## SEARCH AND TITLE REPORT

This is the SEARCH AND TITLE REPORT in respect of the landed property, a separate area, admeasuring 00 Hectares, 57.2 Ares, from and out of the entire landed property, bearing Survey no. 34/3A, (old corresponding survey no. 76/3), totally admeasuring 00 Hectare, 68 Ares, assessed at Rs. 1.00, lying, being and situated at Revenue Village — Yeolewadi, Taluka-Haveli, District-Pune.

- I was entrusted with an assignment by M/s. Sungold Developers, A Partnership Firm, having it's registered address – Flat no. 401, E Tower, Hyde Park, Market Yard, Pune – 37, Represented through it's Partners, Mr. Anand Nathuram Agarwal, 2. Sou. Nilam Raj Agarwal, 3. Mr. Sarjit Motiram Agarwal, to have Search for the last 30 years and Title Report, in respect of the landed property, referred hereinabove, more particularly described in the Schedule written bereunder, and for the sake of convenience hereinafter referred to as the 'said property'.
- Accordingly, a search has been carried out and completed in the concerned offices of the Sub Registrar, Haveli (Pane), for the period referred to above. From the record that was made available for my inspection, except the

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following, no transaction was found to be recorded in respect of the said properties. This Report is solely based on the record that was made available to me for my inspection. Most of the record was found to be torn.

- Besides the above, I was also made available certain revenue records for my inspection.
- That as per the 7/12 extract of the year 1980, it appears, that the name of Mr. Bhiku Gangaram Kamathe (BUF), is recorded as an absolute owner, of the said property.
- 5. That the mutation entry no. 1207, indicates, that the original owner, Mr. Bhiku Gangaram Kamathe represented through Power of Attorney Holder, Mr. Azadbhai Papabhai Aattar, sold an area, admeasuring 22 Ares, from and out of the entire property, bearing Survey no. 34/3A, 10 Mr. Balasaheb Aabajirno Khambe (totally adm. 11 Ares), & Mr. Rajaram Aabajirno Khambe (totally adm. 11 Ares), by way of the said Sale Deed, dated 26/2/1996, registered at serial no. 1401/1996, in the office of Sub-Registrar, Haveli No. 3 (Pune) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.
- That the mutation entry no. 1207, indicates, that the original owner, Mr. Bhiku Gangaram Kamathe represented through Power of Attorney Holder, Mr. Azadbhai Papabhai Aattar, sold an

area, admeasuring 6 Ares, from and out of the entire property, bearing Survey no. 34/3A. to Mr. Balassheb Aabajirao Khambe & Mr. Rajaram Aabajirao Khambe, by way of the said Sale Deed, dated – 20/5/1996, registered at serial no. 3297/1996, in the office of Sub-Registrar, Haveli No. 3 (Pune) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights cohumn.

- 7. That the mutation entry no. 1207, indicates, that the original owner, Mr. Bhiku Gangaram Kamathe represented through Power of Attorney Holder, Mr. Azadbhai Papabhai Antar, sold an area, admeasuring 5 Ares, from and out of the entire property, bearing Survey no. 34/3A, to Mr. Avinash Marati Jagtap, by way of the said Sale Deed, dated—20:5/1996, registered at serial no. 3298/1996, in the office of Sub-Registrar, Haveli No. 3 (Pime) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.
- 8. That the mutation entry no. 1207, indicates, that the original owner, Mr. Bhiku Gangaram Kamathe represented through Power of Attorney Holder, Mr. Azadbhai Papabbai Aantar, sold an area, admeasuring 1 Ares, from and out of the entire property, bearing Survey no. 34/3A, to Mr. Mangesh Vishwanath Manke, by way of the said Sale Deed, dated 20/5/1996, registered at serial no. 3100/1996, in the office of Sub-Registrar, Haveli No. 3 (Pune) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.



