

M.K. JOSHI

(Advocate)
B.Com., LL.B.

"Prerana",
96/7, Rajendra Nagar, Navi Peth,
Pune : 411 030.
Phone No. 24537484.

Ref.

Date : 19/05/2008.

SEARCH AND TITLE REPORT

To,

M/s.Krushnai Builders,
A Partnership Firm,
64, Mahesh Society, Bibwewadi,
Pune : 411037.

At the instance of M/s.Krushnai Builders, through its partners – Mr. Punkaj Kantilal Shah R/at K.G.Mansion, 4th Floor, 1233/C, Apte Road, Pune – 411 004 and Mr. Rahul Devanand Ghule, R/at 64, Mahesh Society, Bibwewadi, Pune : 411 037, I have to cause the search to be taken with the offices of the Sub-Registrar Haveli Nos.-01, 02 and 11 only, (because now as all the sub-registrar Haveli Nos.01 to 21 offices has rights to registered any document from Havell Division and it is not for us to take the search from all offices) regarding the property situated at village Fursungi and within the division of Pune, Sub Division Tal.Haveli, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli and within the jurisdiction of Sub-Registrar Haveli, bearing property / land :-

(1) Survey No.202,(Old Survey No. 163/A) admeasuring about 05 H. 22 Aar, assessed at Rs. 08 = 25 Paise, out of which land admeasuring about 01 H. 20 Aar, which is bounded as under-

On or towards EAST	:	Land Survey No.203 of Mr. Hake & remaining land of this S.No.202
On or towards WEST	:	Land Survey No.201 of Mr. Dhere which agreed to sold to M/s.Krushnai Builders.
On or towards SOUTH	:	Remaining land of S.No.202
On or towards NORTH	:	Survey No.204

(2) A) Survey No.201/1/1, (Old Survey No.260), admeasuring about 00 H.78 Aar, assessed at 02 Rs.09 Paise, B) Survey No.201/2/1, (Old Survey No.260), admeasuring about 00H.69 Aar, assessed at 01 Rs.44 Paise, C) Survey No.201/2/2, (Old Survey No.260), admeasuring about 01 H. 01 Aar, assessed at 01 Rs.44 Paise, D) Survey No.201/3, (Old Survey No.260), admeasuring about 01 H. 31 Aar, assessed at 02 Rs.31 Paise, out of these four Survey

numbers, northern side land admeasuring about 01 H. 22 Aar, which is jointly bounded as under :-

On or towards EAST	:	Land Survey No.202 of Mr. Dhamal which agreed to sold to M/s.Krushnai Builders.
On or towards WEST	:	Hadapsar – Fursungi Boundary Road.
On or towards SOUTH	:	Remaining land of S.No.201
On or towards NORTH	:	Survey No.204

Documents regarding / In respect of the above mentioned properties produce before me is as under :-

