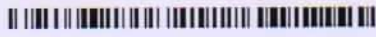




CHALLAN
MTR Form Number-6

GRN MH003469132201718P	BARCODE 	Date 13/07/2017-13:55:59	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name HVL19_HAVELI 19 JOINT SUB REGISTRAR		Full Name	ADV SMITA SHELAR
Location PUNE			
Year 2017-2018 From 01/07/1988 To 13/07/2017		Flat/Block No.	SHIVAJINAGAR
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	SHIVAJI ROAD
		Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 2 0 0 5
		Remarks (If Any)	
		S NO 189 HISSA NO 2 HISSA NO 2 VILLAGE WAKAD TAL MULSHI	
		PUNE	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502017071300521 3682433122418
Cheque/DD No.		Date	13/07/2017-13:56:53
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date	Not Verified with Scroll

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9922909308

SMITA SHELAR-SHITOLE
Advocate

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Shivajinagar, Pune 411 005.
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SEARCH AND TITLE REPORT

Search and Title Report in respect of the property lying and situated at Wakad , Taluka Mulshi , District Pune, bearing Survey No. 189 Hissa No. 2/2 area admeasuring 00 Hec 23 R plus potkharba 00 Hec 01 R i. e. total area adm 00 Hec 24 R assessed at Rs. 01=10Ps,

TO WHOMSOEVER IT MAY CONCERN

MAK Developers through Proprietor Mr. Damjibhai Wastabhai Makwana R/at: Silver Leaf Apartment, Shivajinagar, Pune-46 has instructed me to take search in respect of the property more particularly described in the schedule hereunder written and to issue title report thereto. In pursuant thereto, I have to take search of the said properties for last 30 years i.e. from 1988 till today's date and have submitted online application on Web site of IGR Maharashtra vide GRN No.MH003469132201718P (Bank CIN Ref. No. 1000050202017071300521)office of Sub-Registrar Haveli No. 19 , Pune dated 13/07/2017and my report is as follows :-

SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property lying and situate at village Wakad , Taluka Mulshi, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of Sub-Registrar, Haveli bearing Survey No and area as follows :-

Sr No	Survey No.	Area (H.R.)	P.K	Total Area (H.R)	Owner Name
1.	189/2/2	00 Hec 24 R	00	00-24	Mr.Vijay Nana Kalate

The applicant has submitted me the following documents :-

1. Copy of 7/12 extract from the year 1988.
2. Copy of current 7/12 extract.
3. Copy Mutation Entry No. 2671, 5351,9574, 11693.
4. Copy Development Agreement and Irrevocable Power of Attorney dated 10/04/2017, both documents duly registered in the office



of Sub Registrar Haveli No. 4 at sr.no. 1493/2017 and
1494/2017.

5. Copy of Zone Certificate No. Narvi/Kavi/Zoda/25/2017.
6. Copy Public Notice dated 01/12/2015 in daily newspaper Prabhat.
7. Copy of Demarcation Certificate vide Tatadi MOR No. 3722/13 on
dated 18/02/2013.

After perusal of current 7/12 extract of Survey No. 189 Hissa
No.2/2 area admeasuring 00 Hec 23 R plus potkharaba 00 Hec 01 R
owned and recorded in the name of Mr.Vijay Nana Kalate .

HISTORY :

It appears from 7/12 extract for the year 1988-1991 that
Survey No. 189/2/2 was recorded in the name of Nana Pilaji Kalate

It appears from Mutation Entry No. 2671 of dated 12/03/1984
that partition took place between Nana Pilaji Kalate and his family by
order of Tahsildar vide no. TLG/Watap/49 on dated 28/02/1984.
Accordingly S.No. 189/2/2 area adm 00 Hec 23 R plus potkharaba oo
Hc 01R came to the share of Nana Pilaji Kalate and said effect was
carried on 7/12 extract of the said property.

It appears from Mutation Entry No. 5351 of dated 28/05/1994
that partition took place between Nana Pilaji Kalate and his family by
order of Tahsildar vide no. Jamin/Vibhajan/SR/99/93 on dated
28/12/1993 . Accordingly S.No. 189/2/2 area adm 00 Hec 23 R plus
potkharaba oo Hc 01R came to the share of Vijay Nana Kalate and
said effect was carried on 7/12 extract of the said property.

