CHALLAN
MTR Form Number-6

GRN MH006290707201819E	BARCODE	Date 19/09/2018-15:26:10	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	ADV S K HATTIKALE
Location	PUNE		
Year	2018-2019 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	300.00	Road/Street	WADMUKHWADI TAL. HAVELI DIST. PUNE
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	S. NO. 155/1. 155/2/1/1. 157/2/2 WADMUKHWADI TAL. HAVELI DIST. PUNE SEARCH 4 YRS 2015-2018
Total	300.00	Amount In Words	Three Hundred Rupees Only

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792018091914698	31212377
Cheque/DD No.		Bank Date	RBI Date	19/09/2018-15:27:46	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Hattikale S.K

Advocate

Add:- 10/6, Kudale Patil Complex, Manikbaugh,
Singhad Road, Pune 411057.
Mob : 9028449408

Date: 21/09/2018

TITLE OPINION

To,
Calyx Lenora Realty LLP
(Formerly Known as Samarth Revell Properties)
Office:- CTS No.1621/80, office no.401,
4th Floor, Supreme Ikon, Baner,
Near Sakal Nagar, Pune.

Subject: Title Opinion in respect of the land bearing S. No 155 Hissa No 1(Old S. No 794) admeasuring 1 Hector 70 Are, S. No 155 Hissa No 2/1/1 admeasuring 1 Hector 05 Are, S. No 157 Hissa No 2/2 admeasuring 0 Hector 15 Are, totally admeasuring 2 Hector 90 Are situated at village Mouje Wadmukhwadi, Tal Haveli, Pune.

Sir,

I have investigated title of the captioned property and 1 have to state in my opinion as under:

DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the lands, situated at Village Wadmukhwadi, Taluka Haveli, District Pune, within the limits of Pimpari Chinchwad Municipal Corporation bearing

(A) S, No 155 Hissa No 1 (Old S. No 794/1) totally admeasuring 1 Hector 92 Are out of which admeasuring 1 Hector 70 Are

(B) S. No 155 Hissa No 2/1/1 admeasuring Hector 27 Are out of which 1 Hector 05 Are totally admeasuring 2 Hector 75 Are bounded as follows:

On or towards the East	:	By S.No 154
On or towards the West	:	By S.No 156
On or towards the South	:	By S.No 155 part
On or towards the North	:	S. No 183

(C) S. No 157 Hissa No 2/2 totally admeasuring 00 Hector 47 Are out of which 0 Hector 15 Are bounded as follows:

On or towards the East	:	By S. No 155
On or towards the West	:	By S. No 157/2/2
On or towards the South	:	By Nashik Wadamukhwadi Road
On or towards the North	:	S. No 156

Together with easements, appurtenances, pathways, access, roads, parking, ancillary and other relating thereto.

Hattikale S.K

Advocate

Add:- 10/6, Kudale Patil Complex, Manikbaugh,
Singhad Road, Pune 411057.
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LIST OF DOCUMENTS FOR MY PERUSAL:

1. Copies of 7/12 Extract since 1968 to 2015.
2. Mutation Entries as mentioned bellows
3. Copy of the sale deed dated 25.6.1966 bearing no 1690/1966
4. Copy of the sale deed dated 27.9.1965 bearing no 2224/1965
5. Copy of the sale deed dated 3.10.1973 bearing no 2070/1973.
6. Copy of the partition deed dated 20.11.2001 bearing no 9139/2001
7. Letter of the State bank of India dated 8.4.Z015
8. Letter of the State bank of India dated 17.02.2011
9. Undated letter of the State Bank of India
10. Letter of the Praful Vikas Co-operative Society dated 20.4.2015
11. Development Agreement dated 24.1.2013 serial no 1020/2013
12. Power of Attorney dated 24.1.2013 serial no 1021/2013
13. The Public Notice dated 14.8.2012 and NOC of Adv Girish Shedge
14. The Public Notice dated 9.2.2015 and NOC.
15. The Zone Certificate dated 01/2013 bearing No NRV/Zone/KV/188/2013.
16. Search Report of Adv Bhandari dated 22.5.2015
17. Title opinion given by Adv Suvarna Ravindra Shinde dt. 26/05/2015.
18. Supplementary Development Agreement between land owners and **SAMARTH REVELL PROPERTIES L.L.P.** document No.3166/2018, Registered at Haveli -1,
19. Power of Attorney given by land owners to **SAMARTH REVELL PROPERTIES L.L.P.** document No. 3167/2018, Registered at Haveli - 1

