

SAMBHAJI DAMODAR CHAVAN

B.S.L. L.L.B (Advocate)

Resi :- "Ganraj Heights"

Flat No. 4, K. P. Nagar

Dhankawadi, Pune - 411043.

Off :- Shop No. 6 & 7, Ganraj
Heights, Behind Hotel Akshay,
Pune - Satara Road, Dhankawadi,
Pune - 411 043 ☎ - 24372957

Dt 16/06/2017

ADDITIONAL SEARCH & TITLE REPORT

I have been instructed by my client M/s. D. P. Developers through its Partners
1) Mr. Shivaji Vitthalrao Dhankawade R/at - Dhankawadi, Pune - 411043,
2) Mr. Dadasaheb Murlidhar Pokale R/at - Dhayari, Pune - 411041,
3) Mrs. Vidya Dattatraya Dhankawade R/at - Dhankawadi, Pune - 411043 to
take Additional Search and issue Title Certificate in respect of land property
more particularly described in schedule written hereunder for the period of 04
years. As per the instructions of my client, I have conduct the search of the said
land property by paying required online fees for Search Receipt in my name i.e.
Adv Sambhaji D. Chavan, on 13/06/2017 under bearing Search Receipt GRN
No. MH002288100201718M of Sub - Registrar Haveli No. 9, Pune, for the
period of 04 years i.e. 2014 to 2017 till today. Accordingly I have investigated
the title of land property of my client in respect of land bearing Old Survey
No. 50/1+3/3 having its New Survey No. 50/1/3C of being City Survey No. 434
to 445 & 816 to 819 admeasuring an area about 00 H 26.60 Are i.e. 2660
Sq.mtrs out of total land admeasuring an area about 00 H 57.60 Are is lying,
being and situated at revenue village Ghorpadi, Tal. - Haveli, Dist. - Pune,
within the limits of Pune Municipal Corporation and within the local limits of
Sub - Registrar, Haveli No. 1 to 26, which is more particularly described in the
schedule stated below (Herein after referred to and called as the said Land) The
reference given from the earlier Search and Title Report given by me on
08/05/2012 and Additional Search and Title Report given by me on 28/08/2014.
This Search and Title Report is an Additional Search and Title Report to earlier
Search and Title Report given by me on 08/05/2012 and Additional Search and
Title Report given by me on 28/08/2014 and I state as follows :-

1. I have perusal copies of all available 7/12 Extract of land bearing Old
Survey No. 50/1+3/3 having its New Survey No. 50/1/3C of being City
Survey No. 434 to 445 & 816 to 819 of revenue village Ghorpadi,
Tal. - Haveli, Dist. - Pune and Copy of Mutation Entry more specifically

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M. E. No. 1745, 2214, 2564, 2921, 3026, 3578, 4511, 4459, 5170, 5267, 5268, 5269, 6311, 7101, 7261, 7283, 8070, 8286. Copy of previous Search & Title Report issued by Adv. Sambhaji Damodar Chavan on 08/05/2012. Copy of previous Additional Search & Title Report issued by Adv. Sambhaji Damodar Chavan on 28/08/2014. I have also conducted a search of all the Index - II records in the office of Sub - Registrar Haweli No. I, II, IX, XII, XV, XIX and XX, Pune and have not found any remarks in the available records.

