by way of Agreement for Sale, dtd. 17/06/2011, registered at serial no. 3724/2011, in the office of Sub-Registrar, Maval.

3.8. That the Flat no. 302,C-Building, on the Third Floor, adm. 905 Sq. ft. i.e. 84.08 Sq. mtrs.,(Carpet), along-with attached terrace and right to exclusive use of one car parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Mrs. Smita Sachin Vaity and Mr. Sachin Jagannath Vaity, by way of an Agreement for Sale, dtd. 16/07/2012, registered at serial no. 4011/2012, dtd. 16/07/2012, in the office of Sub-Registrar, Maval.

3.9. That the above said Flat no. 302,C-Building, on the Third Floor, adm. 905 Sq. ft. i.e. 84.08 Sq. mtrs.,(Carpet), along-with attached terrace and right to exclusive use of one car parking, is seen to have been mortgaged by the above Purchasers, Mrs. Smita Sachin Vaity and Mr. Sachin Jagannath Vaity, to Janata Sahkari Bank Ltd., Branch-Kalva,Thane,on 06/09/2012,by way of a Deed of Mortgage,regd. at Sr.No. 5169/2012,in the Office of the Sub Registrar,Maval.

3.10. That the above said Flat Purchasers, Mrs. Smita Sachin Vaity and Mr. Sachin Jagannath Vaity,executed a Deed of Reconveyance , dated – 14/06/2016, regd. at Sr. No. 3468/2016,in the Office of the Sub Registrar, Maval, to and in favour of Janata Sahkari Bank Ltd., Branch-Kalva,Thane,in respect of the said Flat No.302,C-Building , agreed to be purchased by them.

3.11. That the Flat no. 601,B-Building, on the Sixth Floor, adm. 1121 Sq. ft. i.e.104.14 Sq. mtrs.,(Carpet), along-with attached terrace and right to exclusive use of one car parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Kamal Motiram Wadhvani, by way of an Agreement for Sale, dtd.



16/02/2013, registered at serial no. 1312/2013, in the office of Sub-Registrar, Maval.

3.12. That the Flat no. 603,B-Building, on the Sixth Floor, adm. 1169 Sq. ft. i.e.108.60 Sq. mtrs.,(Carpet), along-with attached terrace and right to exclusive use of one car parking, in the project known as Sai Brook Land, has already been agreed to be sold out to Balram Mathuradas Nankani ad Parameshwari Balram Nankani, by way of an Agreement for Sale, dtd. 27/05/2014, registered at serial no. 3330/2014, in the office of Sub-Registrar, Maval, on 28/05/2014.

4. In this context, I would like to specifically mention over here that except the above, there is no change in my earlier Reports, report referred to above.

5. This is a Supplementary Search and Title Report.

SCHEDULE

(BEING DESCRIPTION OF THE SAID PROPERTY)

All that piece and parcel of the landed property, Gat no. 200 (old corresponding Survey no. 60/1/2B), totally admeasuring 01 Hectare, 91 Ares, assessed at Rs. 04.37, lying, being and situated at revenue Village-Takve Khurd, Taluka-Maval, District-Pune, Zilla Parishad-Pune, Taluka Panchayat Samiti-Maval, within the local limits of Gram Panchayat-Takve Khurd, and within the jurisdiction of Sub-Registrar, Maval, which property, is bounded as follows:-

On or towards the East : By land, Gat No. 199,
Takve Khurd,

On or towards the South : By lands, Gat Nos. 193 &
201, Takave Khurd,



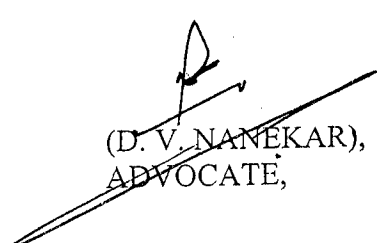
On or towards the West : By land road pad, Gat No.
201, and beyond it by Gat
nos. 204, 205, & 206, Takve
Khurd,

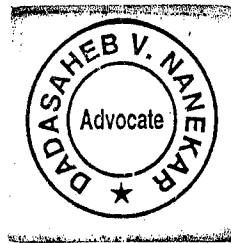
On or towards the North : By land, Gat No. 201.
Takve Khurd,

TOGETHER WITH ALL EASEMENTARY RIGHT,
TITLE AND INTEREST ATTACHED THERETO.

On reference, the file is returned.

PUNE,
13/09/2016.


(D. V. NANEKAR),
ADVOCATE,



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