A) S. No 155 Hissa No 1 (Old S. No 794/1) totally admeasuring 1 Hector 92 Are out of which admeasuring 1 Hector 70 Are:-

1. It is seen from 7/12 extract of 1968-69 that the S. No 794/1 admeasuring 4 Acres 30 Ghunta was owned by Krishna Mahadu Dabhade. It is seen from the mutation entry no 5796 dated 25.9.1965 that partition was made between Krishna Mahadu Dabhade and others and as per the said partition the said land was allotted to Krishana Mahadu Dabhade. The said partition deed is not given for my perusal.

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2. It is seen from mutation entry no 5824 dated 19.12.1965 and sale deed dated 27.09.1965 that Raghunath Narayan Tapkir and Sopana Laximan Tapkir purchased the said land from Krishna Mahadu Dabhade, Popat Mahadu Dabhade and Chandrakant Mahadu Dabhade. The said sale deed is registered at serial no 2224/1965 at Haveli No 1. The said mutation entry got certified on 2.5.1965.

3. It is soon from the Mutation entry No 8121 dated 1.1.1969 it: appears that it pertains to the Weights and Measure Act 1958 and Indian Coinage Act 1955, and accordingly the effect given on revenue records. The said land converted froni <1 Acres 30 Ghunta lo 1 Hector 92 Are.

4. It is seen from mutation entry no 0520 dated 15.6.1974 and sale deed dated 23.10.1973 that Raghunath Narayan Tapkir purchased the share of and Sopana Laxman Tapkir. The said sale deed is registered at serial no 2070/1973 at Haveli no II. The name of the said purchaser mutated into 7/12 extract by the said mutation entry. The said mutation entry got certified.

5. It is seen from the mutation entry no 1 dated 1.8.1991 that as per the order of collector pune bearing no Prashasan Vashi 2346/4/prakashan/ADM/Sr/17/1975 Shashkiy Adhisuchana Mahsul and Vanvibhag kr. T.L.C 1076/63923 dated 1976 and also beating order no PMJ/4916/4 dated 25.1.1989 village Charoli divided into 2 part. The new village Wadmukhwadi was formed. As per the said order the S. No 794 was converted into 155 and devolved into the new village of Wadmukhwadi. The S. No 794/1 converted into 155/1. The said mutation entry was certified on 8.8.1991. The said order is not given for my perusal.

6. It is seen from the mutation entry no 2166 dated 28.3.2003 and partition deed dated 20.11.2001 that Raghunath Narayan tapkir, Dattu Raghunath Tapkir, Kisan Raghunath tapkir Ramchandra Raghunath tapkir, Bhagavan Dattu Tapkir, Dhananjay Kisan Tapkir, Sachin Kisan Tapkir, Prashant Ramchandra Tapkir, Kiran Ramchandra Tapkir partitioned their land and as per the said partition the area admeasuring 00 Hector 64 Are allotted to the Ashok Dattu .tapkir and Bhagvan Dattu Tapkir, 00 Hector 64 Are allotted to Dhananjay Kisan Tapkir and Sachin Kisan Tapkir, and OO Hector 64 Are allotted to Prashant Ramchandra Tapkir and kiran Ramchandra Tapkir. The name of the said owner mutated into 7/12 extract vide the said mutation entry. The said partitioned deed was registered at Sr. No 9139/2001 on 20.11.2001. The said partition deed is not given for my perusal. The said mutation entry got certified on 23.9.2003.

