

Date: 07.04.2017

SEARCH AND TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1. NAME OF THE DEVELOPER/BUILDER:

M/s. Shree Sai Buildtech and M/s. Shree Sai Reality

2. DESCRIPTION OF THE PROPERTY:

[A] All that piece and parcel land admeasuring about 2600 sq. mtr. out of Survey No. 11 Hissa No. 3/1 at Village Kiwale, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune and which land bounded as follows:

On or towards East : By 18. Mtrs. DP Road
On or towards South : By Remaining property of Survey No. 11/3/1
On or towards West : By Property of Survey No. 11/2B
On or towards North : By Remaining property of Survey No. 11/3/1

[B] All that piece and parcel of land admeasuring about 3050 sq. mtr. out of Survey No. 11 Hissa No. 3/1 at Village Kiwale, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune and which land bounded as follows:

On or towards East : By 18. Mtr. DP Road
On or towards South : By Mumbai - Pune Express way
On or towards West : By Property of Survey No. 11/2B
On or towards North : By Remaining property of Survey No. 11/3/1

(Hereinafter called and referred to as the '**said land**' for the sake of brevity and convenience)

3. LIST OF DOCUMENTS SUPPLIED FOR SCRUTINY:

- 3.1 7/12 extract and Mutation Entries of the said land.
- 3.2 Partition Deed dated 09.07.2007, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 6422/2007 between Mr. Ashok Motiram Taras and others.
- 3.3 Power of Attorney dated 05.04.2006, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2719/2006 by Smt. Shahubai Motiram Taras and others in favour of Mr. Nandkumar Amolchand Bhafna.
- 3.4 Sale Deed dated 23.09.2011, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 9225/2011 by Smt. Shahubai Motiram Taras and others in favour of Mr. Nandkumar Amolchand Bhafna.
- 3.5 Partition Deed dated 16.11.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 11386/2012 between Mr. Maruti Motiram Taras and others.
- 3.6 Gift Deed dated 19.01.2015, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 692/2015 by Mrs. Ankura Vijay Bahirat in favour of Mrs. Kundabai Uttam Taras.
- 3.7 Gift Deed dated 02.08.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 5418/2014 by Mrs. Meena Sadashiv Bhagde in favour of Mr. Rajesh Maruti Taras.

Owner	Survey No.	Area in R
Mr. Ashok Motiram Taras	11/3/1	12.25
Mr. Subhash Motiram Taras	11/3/1	12.25
Mr. Uttam Motiram Taras	11/3/1	12.25
Mr. Maruti Motiram Taras	11/3/1	12.25

4.6 That thereafter the said Smt. Shahubai Motiram Taras, Mr. Uttam Motiram Taras, Mr. Santosh Uttam Taras, Mr. Subhash Motiram Taras, Mr. Vikas Subhash Taras and Mr. Ashok Motiram Taras inter alia authorized Mr. Nandkumar Amolchand Bafna to execute necessary documents in respect of the land admeasuring about 5400 sq. mtr. out of Survey No. 11/3/1, vide Power of Attorney dated 05.04.2006, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2719/2006.

4.7 That thereafter the said Smt. Shahubai Motiram Taras, Mr. Uttam Motiram Taras, Mr. Santosh Uttam Taras, Mr. Subhash Motiram Taras, Mr. Vikas Subhash Taras and Mr. Ashok Motiram Taras through Power of Attorney holder Mr. Nandkumar Amolchand Bhafna sold the land admeasuring about 5400 sq. mtr. out of Survey No. 11/3/1 to Mr. Nandkumar Amolchand Bafna vide Sale Deed dated 23.09.2011, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 9225/2011. However the name Mr. Nandkumar Amolchand Bafna was mutated on 7/12 extract for area admeasuring about 7.25R only, vide Mutation Entry No. 12171.

4.8 That thereafter Partition took place between Mr. Maruti Motiram Taras, Mr. Uttam Motiram Taras, Mr. Subhash Motiram Taras, Mr. Ashok Motiram Taras, Mrs. Meena Sadashiv Bhegde and Mrs. Ankura Vijay Bahirat vide Partition Deed dated 16.11.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 11386/2012. In furtherance of the same Survey No. 11/3/1 admeasuring about 72 R came to share of following owners:

Owner	Area in R
Mrs. Meena Sadashiv Bhegde	35
Mrs. Ankura Vijay Bahirat	35
Mr. Maruti Motiram Taras, Mr. Maruti Motiram Taras, Mr. Uttam Motiram Taras, Mr. Subhash Motiram Taras, Mr. Ashok Motiram Taras	2

In furtherance of the same their names were mutated on 7/12 extract of the said land, vide Mutation Entry No. 11938.

4.9 That thereafter the said Mrs. Ankura Vijay Bahirat gifted the land admeasuring about 07.25 R out of at Survey No. 11/3/1 in favour of Mrs. Kundabai Uttam Taras vide Gift Deed dated 19.01.2015, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 692/2015. In furtherance of the same the name of Mrs. Kundabai Uttam Taras was mutated on 7/12 extract, vide Mutation Entry No. 12853.

4.10 That thereafter the said Mrs. Meena Sadashiv Bhegde gifted the land admeasuring about 17.50 R out of at Survey No. 11/3/1 in favour of Mr. Rajesh Maruti Taras, vide Gift Deed dated 02.08.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 5418/2014. However the name of Mr. Rajesh Maruti Taras was not mutated on 7/12 extract.

4.11 That thereafter the said Mr. Rajesh Maruti Taras agreed to sell the land admeasuring about 17.50 R at Survey No. 11/3/1 in favour of Mr. Vijay Gorakh Shinde, vide Agreement dated 08.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 5737/2014 and Power of Attorney dated 08.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 5738/2014.

CHALLAN
MTR Form Number-6

GRN MH000220229201718E		BARCODE		Date 07/04/2017-16:56:14		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 HVL5_HAVELI 5 JOINT SUB REGISTRAR				Full Name		LEGAL REALTY	
Location PUNE							
Year 2017-2018 One Time				Flat/Block No.		SURVEY NO. 11	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		KIWALE	
				Area/Locality		HAVELI PUNE	
				Town/City/District			
				PIN			
				Remarks (If Any)			
				SEARCH FOR 30 YEARS			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572017040708140	IK00DPFQH1
Cheque/DD No.				Date		07/04/2017-16:56:51	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document.

Mobile No. : Not Available

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.