1. 7/12 Extract of above Survey No.202 dated 12/03/2007.
2. 7/12 Extract of above Survey No.201/1/1 dated 12/03/2007.
3. 7/12 Extract of above Survey No.201/2/1 dated 12/03/2007.
4. 7/12 Extract of above Survey No.201/2/2 dated 12/03/2007.
5. 7/12 Extract of above Survey No.201/3 dated 12/03/2007.
6. 7/12 Extract of above Survey No.163/A from the year 1975 to 1989.
7. 7/12 Extract of above Survey No.260/1/1 from the year 1975 to 1990.
8. 7/12 Extract of above Survey No.260/2/1 from the year 1975 to 1991.
9. 7/12 Extract of above Survey No.260/2/2 from the year 1975 to 1991.
10. 7/12 Extract of above Survey No.260/3 from the year 1975 to 1991.
11. Mutation Entries Nos. of above 7/12 extracts viz. 26635, 20719, 20352, 06748, 08460, 13632, 16624, 16603, 07383, 04513, 14446, 16154, 06198, 06200, 06121, 05276, 04112 to 04118, 04556 to 04558, 13632, 10319, 06492, 06491, 27135, 27136.
12. Xerox copy of the application given for certified copies of mutation entries dated 05/02/2007.
13. Sale Deed executed by Shri. Jagannath Baburao Bhairat & others 2, in favour of Shri. Dasharath Mhasku Dhamal & Shri Gulabrao Mhasku Dhamal dated 10/01/1952, registered in the office of sub-registrar Haveli No.1, at Serial No.037/1952.
14. Typed copy of Release Deed executed by Sou. Chandrabhaga Tukaram Kalbhor & other 01, in favour of Shri NanaSaheb Daharath Dhamal & others 03, dated 10/03/1995, registered in the office of sub-registrar, Haveli, at Serial No.1793/1995.
15. Xerox copy of Release Deed executed by Sou. Hemlata Shamrao Jogavade & other 04, in favour of Shri Bhausaheb Gulabrao Dhamal and others 01, dated 10/06/1999, registered in the office of sub-registrar Haveli No.3, at Serial No.3126/1999.
16. Xerox copy of Death certificate of Smt. Rahibai Dashrath Dhamal dated 13/01/2003.
17. Xerox copy of Zone certificate & map of survey No.260 old (New 201) issued by deputy director of Town Planning, Pune branch, No.8583 dated 15/09/2006.
18. Xerox copy of Zone certificate & map of survey No.163 old (New 202) issued by deputy director of Town Planning, Pune branch, No.1956 dated 03/06/2006.

19. Daily newspaper "Kesari" dated 28/12/2006 containing the Public Notice issued by Advocate M.K. Joshi.
20. Receipt dated 13/05/2008, issued by Sub-registrar, Havell No.11, for taking the search of the said properties.
21. A letter issued by Advocate D. S. Ghule dated 18/05/2008.
22. Original copy of the Development Agreement executed by Mr. Nanasaheb Dashrath Dhamal & others in favour M/s Krushnai Builders on 12/04/2007, which is registered at serial No. 3039/2008 on 21/04/2008.
23. Original copy of the Power of Attorney executed by Mr. Nanasaheb Dashrath Dhamal & others in favour Mr. Punkaj K. Shah &/or Mr. Rahul Devanand Ghule, on 12/04/2007, which is registered at serial No. 3040/2008 on 21/04/2008.
24. Original copy of Development Agreement executed by Mrs. Shantabai Amrutrao Dhere & others in favour M/s Krushnai Builders on 12/04/2007, which is registered at serial No. 4337/2007 on 17/09/2007.
25. Original copy of the Power of Attorney executed by Mrs. Shantabai Amrutrao Dhere & others in favour Mr. Punkaj K. Shah &/or Mr. Rahul Devanand Ghule, on 12/04/2007, which is registered at serial No. 4338/2007 on 17/09/2007.
26. Original copy of Deed of Confirmation to above Development Agreement, which is executed by Mrs. Pushpa Ashok Hule in favour M/s Krushnai Builders on 11/04/2008, which is registered at serial No. 3177/2008 on 15/04/2008.
27. Original copy of the Power of Attorney executed by Mrs. Pushpa Ashok Hule in favour Mr. Punkaj K. Shah &/or Mr. Rahul Devanand Ghule, on 11/04/2008, which is registered at serial No. 3178/2008 on 15/04/2008.

That on the basis of documents produced before me for my perusal and on the basis of records for the last thirty years made available before me and the search made by my colleague advocate Mr. D. S. Ghule in the offices of the Sub-registrar, Haveli Nos.01, 02 and 22, we found that as follows :-