7. It is seen from the mutation entry no 2272 dated 16.12.2004 that Shri Prashant Ramrhandra Tapkir mortgaged the said land along with other land with Praful Vikas Co-operative Seva

Society and taken a loan of Rs. 1,00,000/-. The name of the said bank not mutated into the 7/12 extract. The said mutation entry got certified on 4/04/2005.

8. It is seen from the imitation entry no 2373 dated 6.6.2006 lhat Shri Sachin, Dhanjay and kisan Tapkir mortgage the said land along with other land with State Bank of India on 5.6.2006 and taken a loan of Rs. 5,000/-. The name of the said bank mutated into (he 7/12 extract in oilier right column. The said mutation entry got certified on 27/07/2006.

9. It is seen from Die mutation entry no 4080 dated 22.6.2012 that that Shri Prasham Ramchandra Tapkir mortgaged the said land along with other land with Praful Vikas Co-operative Seva Society and taken a loan of Rs. 3,00,000/-. The name of the said bank not mutated into the 7/12 extract. The said mutation entry got certified on 26.7.2012.

10. It is seen from the mutation entry no 4406 dated 14.10.2013 that Shri Prashant Ramchandra Tapkir repaid the loan taken from Praful Vikas Co-operative Seva Society. The said mutation entry got certified on 22.11.2013.

11. It is seen from the letter of the State bank of India dated 8.4.2015 that Sachin Kisan Tapkir and Dhananjay Kisan Tapkir repaid the loan of Rs. 5,000/-. The said hnnk issued the said letter to Talathi office.

(B) S. No 155 Hissa No 2/1/1 admeasuring IHector 27 Are:

1. It is seen from 7/12 extract of 1968-69 that the S. No 794/2/1/1 admeasuring 4 Acres 30 Ghunta was owned by Kisan Govinda Dabhade, Sopan govinda Dabhade, Nivrutti Govinda Dabhade and Baban Govinda Dabhade.

2. It is seen from the mutation entry no 5796 dated 25.9.1965 that partition was made between Krishna Mahadu Dabhade and others and as per the said partition the said land was allotted to Kisan and Sopana Govinda Dabhade, Nivrutti and Baban Anada Dabhade, and Jayvanta Bala Mane and Venu Nivrutti Ghenand. The name of Kisan and Sopana Govinda Dabhade, Nivrutti and Baban Anada Dabhade mutated into 7/12 extract. What about Jayvanta Bala Mane and Venu Nivrutti Ghenand.the said partition deed is not given for my perusal.

3. It is seen from the mutation entry no 5870 dated 35.5.1966 that Shri Nivrutti Annanda Dhabhade and Kisan Dahliade given an application that the name of Jayvanta Bala Mane and Venn Nivrutti Gheand are mutated into 7/12 extract, but they are not cultivating the said land. So their name removed from 7/12 extract. The said mutation entry got certified on 24.6.1966

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4. It is seen from the mutation entry no 7007 dated 14.3.1967 and sale deed dated 25.6.1966 that Shri Raghunath Narayan Tapkir and Sopana Laximan tapakir purchased the 2/3 share from Kisan Govinda Dhabhade, Nivrutti Annanda Dhabhade and Baban Annanda Dahhade. The said sale deed is registered at serial no 1698/1966 at haveli 1 Pune. The name of the said purchaser mutated into 7/12 extract by said mutation entry. The said mutation entry got certified on 7.10.1969.

5. It is seen from the Mutation entry No 8121 dated 01/01/1969 it appears that it pertains to the Weights and Measure Act 1958 and Indian Coinage Act 1955, and accordingly the effect given on revenue records. The said land converted from 4 Acres 30 Ghunta to 1 Hector 92 Are.