2. Originally land is belongs to Chandrabhagabai Maruti Kavade.
3. M. E. No. 1745, talks about that, as per the order of Mamledar Pune under order no. WS/1987 dated 04/08/1960, the name of Ramchandra Mahadeo Sonawane was entered on Kabjedar. However the said name is entered as a Poklist, hence his name is removed and the original owner Chandrabhagabai Maruti Kavade is entered on 7/12 Extract as an owner.
4. M. E. No. 2214, talks about that, Chandrabhaga Maruti Kavade died on 17/11/1978 leaving behind only daughter Tarabai Babanrao Mathphod, hence her name is entered on 7/12 Extract as legal heir of Chandrabhaga Maruti Kavade.
5. M. E. No. 2564 talks about that, the name of Kalu Dagadu Kudale was entered as a tenant in other column rights and as per the order of Tahasildar Pune under no. TSG / 2314 / 89 dated 01/03/1989, the same name is removed from other column rights.
6. M. E. No. 2921, 3026, 3578, 4459, 4511, 5170, 5267 to 5269, 7101, 7261 talks about that, Smt. Tarabai Babanrao Mathphod with the consent of her son Ramchandra, Dilip Babanrao Mathphod have sold small pieces of land bearing Old Survey No. 50/1+3/3 having its New Survey No. 50/1/3C to the different persons and their names are entered on 7/12 Extract as an owners.

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7. M. E. No. 6311 talks about that, as per the order of Tahasildar under no. RTS / 7 / 12 / S. No. / 1526 dated 26/10/2004 the pothisse of various survey numbers are changed and the subjected survey number i.e. Old S. No. 50/1+3/3 is changed into S. No. 50/1/3C.
8. M. E. No. 7283 talks about that, 1) Mr. Shivaji Vitthalrao Dhankawade, 2) Mr. Dadasaheb Murlidhar Pokale, 3) Mrs. Vidya Dattatraya Dhankawade have purchased the land admeasuring an area about 00 H 31 Are of land bearing New Survey No. 50/1/3C of revenue village Ghorpadi, Tal. - Haveli, Dist. - Pune from Smt. Tarabai Babanrao Mathphod, Ramchandra, Dilip Babanrao Mathphod and their sons and daughters by executing registered Sale deed dated 30/04/2008, which is duly registered in the office of Sub - Registrar, Haweli No. 09, Pune, at Serial No. 3632/2008. Hence their names are entered on 7/12 Extract as the owners.
9. Thereafter I found that, 1) Tarabai Babanrao Mathphod, 2) Mr. Ramchandra Babanrao Mathphod, 3) Mr. Dilip Babanrao Mathphod, 4) Mr. Vinayak Ramchandra Mathphod, 5) Kaveri Ramchandra Mathphod, 6) Laxmi Ramchandra Mathphod, 7) Mr. Sagar Dilip Mathphod, 8) Vandana Dilip Mathphod, 9) Mr. Sanket Dilip Mathphod, 10) Shobha Baban Gavade, 11) Sarswati Ramchandra Suryavanshi have executed Development Agreement with M/s. D. P. Developers through its Partners 1) Mr. Shivaji Vitthalrao Dhankawade, 2) Mr. Dadasaheb Murlidhar Pokale, 3) Mrs. Vidya Dattatraya Dhankawade in respect of land admeasuring an area about 00 H 26 Are i.e. 2660 Sq.mtrs of land bearing New Survey No. 50/1/3C of revenue village Ghorpadi, Tal. - Haveli, Dist. - Pune, which is registered in the office of Sub - Registrar, Haweli No. 09, Pune, at Serial No. 3630/2008. dated 30/04/2008 and also executed Irrevocable Power of Attorney which is registered in the office of Sub - Registrar, Haweli No. 9, Pune, at Serial No. 3631/2008, dated 30/04/2008.

