

TITLE REPORT

April 3, 2015

1. PROPERTY DESCRIPTION:

All that land bearing Survey No.272, Hissa No.3, admeasuring "Hectare 0.77 Are" (7700 sq.mt.), assessed at "Rs.5.87 paise" situate at village Hinjawadi, Taluka Mulshi, District Pune, within the limits of the Registration District Pune, Sub-Registrar, Mulshi and within the limits of Zilla Parishad Pune, Taluka Panchayat Samittee Mulshi, Grampanchayat Hinjawadi, which is bounded by as under:

East	:	Survey No.272/1
South	:	Survey No.272/4 owned by Balkrishna Bhanu Sakhare
West	:	Survey No.272/2 owned by Mrs.Savitri Babasaheb Sakhare
North	:	Boundary of Village Wakad

along with easements, appurtenances, available FAR/FSI including the TDR, ingress, egress, pathways, incidental, consequential and other ancillary rights thereto.

(hereinafter referred to as the said "LAND")

2. INSTRUCTIONS:

M/s.SIDDHARTH PROPERTIES, a registered partnership firm, having its registered office at, Office No.501, Eden Hall, Opp Om Super Market, Model Colony, Pune: 411 016, represented by its partner Swapnil Shashikant Shende (hereinafter referred to as the said "DEVELOPER") have handed over the copies of the below mentioned documents and instructed me to investigate marketable title thereof.



3. LIST OF DOCUMENTS:

The copies of the following documents are made available for perusal.

- 7/12 extracts of Survey No.272/3, for the years 1941 to 2015
- All relevant Mutation Entry Extracts (Form No.6D)
- Zone Certificate bearing No.2967, dated 24.03.2015, issued by the Asst. Engineer, Town Planning, Pune Municipal Corporation, Pune.
- Partition Deed dated 13.05.2001, registered in the office of the Sub-Registrar, Mulshi, at serial No.3195/ 2001 on the same day, executed by and between Nathu Umaji Sakhare, Mrs.Bayadibai Ramdas Kalapure, Raosaheb Nathu Sakhare, Bhagwan Nathu Sakhare, Yashawant Nathu Sakhare, Sitaram Abaji Sakhare, Tukaram Abaji Sakhare and Shripati Abaji Sakhare, in respect of the said Land.
- Development Agreement dated 14.10.2014, registered in the office of the Sub-Registrar, Mulshi-2, at serial No.8331/ 2014 on the same day, executed by Raosaheb Nathu Sakhare for self and as a karta and manager of his joint hindu family, Mrs.Meena Raosaheb Sakhare, Dinesh Raosaheb Sakhare for self and as a karta and manager of his joint hindu family, Mrs.Vrushali Prasad Dagade, Mrs.Aarti Sachin Bhondawe, Bhagwan Nathu Sakhare, Mrs.Seema Bhagwan Sakhare, Mahesh Bhagwan Sakhare for self and as a karta and manager of his joint Hindu Family, Umesh Bhagwan Sakhare for self and as a karta and manager of his joint hindu family, Yashawant Nathu Sakhare, Mrs.Chaitali Yashwant Sakhare, Rutuja Yashwant Sakhare through her guardian Yashwant Nathu Sakhare and Rajdeep Yashwant Sakhare through his guardian Yashwant Nathu Sakhare, in favour of the said Developer, in respect of the said Land.



- Power of Attorney dated 14.10.2014, registered in the office of the Sub-Registrar, Mulshi-2, at serial No.8332/ 2014 on the same day, executed by Raosaheb Nathu Sakhare for self and as a karta and manager of his joint hindu family, Mrs.Meena Raosaheb Sakhare, Dinesh Raosaheb Sakhare for self and as a karta and manager of his joint hindu family, Mrs.Vrushali Prasad Dagade, Mrs.Aarti Sachin Bhondawe, Bhagwan Nathu Sakhare, Mrs.Seema Bhagwan Sakhare, Mahesh Bhagwan Sakhare for self and as a karta and manager of his Joint Hindu Family, Umesh Bhagwan Sakhare for self and as a karta and manager of his joint hindu family, Yashwant Nathu Sakhare, Mrs.Chaitali Yashwant Sakhare, Rutuja Yashwant Sakhare through her guardian Yashwant Nathu Sakhare and Rajdeep Yashwant Sakhare through his guardian Yashwant Nathu Sakhare, in favour of the said Developer, in respect of the said Land.
- Affidavit dated 02.04.2015 of Swapnil Shashikant Shende, partner of M/s.Siddharth Properties

4. PUBLIC NOTICE & SEARCH:

4.1 PUBLIC NOTICE:

I caused to issue Public Notice dated 10.10.2013 in daily "Prabhat" on 11.10.2013 and called objection if any for issuance of title report in respect of the said Land. However, I did not receive any objection in that behalf.