PROPERTY SURVEY NO.202 :-

- (A) That the property Survey No.202 (Old Survey No.163A), area admeasuring about 05 H. 22 Aar, assessed at 08 Rs.25 Paise, are the ancestral properties of Shri Nanasaheb Dasharath Dhamal, Shri Mahadev Dasharath Dhamal, Shri Shivaji Dasharath Dhamal, Shri Dattatraya Dasharath Dhamal, Smt. Rahibai Dasharath Dhamal AND Shri Bausaheb Gulabrao Dhamal, Shri Pandurang Gulabrao Dhamal & Smt. Sarubai Gulabrao Dhamal.
- (B) This property bearing old Survey No.163A was previously owned by Shri Jagannath Baburao Bhairat, Smt. Tanhubai Baburao Bhairat & Shri. Kashinath Baburao Bhairat. On or about 10/01/1952, Shri Dasharath Mhasku Dhamal and Shri Gulab Mhasku Dhamal has purchased the said

land i.e. old Survey No.163A, from the above said Shri Jagannath Baburao Bhairat & 2 others, by the registered sale deed dated 10/01/1952, registered in the office of the sub-registrar, Haveli No.1, bearing its registration No.37/1952. The village Talathi has effected the abovementioned sale deed by mutating the M.E.No.4513 and entered the name of the purchasers Mr. Gulab Mhasku & Mr. Dasharath Mhasku Dhamal on the 7/12 extract of the said land.

- (C) After perusing the mutation entries Nos.6748 & 8460, it seems that the said Gulab Mhasku & Dasharath Mhasku Dhamal has borrowed the Tagal and Banding loan dated 27/05/1965 and 23/07/1975. And the charge to this effect was mutated in the other rights column by the above said mutation entries. There after the borrowers of the said loan was exempted to pay the said loan amount as the Government by the remission order from the District Magistrate (Collector) and the letter to that effect given by Tahasildar Haveli Office No.THT/23/1989 dated 23/01/1989, the said person was exempted from repayment of loan. Hence, the charge created on the 7/12 extract was deleted on 02/05/1989 by the mutation entry No.13632.
- (D) Thereafter it seems from the M. Entry No.16603 that, on or about 01/09/1993, Shri Dasharath Mhasku Dhamal expired leaving behind him, his brother Shri Gulab, four sons, Shri Nanaheb, Mahadev, Shivaji & Dattatraya; two daughters, sou. Chandrabhaga Kalbhour & Sou. Indubai Gaikwad and wife Smt. Rahibai. As per said mutation entry, the above said legal heirs, name of the deceased Dasharath was mutuated on 7/12 extract for his $\frac{1}{2}$ share of the land.
- (E) It is also seems from the M. Entry No.20352 that, on or about 20/05/1998, Shri Gulab Mhasku Dhamal expired leaving behind him his two sons Shri Bhausaheb & Pandurang Dattatraya, four daughters viz. sau. Hemlata Jogavade, Sou. Sulochana Kondhalkar, Sau. Sindhu Pawar & Sau. Sangivani Kalbhour and wife Smt. Sarubai Dhamal. The entry to that effect was entered on the 7/12 extracts, his $\frac{1}{2}$ share of the land.
- (F) That in the year 1995, the sisters of Shri Nanaheb Dasharath, Shri Mahadev Dasharath, Shri Shivaji Dasharath and Shri Dattatraya Dasharath Dhamal i.e. Sau. Chandrabhaga Tukaram Kalbhour and Sau. Indumati Subhash Gaikwad were released all their rights in the said landed property Survey No.202 in favour of their above said four brothers, by executing the document of Release Deed dated 10/03/1995, which is registered in the office of sub-registrar Haveli No.03, at Serial No.1773/1995. And it also seems that, as per mutation entry No.16624 the names of the said Sou. Chandrabhaga Tukaram Kalbhour and Sou. Indumati Subhash Gaikwad were deleted from the 7/12 extract.