- 9. That the mutation entry no. 1207, indicates that the original owner, Mr. Bhiku Gangaram Kamathe represented through Power of Attorney Holder, Mr. Azadbhai Papabhai Aattar, soid an area, admeasuring 5 Ares, from and out of the entire property, bearing Survey no. 34/3A, to Mr. Vijay Sadanand Karekar, by way of the said Sale Deed, dated 20/5/1996, registered at new serial no. 3299/1996, in the office of Sub-Registrar, Haveli No. 3 (Pune) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.
- 10. That the mutation entry no. 1506, indicates, that the original owner, Mr. Bhiku Gangaram Kamathe (HUF), with the consent of Mr. Azadbhai Papabhai Aattar, sold an area, admeasuring 50 Ares, from and out of the entire property, bearing Survey no. 34/3A, to Mr. Jayantilal Mishrimal Jain, by way of the said Sale Deed, dated 23/9/1996, registered at new serial no. 6713/1996, in the office of Sub-Registrar, Haveli No. 3 (Pune) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.
- 11. That the mutation entry no. 1926, indicates that in accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, the properties coming under village Kondhwa Budruk, have been converted into Metric System. Accordingly, an effect has been given to the record of rights of the concerned properties. Hereinafter, the said property means the property bearing Survey no. 34/3A.



- 12. That the mutation entry no. 1591, indicates, that the original owner, Mr. Bhiku Gangaram Kamathe, represented through Power of Attorney Holder, Mr. Azadbhai Papabhai Aattar, sold an area, admeasuring 1 Are, from and out of the entire property, bearing Survey no. 34/3A, to Mr. Ravindra Harinhchandra Phofhale, by way of the said Sale Deed, dated 2/7/1996, registered at new serial no. 4203/1999 (old serial no. 4551/1996), in the office of Sub-Registrar, Haveli No. 3 (Pune) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.
- 13. That the mutation entry no. 1591A, indicates, that the original owner, Mr. Bhiku Gangaram Kamathe represented through Power of Attorney Holder, Mr. Azadbhai Papubhai Aattar, sold an area, admeasuring 1 Ares, from and out of the entire property, bearing Survey no. 34/3A, to Mr. Nitin Maruti Chaure, by way of the said Sale Deed, dated 4/7/1996, registered at new serial no. 4202/1996, (old serial no. 4450/1996), in the office of Sub-Registrar, Haveli No. 3 (Pune) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.
- 14. That the mutation entry no. 3506, indicates, that the owner, Mr. Ravindra Harishchandra Phofbale, sold an area, admeasuring 1 Are, from and out of the entire property, bearing Survey no. 34/3A, to Mr. Mahindra Sudhakar Mimbhalkar, by way of the said Sale Dood, dated 9/6/2000, registered at serial no. 3877/2000, in the office of Sub-Registrar, Haveli No. 3 (Pune) and accordingly, based on the

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said Sale Deed, an effect has been given to the record of rights column.

- 15. That the mutation entry no. 3506, indicates, that the owner, Mr. Jayantilal Mishrimal Jain, sold an area, adneasuring 3,000 sq.ft., i.e. 278.81 sq.mtrs., from and out of the entire property, bearing Survey no. 34/3A, totally adm. 50 Ares, to Sorekha Vijay Sisodiya, by way of the said Sale Deed, dated 30/6/1997, registered at new serial no. 4477/1997, in the office of Sub-Registrar, Haveli No. 3 (Pune) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.
- That the mutation entry no. 3882, indicates, that the owner, Mr. Jayantilal Mishrimal Jain, sold an area, admeasuring 1342.39 sq.mtrs., from and out of the entire property, bearing Survey no. 34/3A. totally adm. 50 Ares, & the owner, Mr. Mahindra Sudhakar Nimbhalkar, sold an area, admeasuring 1 Are, totally aggregating an area, adm. 14.42 Ares, from and out of the entire property, bearing Survey no. 34/3A, with the consent of Mr. Amit S. Magar & Sou, Shraddha A. Magar, to Mr. Vikas Ramchandra Padtare & Mr. Saniay Parshuram Kute, by way of the said Sale Deed, dated - 19/10/2012, registered at serial no. 7938/2012, in the office of Sub-Registrar, Haveli No. 9 (Pune) and the said document is completed on 30/10/2012 and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.
- That the mutation entry no. 3959 indicates, that the said owner, Mr. Vijay Sadanand Karekar, with the consent of 1.Smt. Rukhamani Vinhal



