

UNMESH DESHPANDE AND ASSOCIATES

Advocate

LLM, DLL & LW, DHL

Date: 25/6/2019

Search and Title Report

A. Property : Plot No. 62, 63, 75, 76 totally adm. 13.45 Ares
from layout of S. No. 128, Sus, Pune

B. Owner : M/s. Kiran Creators and Developers
Through its Proprietor,
Mr. Kashinath Ganesh Nehete

To whomsoever it may concern:

1. **Description of Properties:** All that pieces and parcels of plots of land from the private layout of larger land bearing Survey No. 128, situated at Village Sus, Taluka Mulshi, District Pune their plot numbers, area and boundaries as under-

A) Plot No. 62 adm. 3.21 Ares bounded as under:

On or towards East : By S. No. 87/1,
On or towards South : By Road,
On or towards West : By Plot No. 63,
On or towards North : By Plot No. 76

B) Plot No. 63 adm. 3.27 Ares bounded as under:

On or towards East : By Plot No. 62,
On or towards South : By internal common road,
On or towards West : By plot no. 64,
On or towards North : By Plot No. 75

C) Plot No. 75 and 76 totally adm. 6.97 Ares bounded as under:

5, DSK Rohit, DCB Bank Building, Near Hotel Pathik, Off. J. M. Road,
Shivajinagar, Pune - 411 004. Office : Office : 8379051111, 8378061111



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On or towards East : By S. No. 87,
On or towards South : By Plot No. 62 and 63,
On or towards West : By Plot No. 74,
On or towards North : By Road

--- Hereinafter referred to as the "said Plots"

2. Upon instructions and information provided by M/s. Kiran Creators and Developers through Proprietor Mr. Kashinath Ganesh Nehete, I caused to be conducted the search and title report in respect of the said Plots for last 30 years.

3. List of documents provided for my perusal -

- 1) 7/12 extracts from year 1966 to 2019
- 2) Mutation Entries No. 1575, 1643, 4088, 4083, 7782, 9538, 3955, 3956, 8568, 10163, 10162, 10161
- 3) Sale Deed dated 30/4/1998 in favour of Mr. Arvind Rikame and Mrs. Smita Tambade
- 4) Sale Deed dated 16/2/1998 in favour of Mr. Vilas Atre and others
- 5) Sale Deed dated 22/11/2012 in favour of Mr. Harish Ravji Patil and Mr. Vijay Vasant Kulkarni
- 6) Sale Deed dated 4/9/1997 in favour of Mr. Nandkumar Navale and other.
- 7) Sale Deed dated 4/9/1997 in favour of Mr. Nadar Thakurdesai and other.
- 8) Sale Deed dated 28/3/2014 in favour of Kascon Associates
- 9) Sale Deed dated 7/9/2016 in favour of Warna Construction LLP
- 10) Sale Deeds and Irrevocable General Power of Attorneys dated 20/4/2019 and 25/4/2019.
- 11) Public notices

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4) Title History:

- a) That in the year 1966 or prior thereto the property bearing S. No. 128 totally admeasuring 10 Acre 28 Gunthas belonged to Mr. Genu Laxman Waikar.
- b) In the year 1969 upon enforcement of standards of Weights and Measures Act 1958 and Indian Currency Act 1955 the measurement and assessment scales of the properties were converted to Hectare - Are and Rupees - Paise. Mutation Entry to this effect bears No. 1575 dated 28/5/1970.
- c) That Mr. Genu Laxman Waikar died intestate on 21/4/1972 leaving behind his legal heirs i.e. Sons 1) Anant Genu Waikar, 2) Bal Genu Waikar, sons of predeceased son late Baburao Genu Waikar namely 1) Janardan Baburao and 2) Vilas Baburao Waikar and daughters of Genu Laxman Waikar namely 1) Shashikala Hiranman Pande, 2) Vatsalabai Genba Waikar. Accordingly name of legal heirs of late Genu Laxman Waikar were entered to record of rights of the said property S. No. 128. Mutation Entry to this effect bears no. 1643 dated 1/9/1972.
- d) That Janardan Waikar and others appointed Mr. Harish Ravji Patil and Mr. Vijay Vasant Kulkarni as their Power of Attorney Holder by virtue of a Power of Attorney dated 9/11/1995. The said Power of Attorney is registered in the office of Sub Registrar Mulshi at Sr. No. 3602/1995.
- e) Mr. Harish Ravji Patil and Mr. Vijay Vasant Kulkarni as Power of Attorney holder of Mr. Janardan Waikar and others sold and conveyed various portions to various third parties as follows:

1) Plot No. 62 adm. 3.21 Ares

- a) As mentioned above Mr. Janardan Baburao Waikar and others through their Power of Attorney holder Mr. Harish Ravji Patil and Mr. Vijay Vasant Kulkarni sold and conveyed plot no. 62 adm. 3.21 Ares from said S. No. 128 to Mr. Arvind Keshav Rikame and Mrs. Smita Ramdas

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Tambade by virtue of a Sale Deed dated 30/4/1998. The said Sale Deed is registered in the office of Sub Registrar Mulshi at Sr. No. 1842/1998. Mutation Entry to this effect bears no. 4088 dated 17/6/1998.

II) Plot No. 63 adm. 3.27 Ares

- a) As mentioned above Mr. Janardan Baburao Vaikar and others through their Power of Attorney holder Mr. Harish Ravji Patil and Mr. Vijay Vasant Kulkarni sold and conveyed plot no. 63 adm. 3.27 Ares from said S. No. 128 to Mr. Vilas Shankarrao Atre, Mrs. Minal Vilas Atre and Mr. Ashwinkumar Vilas Atre by virtue of a Sale Deed dated 16/2/1998. The said Sale Deed is registered in the office of Sub Registrar Mulshi at Sr. No. 716/1998. Mutation Entry to this effect bears no. 4083 dated 12/6/1968
- b) That one of the co. owners Mrs. Minal Vilas Atre died intestate on 26/3/2003 leaving behind her legal heirs i.e. husband Mr. Vilas Shankarrao Atre, Son Mr. Ashvinkumar Vilas Atre and daughter Mrs. Arti Atre - Singh. Accordingly names of legal heirs of late Minal Vilas Atre were entered to record of rights of the said property. Mutation Entry to this effect bears No. 7782 dated 1/9/2012.
- c) That owners of plot no. 63 Mr. Vilas Shankarrao Atre, Mr. Ashwinkumar Vilas Atre and Mrs. Aarti Atre - Singh sold and conveyed said Plot No. 63 to Mr. Rohan Harish Patil and Mr. Vijay Vasant Kulkarni by virtue of a Sale Deed dated 22/11/2012. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 15 at Sr. No. 10453/2012. Mutation entry to this effect bears No. 9538 dated 3/11/2017.

III) Plot No. 75 and 76 totally adm. 6.97 Ares

- a) As mentioned above Mr. Janardan Baburao Vaikar and others through their Power of Attorney holder Mr. Harish Ravji Patil and Mr. Vijay Vasant Kulkarni sold and conveyed plot no. 75 adm. 3.82 Ares

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