(G) That after the perusing the Release Deed dated 10/06/1999 executed by 1) Sou. Hemlata Shamrao Jogavade, 2) Sou. Sulochana Eknath Kondhalkar 3) Sou. Sindhu Dashrath Pawar and 4) Sau. Sanjivani Baburao Kalbhour in favour of their brothers Shri Bausaheb Gulabrao Dhamal & Shri Pandurang Gulabrao Dhamal, it seems that the executants were released all their rights in the said land property Survey No.202 in favour of their above said two brothers. It also seems that the document of Release Deed dated 10/06/1999, is registered in the office of sub-registrar, Haveli No.03, at Serial No.3126/1999. And it also seems that, as per mutation entry No.20719 the names of the said 1) Sau. Hemlata Shamrao Jogacade 2) Sau. Sulochana Eknath Kondhalkar 3) Sou. Sindhu Dashrath Pawar and 4) Sou. Sangivani Baburao Kalbhor were deleted from the 7/12 extract.

(H) After perusing the 7/12 extract and the death certificate of the widow of late Dashrath Dhamal i.e. Smt. Rahibai Dasharath Dhamal, her name still appears on the 7/12 extract, but as said Smt. Rahibai Dhamal expired on 09/09/2002. It appears that above said Shri Nanaheb, Mahadev, Shivaji and Dattatraya Dasharath Dhamal were the true and lawful owners of the above ancestral properties S.No.202, as they are the heirs of late Smt. R. D. Dhamal.

(I) Hence as per the record as on today, and as discussed above, it appears that above said Shri Nanaheb, Mahadev, Shivaji and Dattatraya Dasharath Dhamal AND Sarubai Gulabrao Dhamal, Bausaheb Gulabrao Dhamal & Shri Pandurang Gulabrao Dhamal, are the true and lawful owners of the above ancestral properties described in para No.1 of above.

(J) It also seems from the mutation entry No.26635 dated 18/10/2004, that Shri. Bausaheb Gulab Dhamal one of the co-owners of the land Survey No.202 has borrowed the loan of Rs.80,000/- from the Sadhana Sahakari Bank Ltd. The name of the bank has been recorded in the others rights column of the 7/12 extract. It seems from the record that the amount of the said loan has not repaid till today and the charge of the bank is still in existence.

PROPERTY SURVEY NOS.201/1/1, 201/2/1, 201/3 & 201/2/2 :-

(K) Similarly when we peruse the 7/12 extracts and other relevant documents we found that the properties (1) Survey No.201/1/1 (Old Survey No.260), area admeasuring about 00 H. 69 Aar, assessed at 01 Rs.44 Paise, (2) Survey No.201/2/1 (Old Survey No.260), area admeasuring about 00 H. 69 Aar, assessed at 01 Rs.44 Paise, (3) Survey No.201/1/1 (Old Survey No.260), area admeasuring about 00 H. 69 Aar, assessed at 01 Rs.44 Paise, were originally owned by Shri Amrutrao Kesavrao Dhere and after his death now they are the ancestral properties

of Shrimati Shantabai Amrutrao Dhere, Shri Narsing Amrutrao Dhere, Shri Chandrasen Amrutrao Dhere, Sau. Aruna Narayanrao Kakade and Sau. Pushpa Ashok Hule, being sons of deceased A. K. Dhere.

