

UNMESH DESHPANDE AND ASSOCIATES

Advocate

LLM, DLL & LW, DHL

Date: 25/6/2019

SEARCH AND TITLE REPORT

- A. Property : Plot No. 19 and 20 from S. No., 87/1A/1/2, Sus, Pune
- B. Owner : M/s. Kiran Creators & Developers through its proprietor Mr. Kashinath Ganesh Nehete

To whomsoever it may concern -

1. Description of Property: All that piece and parcel of land (earmarked for residential purpose) bearing (i) Plot No. 19 adm. 2.27.12 Ares (227.12 Sq. Mtrs.) and (ii) Plot No. 20 adm. 2.10 Ares (210.00 Sq. Mtrs.) thus plot no. 19 and 20 totally adm. 4.37.12 Ares (437.12 Sq. Mtrs.) from the sanctioned layout of S. No. 87/1A/1/2 situated at village Sus, Taluka Mulshi District Pune and the total area adm. "4.37.12 Ares" bounded as under:

- On or towards East : By Common road from sanctioned layout,
- On or towards South : By Plot No. 21,
- On or towards West : By S. No. 128,
- On or towards North : By Plot No. 18 from the sanctioned layout

---hereinafter referred to as the 'Said Property'

2. Upon instructions and information provided by Mr. Kiran Nehete proprietor of M/s. Kiran Creators and developers I caused to be conducted the search of Index II registers on the website of IGR Maharashtra in respect of the properties described in clause no. 1 above for last 30 years.

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3. List of documents perused -

- a) 7/12 extract
- b) ME No. 2294, 3300, 2679, 2680, 10167
- c) Sale Deed dated 25/1/1989 registered in the office of Maval at Sr No. 460/1989.
- d) Sale Deed and Power of Attorney both dated 24/4/2019 in favour of M/s. Kiran Creators and Developers

4. Title History -

- a) That land bearing S. No. 87/1A/1/2 totally adm. 1 Hec 50 Ares belonged to Mr. Rangnath Bhau Sonar.
- b) Mr. Rangnath Bhau Sonar prepared and got sanctioned the layout of plots, internal road and spaces from Collector, Pune vide Non Agricultural Use Permission Order bearing No. PRA/ NA/ SR/ 3/III/ 87 dated 4/6/1987 upon recommendation of Assistant Director, Town Planning Authority, Pune vide letter No. NA/ BP/ Layout/ 87/ 1A/ Sus/SS-5/805 dated 16/2/1987. Mutation Entry to this effect bears No. 2679 dated 4/3/1990.
- c) That Mr. Rangnath Bhau Sonar sold and conveyed said land bearing S. No. 87/1A/1/2 totally adm. 1 Hec 50 Ares comprising of all plots in the layout alongwith internal road and spaces to M/s. Lokmitra Enterprises through its partners Mr. Yashwant Mahadeo Kadam, Mr. Hanumant Bhausaheb Gaikwad, Mrs. Manjusha Dattatray Kadam by virtue of a Sale Deed dated 8/10/1987. The said Sale Deed is registered in the office of Sub Registrar Maval at Sr. No. 3248/1987. Mutation Entry to this effect bears No. 2294 dated 11/12/1987.
- d) That M/s. Lokmitra Enterprises through its partners Mr. Yashwant Mahadeo Kadam, Mr. Hanumant Bhausaheb Gaikwad, Mrs. Manjusha Dattatray Kadam sold and conveyed said

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property to Mr. Kantilal Pasant Gengaje by virtue of a Sale Deed dated 25/1/1989. The said Sale Deed is registered in the office of Sub Registrar Maval at Sr. No. 460/1989. Mutation entry to this effect bears No. 2680.

- e) That Mr. Kantilal Pasant Gengaje died intestate on 24/12/1995 leaving behind his legal heirs i.e. son Rajan Kantilal Gengaje and widow Smt. Hirkani Kantilal Gengaje.

Accordingly names of Rajan Kantilal Gengaje and Smt. Hirkani Kantilal Gengaje were entered to record of rights of said property. Mutation Entry to this effect bears No. 3300 dated 3/1/1996.

- f) That one of the co - sharer Smt. Hirkani Kantilal Gengaje died intestate on 7/11/2018 leaving behind her only legal heir i.e. Son Mr. Rajan Kantilal Gengaje. Mutation Entry to this effect bears No. 10141.

- g) Purchase by Kiran Creators and Developers :-

That Mr. Rajan Kantilal Gengaje sold and conveyed Plot No. 19 adm. 227.12 Sq. Mtrs and Plot No. 20 adm. 230 Sq. Mtrs. from the layout of S. No. 5, No. 87/1A/1/2 to M/s. Kiran Creators and Developers through its proprietor Mr. Kashinath Ganesh Nehete by virtue of a Sale Deed and Irrevocable General Power of Attorney, both, dated 24/4/2019. The said Sale Deed and Power of Attorney, both, are registered in the office of Sub Registrar Haveli No. 15 at Sr. No. 6948/2019 and 6949/2019.

Accordingly name of M/s. Kiran Creators and Developers through Mr. Kashinath Ganesh Nehete was entered to record of rights of the said property. Mutation Entry to this effect bears No. 10167 dated 22/5/2019.

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5. Verification :

a) **Public Notice:** Adv. Akshay Dharmatti published a Public Notice in daily "Prabhat" dated 11/4/2019 thereby calling upon objections to title to said property and rights and interests of Mr. Rajan Kantilal Gengaje. According to the Certificate issued by Adv. Akshay Dharmatti dated 18/06/2019 he has stated that, he has not received any objection to title to the said property till today.

b) **Search:** I caused to be conducted the Search of Index II Registers for last 30 years on the web site of IGR Maharashtra and I did not find any entry showing any encumbrance/ charge upon the said property. Entire record of the said search in soft form is provided to M/s. Kiran Creators and Developers.

I therefore hereby opine that -

Title to said property of M/s. Kiran Creators through its Proprietor Mr. Kashinath Ganesh Nehete is clean clear and marketable.

All papers returned herewith.


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