Kamathe, 2.Mr. Ravindra Vinthal Kamathe, 3. Kumar, Jayash Ravindra Kamathe, 4. Kumar, Kashish Ravindra Kamathe, (Nos. 3 & 4 are represented through their natural guardian father, Mr. Ravindra Vitthal Kamathe, ), 5. Mr. Navnath Vitthal Kamathe, 6, Mr. Rajaram Gangaram Kamathe, 7, Mr.Anil Rajaram Kamathe, 8, Kumar, Santanu Anil Kamathe, 9. Kumar. Swapnil Anil Kamathe, (Nos. 8 & 9 are represented through their natural guardian father, Mr. Anil Rajaram Kamathe, ), 10. Mr. Duyaneshwar Rajaram Kamathe, 11. Kumari. Parthiksha Devaneshwar Kamathe, 12. Kumari, Parajwal Dayaneshwar Kamathe, (Nos. 11 & 12, are represented through their natural guardian father, Mr. Doyaneshwar Rajaram Kamathe, ) 13. Sou, Hemlata Ganesh Kashid, 14, Sou, Chhabubai Rajaram Kamathe, Nos. 1,2,5,6,7,10,13,14 are represented through their Power of Attorney holder, Mr. Vikas Ramchandra Padthare, sold an area, admeasuring 5 Ares, from and out of the entire property, bearing Survey no. 34/3A, to M/s. N.A. Chordiya, represented through Proprietor, Mr. Nitin. Aalamchand Chordiya, by way of the said Sale Deed, dated - 13/2/2013, registered at serial no. 1396/2013, in the office of Sub-Registrar, Haveli No. 9 (Pune) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.

18. That the mutation entry no. 3960, indicates, that the said owners, 1. Mr. Aviruash Maruti Jagtap, (totally adm. 5 Ares) 2. Mr. Rajaram Aabajirao Khambe, (totally adm. 14 Ares), 3. Mr. Nitin Maruti Chaore, (totally adm. 1 Are), 4. Mr. Mangesh Vishwanath Manke, (totally adm. 1 Are), with the consent of 1.Smt. Rukhamani Vithal Kamathe, 2.Mr. Ravindra Vithal Kamathe, 2.Mr. Ravindra Vithal Kamathe, 3.

Kumar, Jayash Ravindra Kamathe, 4, Kumar, Kashish Ravindra Kamathe, (Nos. 3 & 4 are represented through their natural guardian father, Mr. Ravindra Vitthal Kamathe, ), 5. Mr. Navnath Vinhal Kamathe, 6, Mr. Rajaram Gangaram Kamathe, 7. Mr.Anil Rajaram Kamathe, 8. Kumar. Santanu Anil Kamathe, 9. Kumar, Swapnil Anil Kamathe, (Nos. 8 & 9 are represented through their natural guardian father, Mr. Anil Rajaram Kamathe, ), 10. Mr. Dnyaneshwar Rajaram Kamathe, 11. Kumari, Parthiksha Dnyaneshwar Kamathe, 12. Kumari, Paraiwal Davaneshwar Kamathe, (Nos. 11 & 12, are represented through their natural guardian father, Mr. Dnyaneshwar Rajaram Kamathe, ) 13. Sou, Hemlata Ganesh Kashid, 14. Sou, Chhabubai Rajaram Kamathe., Nos. 1,2,5,6,7,10,13,14 are represented through their Power of Attorney holder, Mr. Vikas Ramchandra Padthare, sold an area, admeasuring 21 Ares, from and out of the entire property, bearing Survey no. 34/3A, to M/s. N.A. Chordiva, represented through Proprietor, Mr. Nitin. Aulamchand Chordiya, by way of the said Sale Deed, dated - 18/12/2012, registered at serial no. 9478/2012, in the office of Sub-Registrar, Haveli No. 9 (Pune) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column

19. That the mutation entry no. 4016 indicates that the owners, Mr. Vikas Renechandra Padtare & Mr. Sanjay Parshuram Kute, sold an area, admeasuring 14.42 sq.mtrs., & the owner, Surekha Vijay Sisodlya, sold an area, admeasuring 278.81 Sq.mtrs., totally aggregating an area, adm. 17.20 Ares, from and out of the entire property, bearing Survey no. 34/3A, with the consent of 1.Smt. Ruchamani Vitthal Kamathe, 2.Mr. Ravindra Vitthal Kamathe, 3. Kumar. Jayash Ravindra Kamathe, 4.