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10. Thereafter on perusal of M. E. No. 8070, I found that M/s. D. P. Developers through its Partners 1) Mr. Shivaji Vitthalrao Dhankawade, 2) Mr. Dadasaheb Murlidhar Pokale, 3) Mrs. Vidya Dattatraya Dhankawade with the consent of 1) Tarabai Babanrao Mathphod, 2) Mr. Ramchandra Babanrao Mathphod, 3) Mr. Dilip Babanrao Mathphod, 4) Mr. Vinayak Ramchandra Mathphod, 5) Kaveri Ramchandra Mathphod, 6) Laxmi Ramchandra Mathphod, 7) Mr. Sagar Dilip Mathphod, 8) Vandana Dilip Mathphod, 9) Mr. Sanket Dilip Mathphod, 10) Shobha Baban Gavade as the consenting parties through their constituted Power of Attorney Holder namely M/s. D. P. Developers through its Partners 1) Mr. Shivaji Vitthalrao Dhankawade, 2) Mr. Dadasaheb Murlidhar Pokale, 3) Mrs. Vidya Dattatraya Dhankawade had obtained loan amount of Rs. 1,50,00,000/- against the land bearing New Survey No. 50, Hissa No. 1/3C of revenue village Ghorpadi, Tal. - Haveli, Dist. - Pune from Rajashree Shahu Sahakari Bank Ltd. Dhankawadi Branch, by executing Deed of Mortgage dated 29/02/2012, which is duly registered in the office of Sub - Registrar, Haveli No. 09, Pune, at Serial No. 1813/2012, and accordingly the name of the said Bank is recorded in the column of other rights of 7/12 Extract of said land property by Mutation Entry No. 8070 of revenue village Ghorpadi, Tal. - Haveli, Dist. - Pune.
11. Thereafter on perusal of M. E. No. 8286, I found that, M/s. D. P. Developers through its Partners 1) Mr. Shivaji Vitthalrao Dhankawade, 2) Mr. Dadasaheb Murlidhar Pokale, 3) Mrs. Vidya Dattatraya Dhankawade gave the land admeasuring an area about 724.14 Sq. Mtrs. out of total land admeasuring an area about 00 H. 26.60 Are land bearing New Survey No. 50, Hissa No. 1/3C of revenue village Ghorpadi, Tal. - Haveli, Dist. - Pune to Deputy Commissioner land Acquisition & Bhumi Zindagi Department Pune Municipal Corporation for the purpose of road winding by executing registered Deed of Transfer dated

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20/02/2013, which is duly registered in the office of Sub - Registrar Haveli No. 09, Pune, at Serial No. 1579/2013, therefore by virtue of the aforesaid registered Transfer Deed the name of Pune Municipal Corporation is recorded in revenue record of 7/12 Extract of land bearing New Survey No. 50, Hissa No. 1/3C of revenue village Ghorpadi, Tal. - Haveli, Dist. - Pune by Mutation Entry No. 8286.

12. Thereafter on perusal of copy of Index - II of registered Indenture of Mortgage Deed dated 31/08/2013, I found that M/s. D. P. Developers through its Partners 1) Mr. Shivaji Vitthalrao Dhankawade, 2) Mr. Dadasaheb Murlidhar Pokale, 3) Mrs. Vidya Dattatraya Dhankawade with the consent of owners of the said land property namely 1) Tarabai Babanrao Mathphod and others as the consenting parties through their constituted Power of Attorney Holder namely M/s. D. P. Developers through its Partners 1) Mr. Shivaji Vitthalrao Dhankawade, 2) Mr. Dadasaheb Murlidhar Pokale, 3) Mrs. Vidya Dattatraya Dhankawade had obtained project loan amount of Rs. 50,00,000/- in respect of Flat No. 101 to 106 admeasuring total area about 6502 Sq.Ft. situated on First Floor, Flat No. 201 to 206 admeasuring total area about 6360 Sq.Ft. situated on Second Floor, Flat No. 301 to 306 admeasuring total area about 6502 Sq.Ft. situated on Third Floor, Flat No. 401 to 406 admeasuring total area about 6360 Sq.Ft. situated on Fourth Floor, Flat No. 501 to 506 admeasuring total area about 6502 Sq.Ft. situated on Fifth Floor, Flat No. 601 to 606 admeasuring total area about 6360 Sq.Ft. situated on Sixth Floor, thus total Saleable area about 38586 Sq.Ft. in the project building known as "Tulip" being constructed on the land admeasuring an area about 00 H 26.60 Are out of total land admeasuring an area about 00 H 57.60 including Pot Kharaba area of land bearing New Survey No. 50/1/3C of bearing City Survey No. 434 to 445 and 816 to 819 of revenue village Ghorpadi, Tal. - Haveli, Dist. - Pune, from The Rajashree Shahu Sahakari Bank Ltd., Dhankawadi Branch Pune by

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executing registered Dced of Mortgage dated 31/08/2013, which is duly registered in the office of Sub - Registrar, Haveli No. 9, Pune, at Serial No. 8457/2013, on 03/09/2013.