6. It is seen from mutation entry no 8520 dated 15.6.1974 and sale deed dated 23.10.1973 that Raghunath Narayan Tapkir purchased the share of and Sopana Laximan Tapkir The said deed is registered at serial no 2070/1973 at haveli no II. The name of the said purchaser mutated into 7/12 extract by the said mutation entry. The said mutation entry got certified.

7. It is seen from mutation entry no 8586 dated 14.6.1975 that Raghunath Narayan Tapkir purchased the share of and Sopana Govinda Dhabhade from the said land on 2.6.1975 by registered sale deed .The said sale deed is not given for my perusal. The said mutation entry got certified on 23.10.1975.

8. It is seen from mutation entry no 9543 dated 25.9.1985 that Raghunath Narayan Tapkir sold the land admeasuring 00 hector 5 Are to Namrataba Janardhan Pavar. Because of the said sale the 7/12 extract divided into 2 part 'S. No 794/2/1 admeasuring 1 Hector 45 are remain with Raghunath Narayan Tapkir and 00 Hector 5 are given to purchaser. The said sale deed is not given for my perusal. The name of the said purchaser mutated into 7/12 extract by the said mutation entry. The said mutation entry got certified.

9. It is, seen from the mutation entry no 1 dated 1.8.1991 that as par the order of collector Pune bearing no Prakashan Vashi 2346/4/prakashan/ADM/Sr/17/1975 Shashkiy Adhisuchana Mashul and Vanvibhag kr. T.L.C 1076 and also beating order no PM//4916/4 dated 25.1.1989 village Charoli divided into 2 part. The new village Wadmukhwadi was formed. As per the said order the S. No 794 was convened into 155 and devolved into the new village of Wadmukhwadi The S. No 794/2/1 converted into 155/2/1/1. The said mutation entry was certified on 8.8.1991, The said order is not given for my perusal.

10. It is seen from the mutation entry no 2166 dated 28.3.2003 and partition deed dated 20.112001 that Raghunath Narayan Tapkir, Dattu Raghunath Tapkir, Kisan Raghunath Tapkir, Ramchandra Raghunath Tapkir and others partitioned their land and as per the said partition the area admeasuring 00 Hector 43 Are allotted to the Ashok Dattu Tapkir and Bhagvan Dattu Tapkir, 00 Hector 42 Are allotted to Dhananjay Kisan Tapkir and Sachin Kisan Tapkir, and OO Hector 42 Are allotted to Prashant Ramchandra Tapkir and Kiran Ramchandra Tapkir. The name of the said owner mutated into 7/12 extract vide the said mutation entry. The said partitioned deed was registered at Sr. No 9139/2001 on 20.11.2001. The said partition deed is not given for my perusal. The said mutation entry got certified on 23.9.2003.

11 It is seen from the mutation entry no 2272 dated 16.12.2004 that Shri Prashant Ramchandra Tapkir mortgaged the said land along with other land with Praful Vikas Co-operative Seva Society and taken a loan of Rs. 1,00,000/-. The name of the said bank not mutated into the 7/12 extract. The said mutation entry got certified on 4.4.2005.

12. It is seen from the mutation entry no 2273 dated 16.12.2004 that Shri Ashok Dattu Tapkir mortgaged the said land along with other land with Praful Vikas Cooperative Seva Society and taken a Joan of Rs. 1,50,000/-. The name of the said bank not mutated into the 7/12 extract. The said mutation entry got certified on 4.4.2005.

13. It is seen from the mutation entry no 2373 dated 6.6.2006 that Shri Sachin, Dhanjay and kisan tapkir mortgage the said land along with other land with State Bank of India on 05/06/2006 and taken a loan of Rs. 5000/- The name of the said bank mutated into the 7/12 extract in other right Column. The said mutation entry got certified on 27/07/2006.