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Kumar, Kushish Ravindra Kamathe, (Nos. 3 & 4 are represented through their natural guardian father, Mr. Ravindra Vitthal Kamathe, ), 5. Mr. Navnath Vitthal Kamathe, 6, Mr. Rajaram Gangaram Kamathe, 7. Mr. Anil Rajaram Kamathe, 8. Kumar. Santanu Anil Kamathe, 9, Kumar, Swapnil Anil Kamathe, (Nos. 8 & 9 are represented through their natural guardian father, Mr. Anil Rajaram Kamathe, ), 10. Mr. Doyaneshwar Rajaram Kamathe, 11, Kumari. Parthiksha Doyaneshwar Kamathe, 12. Kumari, Parajwal Davaneshwar Kamathe, (Nos. 11 & 12, are represented through their natural guardian father, Mr. Dayaneshwar Rajaram Kamathe, ) 13. Sou. Hemlata Ganesh Kashid, 14. Sou. Chhabubai Rajaram Kamathe, Nos. 1,2,5,6,7,10,13,14 are represented through their Power of Attorney holder, Mr. Vikas Ramchandra Padthare, to Sou. Kanchanbai Gulabchandii Kothecha, by way of the said Sale Deed, dated - 1/03/2013, registered at serial no. 1962/2013, in the office of Sub-Registrar, Haveli No. 9 (Pune) and the said document is completed on 20/03/2013 and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.

20. That the above said owner, Mr. Balasaheb Aabajirao Khambe, executed an Irrevocable Power of Attorney, in respect of the landed property, an area, admeasuring 14 Ares, from and out of the entire property, bearing Survey no. 34/3A, in favour of M/s. K.K. Construction, A Partnership Firm, Represented through it's Pariners, Mr. Sameer Deoram Dhudhane, Mr. Amit Balasaheb Khambe, dated — 27/12/2012, registered at serial no. 9775/2012, in the office of Sub-Registrar, Haveli No. 9 (Pune).

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 That the mutation entry no. 4029, indicates, that the owner, Mr. Balasaheb Aabajirao Khambe with the consent of M/s. K.K. Construction, A. Partnership Firm, Represented through it's Partners, Mr. Sameer Deoram Dhudhane, Mr. Amit Balasaheb Khambe, & I.Smt. Rukhamani Vitthal Kamathe, 2.Mr. Ravindra Vitthal Kamathe, 3. Kumar. Jayash Ravindra Kamathe, 4. Kumar, Kashish Ravindra Kamathe, (Nos. 3 & 4 are represented through their natural guardian father, Mr. Ravindra Vitthal Kamathe, 3, 5, Mr. Navnath Vitthal Kamathe, 6, Mr. Rajaram Gangaram Kamathe, 7. Mr.Anil Rajaram Kamathe, 8. Kumar, Santanu Anil Kamathe, 9. Kumar, Swapnil Anil Kamathe, (Nos. 8 & 9 are represented through their natural guardian father, Mr. Anil Rajaram Kamathe, ), 10. Mr. Doyaneshwar. Rajaram Kamathe, 11, Kumari, Parthiksha Dnyaneshwar Kamathe, 12. Kumari. Parajwal Dnyaneshwar Kamathe, (Nos. 11 & 12, are represented through their natural guardian father, Mr. Duyaneshwar Rajaram Kamathe, ) 13. Sou. Hemlata Ganesh Kashid, 14. Sou. Chhabubai Rajaram Kamathe, Nos. 1,2,5,6,7,10,13,14 are represented through their Power of Attorney holder, Mr. Vikas Ramchandra Padthare, sold an area, admeasuring 14 Ares, from and out of the entire property, bearing Survey no. 34/3A, to Mr. Santoshkumar Ramchandar Yadav, by way of the said Sale Deed, dated - 18/4/2013, registered at serial no. 3628/2013, in the office of Sub-Registrar, Haveli No. 9 (Pune) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.