13. Thereafter I found that, the Developer Mr. Shivaji Dhankawade has obtained Completion Certificate Part - I in respect of building constructed on the land bearing Survey No. 50, Hissa No. 1/3C of revenue village Ghorpadi, Tal. - Haveli, Dist. - Pune from Pune Municipal Corporation, Pune vide Completion Certificate No. OCC / 0467 / 16 dated 20/6/2016.
14. On perusal of documents made available to me by my client M/s. D. P. Developers through its Partners 1) Mr. Shivaji Vitthalrao Dhankawade, 2) Mr. Dadasaheb Murlidhar Pokale, 3) Mrs. Vidya Dattatraya Dhankawade in respect of abovementioned said land and on scrutiny of the records maintained in the office of the Sub - Registrar Haveli No. 9, Pune, made available to me for the search I did not find and come across with any entry affecting the title of the said land of my client.

On the basis of the above I am of the opinion that the said land is free from all encumbrances, charges or claims lien except the project loan amount of Rs. 1,50,00,000/- taken from the Rajashree Shahu Sahakari Bank Ltd. Dhankawadi Branch and also the project loan amount of Rs. 50,00,000/- taken from the Rajashree Shahu Sahakari Bank Ltd. Dhankawadi Branch by M/s. D. P. Developers through its Partners 1) Mr. Shivaji Vitthalrao Dhankawade, 2) Mr. Dadasaheb Murlidhar Pokale, 3) Mrs. Vidya Dattatraya Dhankawade with the consent of owners of the said land property namely 1) Tarabai Babanrao Mathphod and others 9 as the consenting parties through their constituted Power of Attorney Holder namely M/s. D. P. Developers through its Partners 1) Mr. Shivaji Vitthalrao Dhankawade and others 2 and on checking the title I have found the same to be absolutely clear, marketable and free from any defects whatsoever, in the hands of my client M/s. D. P. Developers through its Partners 1) Mr. Shivaji Vitthalrao Dhankawade

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and others 2 subject to above referred loan and the said land property is not a subject - matter of any litigation or dispute pending in any of the courts. The said land property or any part thereof is neither acquired nor requisitioned, nor the owner have received any notice to that effect till today. By virtue of the aforesaid registered Development Agreement and registered Power of Attorney dated 30/04/2008, my client M/s. D. P. Developers through its Partners 1) Mr. Shivaji Vitthalrao Dhankawade and others 2 have an absolute authority to develop the said land and sell units constructed there upon including the portions like flats, shops, offices, garden, terrace, parking spaces, etc.

SCHEDULE OF THE SAID LAND

All that piece and parcel of land bearing Old Survey No. 50/1+3/3 having its New Survey No. 50/1/3C of being City Survey No. 434 to 445 & 816 to 819 admeasuring an area about 00 H 26.60 Are i.e. 2660 Sq.mtrs out of total land admeasuring an area about 00 H 57.60 Are is situated at revenue village Ghorpadi, Tal. - Haveli, Dist. - Pune, within the limits of Pune Municipal Corporation and within the local limits of Sub - Registrar, Haveli No. 1 to 26. and bounded as under :-

On or towards East	:	By Remaining property of this Survey Number
On or towards South	:	By Property of S. No. 50/1+3/4
On or towards West	:	By Reserved P.M.C. Play Ground in this survey number
On or towards North	:	By Property of S. No. 50/1+3/2

Pune,

Date : 16/06/2017.

SAMBHAJI D. CHAVAN
(ADVOCATE)