14. It is seen from the mutation entry no 2624 dated 03/07/2008 that Shri Bhagwan Dattu Tapkir and Ashok Dattu Tapkir mortgage they said land along with other land with State Bank of India and taken a loan of Rs. 5,000/-. The name of the said bank imitated into the 7/J2 extract in other right column. The said mutation entry got certified on 29.31.2008.

15. It is seen from the mutation entry no 4080 dated 22.6.2012 that that Shri Prashant Ramchandra Tapkir mortgaged the said land along with other land with Praful Vikas Co-operative Seva Society and taken a loan of Rs.3,00,000/-. The name of the said bank not mutated into the 7/12 extract. The said mutation entry got certified on 26.7.2012.

16. It is seen from the mutation entry no 4277 dated 4.5.2013 that the said mutation entry is not applicable for the said land.

17. It is seen from the mutation entry no 4295 dated 9,5.2013 that the said mutation entry is not applicable for the said land.

18. It is seen from the mutation entry no 4405 dated 10.10.2013 that Shri Ramchandra Raghunath Tapkir repaid the loan taken from Praful Vikas Cooperative Seva Society. The said mutation entry got certificated 22,11.2013.

19. It is seen from the mutation entry no 4406 dated 14.10.2013 that Shri Prashant Ramchandra Tapkir repaid the loan taken from Praful Vikas Co-operative Seva Society. The said mutation entry not certified.

20. It is seen from the letter of the State bank of India dated 8.4.2015 that Sachin Kisan Tapkir and Dhananjay Kisan Tapkir repaid the loan of Rs. 5,000/-. The said bank issued the said letter to Talathi office.

21. It is seen from the letter of the State bank of India dated 17.02.2011 that Sachin Kisan Tapkir and Dhananjay Kisan Tapkir repaid the loan of Rs. 5,000/.

22. It is seen from the letter of the State Bank of India which is undated that Bhagvan Dattu Tapkir and Ashok Dattu Tapkir repaid the loan of Rs. 5,000/-.

23. The said bank it is seen from letter of the Praful Vikas Co-operative Society dated 20/04/2015 that Ashok Dattatray Tapkir repaid the loan taken from Praful Vikas Co-operative Society.

(C) S. No 157/2/2 admeasuring 00 Hector 15 are out of 00 Hector 47 Arc :-

1. It is seen from the mutation entry no 3644 dated 28.8.1949 that land admeasuring S Acres 20 Ghunta belonged to Kisan Govinda Dabhade, Sopana Govinda Dabhade, Nivrutti Govinda Dabhade, and Baban Anada Dabhade.

2. It is seen from the mutation entry no 5796 dated 25.9.1965 that partition was made between Krishna Mahadu Dabhade and others and as per the said partition the said land was allotted to Kisan and Sopana Govinda Dabhade, Nivrutti and Baban Anada Dabhade, and Jayvanta Bala Mane and Venu Nivrutti Ghenand. The name of Kisan and Sopana Govinda Dabhade, Nivrutti and Baban Anada Dabhade mutated into 7/12 extract. What about Jayvanta Bala Mane and Venu

Nivrutti Ghenand. The said partition deed is not given for my perusal.

3. It is seen from the mutation entry no 5870 dated 15.5.1966 that Shri Nivrutti Annanda Dhabhade and Kisan Dabhade given an application that the name of Jayvanta Bala Mane and Venu Nivrutti Ghenand are mutated into 7/12 extract, But they are not cultivating the said land. So their name removed from 7/12 extract. The said mutation entry got certified on 24.6.1966.

4. It is seen from the mutation entry no 7007 dated 14.3.1967 and sale deed dated 25.6.1966 that Shri Raghunath Narayan Tapkir and Sopana Laximan tapakir purchased the 2/3 share from Kisan Govinda Dhabhade, Nivrutti Annanda Dhabhade and Baban Annanda Dabhade. The said sale deed is registered at serial no 1698/1966 at haveli 1 pune. The name of the said purchaser mutated into 7/12 extract by said mutation entry. The said mutation entry got certified on 7.10.1969.