It appears from Mutation Entry No.9574 Of dated 13/10/2003
that Mr. Vijay Nana Kalate taken a loan of Rs. 1,00,000 from
Shivshakti Co-operative Credit Society Wakad Branch. Therefore, the
name of Society was entered into other rights column of S.No.
189/2/2.

It appears from Mutation Entry No. 11693 Of dated 05/12/2008
that Mr. Vijay Nana Kalate repaid the loan of Rs. 1,00,000 to



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Shivshakti Co-operative Credit Society Wakad Branch. Therefore, the name of Society was deleted from other rights column of S.No. 189/2/2.

It appears from record that Mr. Vijay Nana Kalate for self and natural guardian of Mast Prasad Vijay Kalate, Sau Varsha Vijay Kalate, Vrunda Vijay Kalate granted their development rights area adm 00 Hec 24 R i.e. 2400 sq.mtrs of S/No. 189/2/2 unto and infavour of MAK Developers through proprietor Mr. Damjibhai Wastabhai Makwana vide Development Agreement couple with Irrevocable Power of Attorney dated 10/04/2017, both documents duly registered in the office of Sub Registrar Haveli No. 4 at sr.no. 1493/2017 and 1494/2017.

That the City Survey Officer Pimpri Chinchwad Municipal Corporation, Office issued demarcation certificate vide Tatadi MOR No. 3722/13 on dated 18/02/2013.

That I have been submitted with a copy of zone certificate issued by Dy. Engineer, Pimpri Chinchwad Municipal Corporation on 27/04/2017 vide no. Naravi/Kavi/Zoda/25/2017 wherein it is seen that S.No. 189 of village Wakad, partly affected by proposed 24 mtr road, partly affected by proposed 45 mtr wide road and remaining portion in RESIDENTIAL zone.

Adv. Tushar Jain issued public notice for verification of title of the said property on dated 01/12/2015 in Daily News paper 'Prabhat' and within stipulated period he has not received any objection, therefore issued No Objection Certificate dated 20/12/2015.

I have conducted search in respect of the captioned property for the year 1988 to 2017 (till today's date) at the office of the Sub-Registrar Haveli No. 1 to 27 and Sub Registrar Mulshi by paying requisite charges and also taken E-search i.e computer search from the year 2000 to till date. During my search, except for the aforesaid, I do not found any adverse entry indicating any charge or encumbrances on the said property. With effect from the year 2006, the registration procedure has been centralized and any document can be registered at any of the 27 offices of the Sub-Registrar of Assurances, thus it is practically impossible / non feasible to conduct search for the period 2006 and hence this search report is subject to the same. That I have not been perused with any documents relating to any disputes/litigations pending in any Court of Laws nor I have



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taken search of Court of Law/s nor I have submitted with any documents/papers related thereto.

The applicant Mr. Vijay Nana Kalate through Power of Attorney Holder MAK Developers through proprietor Mr. Damjibhai Wastabhai Makwana executed and sworn an affidavit stating therein that the property mentioned herein above is free from all encumbrances and same is not subject matter of any litigation, civil suits, dispute before civil court as well as revenue court.

On the available records, other than the above mentioned entries, I do not found any entry in the sub - registrar's office during the course of my search. The index - II registers and other relevant records of Sub - Registrar, the office were not maintained properly and were in scattered position, therefore could not take search properly.

This search and title report is issued on the strength of information received from the documents and papers made available to me and the search conducted at the relevant Sub-Registrar Offices, and affidavit submitted by applicant.

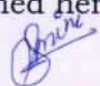
Except for the transactions referred to above, I have noticed no transaction on perusal of the aforesaid documents.

Therefore, relying upon the documents and papers and information given by the applicant and subject to whatever stated above, I am of the opinion that, the said property is free from the encumbrances of whatsoever nature and the present owners are having good, clean and marketable title and on the strength of registered development agreement and power of attorney dated 10/04/2017, MAK Developers through Proprietor Mr. Damjibhai Wastabhai Makwana on behalf of present owner is entitled to develop the said property by constructing building consisting of flats, shops, offices, parking etc. and to sell the same to any prospective purchaser/s, to enter into agreement/s and to receive consideration in the name of present owner and subject to the present Developer has to adhere the Provisions of RERA(Real Estate Regulation and Development) Act, 2016.

The documents submitted to me are returned herewith.

Pune,

Dated : 19/11/2016


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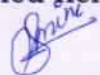
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