 That the owner, Sou. Kanchanbai Gulabchandji Kothecha, sold an area, admeasuring 278.81 Sq.mtrs., totally aggregating an area, adm. 17.20 Ares, from and out of the entire property, bearing Survey no. 34/3A, to M/s. Sungold Developers, by way of the said Sale Deed, dated -

17/09/2013, registered at serial no. 4722/2013, in the office of Sub-Registrar, Haveli No. 22 (Pune) and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.

 That the said owner, M/s. N.A. Chordiya. Mr. represented through Proprietor, Aslamchand Chordiya, sold an area, admeasuring 26 Ares, from and out of the entire property, hearing Survey no. 34/3A, to M/s. Sungold Developers, by way of the said Sale Deed, dated - 15/10/2013, registered at serial no. 5261/2013, in the office of Sub-Registrar, Haveli No. 22 (Punc) accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.

24. That the said owner, Mr. Santoshkumar Ramchandar Yadav, sold an area, admeasuring 14 Ares, from and out of the entire property, bearing Survey no. 34/3A, to M/s. Sungold Developers, by way of the said Sale Deed, dated - 7/11/2013, registered at serial no. 5673/2013, in the office of Sub-Registrar, Haveli No. 22 (Pune) and the said document is completed on 8/11/2013 and accordingly, based on the said Sale Deed, an effect has been given to the record of rights column.

 The Government demarcation, bearing no. 4526/2013, dated - 1/3/2013, is done in respect of the landed property, a separate area, admeasuring 00 Hectare, 57.2 Ares, from and out of the entire property, bearing Survey no. 34/3A.



totally admeasuring totally admeasuring 00 Hectare, 68 Ares.

- To ascertain the objection, if any, public notice has also been published in Daity Prabhat Newspaper, dated – 4/6/2013, under my name. In this context, I would like to mention over here that, I received no objection, till date.
- 27. From the above, it would be seen that the above said Owner, M/s. Sungold Developers, has acquired its rights, title and interest in respect of the said property, which is free from all encumbrances and I am of the opinion that the above said owner, M/s. Sungold Developers, has clean and clear marketable title to the said property, subject to whatever mentioned above.

## SCHEDULE

(DESCRIPTION OF THE PROPERTY, WHICH IS THE SUBJECT MATTER OF THIS REPORT)

A. All that piece and purcel of the landed property, a separate area, admeasuring 17.20 Ares, from and out of the entire property, bearing Survey no. 34/3A, totally adm. 00 Hectare, 68 Ares, assessed at Rs. 1.00, lying, being and situated at Revenue Village — Yeolewadi, Taluka-Haveli, District—Pane, more particularly described and bounded as follows:

On or towards the East : By Road,

On or towards the South: By property owned by Mr. Bafna,

On or towards the West: By property Survey no. 34/2,

On or towards the North: By property owned by Mr. Nitin Chordiya,

B. All that piece and parcel of the landed property, a separate area, admeasuring 26 Area from and out of the entire property, bearing Survey no. 34/3A, totally adm. 00 Hectare, 68 Area, assessed at Ra. 1.00, lying, being and situated at Revenue Village — Yeolewadi, Taluka-Haveli, District-Pune, more particularly described and bounded as follows:

On or towards the East : By Road,

On or towards the South : By property owned by Mr. Bafna,

On or towards the West: By property Survey no. 34/2,

On or towards the North: By property owned by M/s. Sungold Developers,

All that piece and parcel of the landed property, a separate area, admeasuring 14



Ares from and out of the entire property, bearing Survey no. 34/3A, totally adm. 00 Hectare, 68 Ares, assessed at Rs. 1.00, lying, being and situated at Revenue Village — Yeolewadi, Taluka—Haveli, District–Pune, more particularly described and bounded as follows:

On or towards the East: By Road,

On or towards the South: By property owned by M/s. Sungold Developers,

On or towards the West: By property Survey no. 34/2,

On or towards the North: By boundary of the landed property, bearing Survey no. 33,

TOGETHER WITH ALL RIGHTS, TITLE AND/OR INTEREST ATTACHED THERETO.

File returned, Pune, Dated – 21/7/2014.

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Adv. Vevek Nanekar,

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त्तरे रोश्तीकृत कारेने शास्त्रता. इसली करावा.

सत. दुरदन **लिएकर्स** इवेडी के. १०, पूर्व वरिता

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