5. It is seen from the Mutation entry No 8121 dated 01/01/1969 it appears that it pertains to the Weights and Measure Act 1958 and Indian Coinage Act 1955, and accordingly the effect given on revenue records. The said land converted from 4 Acres 4 Ghunta to I Hector 92 Are.

6. It is seen from mutation entry no 8586 dated 14.6.1975 that Raghunath Narayan Tapkir purchased the share of and Sopana Laximan Tapkir from the said land on 2.6.1975 by registered sale deed. The said mutation entry got certified on 23.10.1975.

7. It is seen from the mutation entry no 1 dated 1.8.1991 that as per the order of collector Pune bearing no Prashasan Vashi 2346/4 prakashan/ADM/Sr/17/1975 Shashkiy Adhisuchana Mahsul and Vanvibhag kr. T.L.C 1076/63923 dated 1976 and also beating order no PMJ/4916/4 dated 25.1.1989 village Charoli divided into 2 part. The new village Wadmukhwadi was formed. As per the said order the S. No 794 was converted into 155 and devolved into the new village of Wadmukhwadi. The S. No 794/1 converted into 155/1. The said mutation entry was certified on 8.8.1991. The said order is not given for my perusal

8. It is seen from the mutation entry no 2168 dated 5.5.2003 that Shri Raghunath Tapkir died on 9.2.2003 leaving behind him widow Muktabai, son Datta, Ramchandra and daughter Kasabai Hariram Marane, Yamunabai Alias Bhagubai Gulabrao Thakur, Alaka Shankar Mhaske, Namrata Kisan Tapkir, Son of the son namely Dhanjay Kisan Tapkir, Sachin Kisan Tapkir, Daughter of the son namely Jayashree Kisan Tapkir, Bharati Vilas Ghule and Padma Pramod Gudal as a

only legal heir. The name of the said legal heir mutated into 7/12 extract wide they said mutation entry The said mutation entiy got certified on 23.9.2003 mutated into 7/12 extract. The said mutation entry got certified on 14.1.1949.

9. It is seen from the mutation entry no 4081 dated 22.6.2012 that that Shri Raghunath Ramchandra Tapkir mortgaged the said land along with other land wilh Praful Vikas Co-operative Seva Society and taken a loan of Rs. 4.00.000/-. The name of the said bank not mutated into the 7/12 extract. The said mutation entry got certified on 26.7,2012.

10. It is seen from the mutation entry no. 4405 dated 10.10.2013 that Shri Ramrhandra Raghunath Tapkir repaid the loan taken Praful Vikas Co-operative Seva Society. The said munition entry not certified.

11. It is seen from the Development Agreement dated 24.1.2013 that Shree Ashok Dattu Tapkir, Lala Ashok Tapkir, Dinanath Ashok Tapkir, Sadhana Dinanath Tapkir, Sagar Ashok Tapkir. Ashvini Ashok Tapki, Asavari Ashok Tapkir, Ramchandra Raghunath Tapkir, Parvati Ramchandra Tapkir, Prashant Ramchadra Tapkii, Namrata Prasant Tapkir, Mandhan Prashant Tapkir, MruduJa Prasant Tapkir, Kiran Ramchandra Tapkir, Sonali Kiran Tapkir,Rudraknmar Kiran Tapkir, Runved Kiran Tapkir, Varsha Ramchandra Tapkir, Vidya Ramchandra Tapkir, Narmada Kisan Tapkir, Dhananjay Kisan Tapkir, Yogila Dhananjay Tapkir, Shravani Dhananjay Tapkir, Krishna Dhananjay Tapkir, Sachin Kisan Tapkir, Smita Sachin Tapkir, SonaJi Sachin Tapkir given the said land for development to Samarath Revell Properties. The said Development Agreement is registered at serial no 1020/2013 at Haveli No 17. The said owner also given power of attorney to Samarath Revell Properties. The said power of attorney is registered at serial no l021/2013 at haveli no 17.

