

Dinesh Ghadge

Advocate

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Date: 06.11.2018

SEARCH & TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1. NAME OF THE DEVELOPERS:

M/s. Nimani Constructions

2. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land bearing Plot No. 6 admeasuring about 1493.80 sq. mtr. bearing Gat No. 131/1A/4, at Village Baner, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and which is bounded as follows:-

On towards East : by remaining plot of Survey No. 131

On towards South : by open space of Survey No. 131 and 12 mtr internal road.

On towards West : by plot no 5 and open space of Survey No. 131

On towards North : by amenity space of Survey No. 131

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

3. DOCUMENTS SUPPLIED FOR SCRUTINY:

3.1 7/12 Extract and Mutation Entries of the said land.

3.2 Joint Venture dated 26.10.2018, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 14995/2018 Mr. Vishal Vijay Saraf and Mrs. Vaishali Mahavir Chopada in favour of M/s. Nimani Constructions.

3.3 Power of Attorney dated 26.10.2018, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 14996/2018 by Mr. Vishal Vijay Saraf and Mrs. Vaishali Mahavir Chopda in favour of M/s. Nimani Constructions.

4. FLOW OF TITLE:

4.1 That the land at Survey No. 131 Hissa No. 1A/4 belonged to Mr. Sonu Mahadu Mehtre alias Saikar prior to the year 1976.

4.2 That thereafter the said Mr. Sonu Mahadu Mehtre alias Saikar died on 06.05.1976 leaving behind him Mr. Dnyanoba Sonaba Saikar (son) and Mr. Babu Maruti Mehtre alias Saikar (son of predeceased son) as his legal heirs. In furtherance of the same their name were mutated on the 7/12 extract vide Mutation Entry No. 720.

4.3 That thereafter the said Mr. Sonu alias Sonaba Mehtre alias Saikar died on 09.08.1976 leaving behind Mr. Dnyanoba Sonaba Mehtre alias Saikar (son), Mrs. Rangubai Sonaba Saikar(widow), Mrs. Sakhubai Vithoba Gandhile (daughter), Mrs. Narmadabai Vishnu Gore (daughter) and Mrs. Sakhubai Sonaba Dedage (daughter) as his legal heirs. In furtherance of the same their name were mutated on 7/12 extract vide mutation entry No. 1932.

4.4 That thereafter the said Mr. Dnyanoba Sonaba Mehtre alias Saikar, Mrs. Rangubai Sonaba Saikar, Mrs. Sakhubai Vithoba Gandhile, Mrs. Narmadabai Vishnu Gore, Mrs. Sakhubai Sonaba Dedage, Mr. Rajendra Dnyanoba Saikar, Mr. Vijay Dnyanoba Saikar and Mahadu

Dnyanoba Saikar sold land admeasuring about 10R to Mr. Vishal Vijay Saraf vide Sale Deed dated 26.06.1996, In furtherance of the same his name was mutated on 7/12 extract vide mutation entry No. 7953.

- 4.5 That thereafter the said Mr. Dnyanoba Sonaba Mehtre alias Saikar, Mrs. Rangubai Sonaba Saikar, Mrs. Sakhubai Vithoba Gandhile, Mrs. Narmadabai Vishnu Gore, Mrs. Sakhubai Sonaba Dedage, Mr. Rajendra Dnyanoba Saikar, Mr. Vijay Dnyanoba Saikar and Mahadu Dnyanoba Saikar sold land admeasuring about 5R to Mrs. Vishali Mahavir Chopada vide Sale Deed dated 24.06.1996, In furtherance of the same his name was mutated on 7/12 extract vide mutation entry No. 7954.
- 4.6 That thereafter the said Mr. Vishal Vijay Saraf and others obtained sanctioned layout plan of Survey No. 131 Hissa No. 1A/4 vide Layout No. CC/1513/12/1626 dated 26.07.2012 sanction by Pune Municipal Corporation. In furtherance of the same the said land came to the share of Mr. Vishal Vijay Saraf and Mrs. Vishali Mahavir Chopada accordingly their name were mutated on 7/12 extract vide Mutation Entry No. 21545.
- 4.7 That the said Mr. Vishal Vijay Saraf and Mrs. Vaishali Mahavir Chopda and M/s. Nimani Constructions agreed to jointly develop the said land on revenue sharing basis vide Joint Venture dated 26.10.2018, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 14995/2018 and Power of Attorney dated 26.10.2018, which is duly registered in the office of Sub Registrar Haveli No. 19, at Serial No. 14996/2018.

5. SEARCH:

I have conducted online search of the Index II pertaining to the office of Sub-Registrar Haveli No. 19, for the last 30 years on the date of Search Receipt in respect of the said land.

6. OPINION:

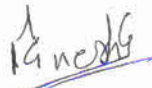
Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that the M/s. Nimani Constructions has acquired development rights of the said land and title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

7. NOTE:

It is informed to me that, the documents supplied for scrutiny are genuine and as per the originals and there are no other transactions and/or litigations pertaining to the said property barring the aforesaid, relying upon the same, I have issued the present opinion. I restrict my investigation to verify the title on the available documents and information only.

All the documents supplied to me for scrutiny are hereby returned.




DINESH GHADGE
Advocate