4.2 SEARCH:

The search is taken by Advocate Nayan P. Gorle, Pune, in the office of the Sub-Registrar Mulshi-1 (Paud), Sub Registrar, Mulshi-2 (Hinjewadi), Sub-Registrar-Maval and in the offices of the Sub-Registrar, Haveli, Pune, relating to the said Land, vide on line receipt Challan GRN No. MH006550532201415E, dated



20.03.2015 for the last 30 years, who, vide his Search Report dated 21.03.2015, reported that from the available record in the office of the Sub-Registrar, Haveli, Mulshi and Maval, he did not find any adverse transaction thereof, except transaction mentioned in the said report.

5. **INCIDENCES:**

The record of rights and the documents placed in my hands in respect of the said Land, discloses below mentioned facts:

- (1) The land bearing Survey No.272, Hissa No.3, admeasuring 1 Acre 36 Guntha, assessed at 5 Rs. 14 Anne, situate at Village Hinjawadi, Taluka Mulshi, District Pune (said "LAND") was originally owned by one Uma Govinda Sakhare, whose name stand entered in the record of rights, vide Mutation Entry No.725, dated 20.10.1934.
- (2) Thereafter, said Uma Govinda Sakhare by executing mortgage deed dated 11.07.1947, availed loan of Rs.100/- from Janu Maruti Jambhulkar, chairman of Hinjawadi Patsanstha, against the security of the said Land and accordingly, the charge of the said Patsanstha was kept in the other rights column of the said Land, vide Mutation Entry No.1038, dated 10.02.1948.
- (3) Thereafter, said Uma Govinda Sakhare availed a loan of Rs.1000/- from Hinjawadi Multipurpose Co-operative Society Limited, against the security of the said Land and accordingly, the charge of the said Society was kept in the other rights column of the record of rights of the said Land, vide Mutation Entry No.1774, dated 27.02.1963.
- (4) Thereafter, it appears that after application of the Indian Coins Act, 1955 read with the Maharashtra Weight and Measurement Act, 1958, the area and assessment of the said Land were converted as "Hector 0.77 Acre", assessed at "Rs.5.87 paise" and accordingly, the mutation was effected in

the record of rights, vide Mutation Entry No.1946, however, the mutation is not available for perusal, as witnessd by Certificate No.115/2014, dated 07.02.2015 issued by the Tahasildar, Mulshi.

- (5) Thereafter, it is further appear that after demised of said Uma Govinda Sakhare, the names of his son Nathu Uma Sakhare was entered in the occupant column and the name of his married daughter Phulabai Baban Yadav was entered in the other rights column of the record of rights of the said Land, vide Mutation Entry No.2379, however, the mutation is not available for perusal, as witnessd by Certificate No.115/2014, dated 07.02.2015 issued by the Tahasildar, Mulshi.
- (6) The Mutation Entry No.2429 is relating to the other rights column of the record of rights of the said Land, however, the Extract of Mutation Entry No.2429 is not available for perusal, as witnessd by Certificate No.1046/ 2015, dated 02.04.2015 issued by the Aaval Karkun, Mulshi.
- (7) Thereafter, said Nathu Umaji Sakhare repaid loan amount of Rs.7,000/- to the said Hinjawadi Multipurpose Co-operative Society Limited, which was availed by him on 24.12.1982 and accordingly the charge of the said Society was deleted from the other rights column of the record of rights of the said Land, vide Mutation Entry No.2485, dated 19.06.1984.
- (8) The Mutation Entry No.2489 is relating to the other rights column of the record of rights of the said Land, however the Extract of Mutation Entry No.2489 is not available for perusal, as witnessd by Certificate No.1046/ 2015, dated 02.04.2015 issued by the Aaval Karkun, Mulshi.
- (9) Thereafter, said Nathu Umaji Sakhare availed a loan of Rs.5000/- from Hinjawadi Multipurpose Co-operative Society Limited, against the security of the said Land and accordingly, the charge of the said Society was kept in the