12. It is seen from the Public Notice dated 14.8.2012 that Adv Girish Chandrashekhar Shedge published the public notice for the Survey No 155/1 and 155/2/1. He has also issued NOG.

13. Have published a public notice at the instance of Samarth Revell Properties in the daily Prabhat dated 9.2.2015 and till date I have not received any objection.

14. It appears from the Zone Certificate dated 01/2013 bearing No NRV/Zone/KV/188/2013 that some part of the S. No 155 is in Green zone and some part is in residential zone.

15. It is seen from the Supplementary Development Agreement dated 13/04/2018 that given by land owners the said land for development to **SAMARTH REVELL PROPERTIES L.L.P.** The said Development Agreement is registered at serial no

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document No.3166/2018, Registered at Haveli - 1 The said owner also given power of attorney to **SAMARTH REVELL PROPERTIES L.L.P** The said power of attorney is registered at serial no 3167/2018 at Haveli no 1.

16. Now after the Title Opinion from Advocate Suvarna Ravindra Shinde dated 26/05/2015 the Samarth Revell Properties which is reconstituted as **CALYX LENORA REALTY L.L.P.** given instructions to me for the Title Search Report from 26/05/2015 till today.

And as per the instruction of my client I have taken search in respective Haveli for the period 26/05/2015 till today as per search report Receipt No.- **MH003012867201819E** dtd. **22/06/2018** issued by Sub – Registrar Tal. Haveli-1, Dist. Pune in respect of the captioned property clarified that no adverse entry subsisting mortgage charge or encumbrances was found from the available record and registers. During the search the documents which was available and also on the basis of oral Declaration given by my client **CALYX LENORA REALTY L.L.P.** and all the facts mentioned herein and also whatever stated herein above, in

her opinion the said **(A)** S. No 155 Hissa No 1 (Old S. No 794/1) totally admeasuring 1 Hector 92 Are out of which admeasuring 1 Hector 70 Are **(B)** S. No 155 Hissa No 2/1/1] admeasuring Hector 27 Are out of which 1 Hector 05 Are **(C)** S. No 157 Hissa No 2/2 totally admeasuring 00 Hector 47 Are out of which 0 Hector 15 Are owned by Ashok Dattu Tapkir and others totally admeasuring 2 Hector 90 Are. The said owner are having clean clear marketable title and of the captioned property clarifies that no adverse entry subsisting mortgage charge or encumbrances was found from the available record and registers.

On the basis of above mentioned facts and the documents submitted to me for my perusal and upon search conducted by Adv Suvarna Ravindra Shinde dt. 26/05/2015 and upon search conduct by Adv, Bhandari and Patekar Associates in the respective Haveli and during the search the documents which was available and also on the basis of oral Declaration given by my client **CALYX LENORA REALTY L.L.P.** and all the facts mentioned herein and also whatever stated herein above, in her opinion the said **(A)** S. No 155 Hissa No 1 (Old S. No 794/1) totally admeasuring 1 Hector 92 Are out of which admeasuring 1 Hector 70 Are **(B)** S. No 155 Hissa No 2/1/] admeasuring Hector 27 Are out of which 1 Hector 05 Are totally admeasuring 2 Hector 90 Are **(C)** S. No 157 Hissa No 2/2 totally admeasuring 00 Hector 47 Are out of which 0 Hector 15 Are owned by Ashok Dattu Tapkir and others totally admeasuring 2 Hector 90 Are.

The said owner is having clean clear marketable title and without any encumbrances whatsoever and **CALYX LENORA REALTY L.L.P.** Properties have every right to Develop the said land.

Hence, this Search & Title report.

All photocopies of the title deed ate returned herewith.

This search and title report is issued on basis of documents made available to me during my search in the office of Sub-Registrars and documents produced, instructions given and information provided to me by the clients and owners.

ADVOCATE S. K. HATTIKALE