- (L) The property bearing Old survey no.260/1/1 and old survey No.260/2/1 previously owned by Shri Pandurang Ganpat More, on 03/06/1952 said Shri More has given an application to Gaon Kamgar Tlathi for entering his wife's name on 7/12 extract as this property was purchased by him from the income of his wife Shridhana. Hence by the Mutation Entry No.4557, entered the name of Mr. Rukminibai Pandurang More on both the 7/12 extract dated 07/07/1952. The said entry & her possession over the said property has not at all been challenged by anybody till today.
- (M) Thereafter above said both the properties i.e. Survey No.260/1/1 & 260/2/1 (Recent Survey Nos.201/1/1 & 201/2/1) was purchased by Shri Amrutrao Keshavrao Dhere from above said Sau. Rukminibai Pandurang More by the sale deed dated 17/01/1955. The said transaction was effected on 7/12 extract vide Mutation Entry No.5276 on 16/03/1955.
- (N) The property situated at Village Fursungi i.e. old Survey No.260/3 (New Survey No.201/3) admeasuring about 01 H. 31 Aar, assessed at 02 Rs.31 Paise previously owned by Shri Krushna Sakharam Mahadik. Thereafter the said property was purchased by Shri Amrutrao Keshavrao Dhere from said Shri Krushna Sakharam Mahadik on 03/10/1960. The said transaction was effected on 7/12 extract vide Mutation Entry No.6121 on 28/11/1960.
- (O) And that the property situated at Village Fursungi, having its Survey No.201/2/2 (Old Survey No.260/2/2) admeasuring about 01 H. 01 Aar, assessed at 01 Rs.44 Paise was previously owned by Shri Haribhau Sadu Dhamal. Thereafter the said property was also purchased by Shri Amrutrao Keshavrao Dhere from said Shri Haribhau Sadu Dhamal on 29/05/1961. The said transaction of purchase was effected on 7/12 extract vide Mutation Entry No.6200 on 23/08/1961.
- (P) It seems from the above record that Mr. Amrutrao Keshavrao Dhere has purchased the above four properties viz. Survey No.201/1/1, 201/2/1, 201/3 and 201/2/2 from various persons. Hence, all these properties are the self-acquired properties of Mr. Amrutrao K. Dhere. The said Mr. Amrutrao K. Dhere mortgaged the said properties to Pune District Land Development Bank as Security for his loan (क्रेडिट). The entry to that effect was entered on the 7/12 extracts by Mutation entries No. 6491, 6492 and 6493. Thereafter on or about 21/04/1966 as said Mr. Amrutrao K. Dhere has repaid all his loan amount which was borrowed from Pune District Development Bank & the entry to that effect was entered on the 7/12 extracts by Mutation entries No. 6829.

(Q) It seems from perusing the Mutation Entry No.16154, that the Tahasidars Haveli, Pune by its order dated 04/03/1994 & dated 05/04/1994 created a lien on the said lands Survey No.201/1/1, 201/1/2, 201/3 and 201/2/2 as the owners of the said lands were failed to pay the Non-agricultural Revenue to the Government. Hence, the entry to that effect was mentioned in the other rights column of the said Survey No.201/1/1, 201/1/2, 201/3 and 201/2/2. And the same is continued till today.

(R) It seems from persuing the Mutation entries No.07383, the new weight and measurement Act, 1958 was made applicable on 07/07/1959. And as per the mutation Entry No.14446, after the division of the Village Furshungi, old survey numbers were substituted by new (recent) Survey numbers. Hence, the above said new numbers i.e. 201 is substituted in the place of old number 260 AND 202 is substituted in the place of old number 163A.

(S) It seems from perusing the documents that Shri Amrutrao Keshavrao Dhere expired on 24/04/1987 at Pune. And after the sad demise of the said Shri Amrutrao Keshavrao Dhere the names of the legal heirs i.e. Smt. Shantabai Amrutrao Dhere, Shri Narsing Amrutrao Dhere, Shri Chandrasen Amrutrao Dhere, Sau. Aruna Narayanrao Kakade, Sau. Pushpa Ashok Hule and Smt. Sugandabai Shivajirao Dhere, Shri Rajendra Shivarirao Dhere, Shri Dilip Shivajirao Dhere, Sau. Rekha Satish Magar & Sau. Sheetal Satish Jadhav were entered on the 7/12 extract as the owner and the occupier of the said properties by mutation entry no.27135 on 15/09/2005.

(T) And it also seems from perusing the documents that some of the legal heirs namely Smt. Sugandabai Shivajirao Dhere, Shri Rajendra Shivarirao Dhere, Shri Dilip Shivajirao Dhere, Sau. Rekha Satish Magar & Sau. Sheetal Satish Jadhav were released all their rights in the said properties (including Survey No.199), permanently in favour of the other shares i.e. Smt. Shantabai Amrutrao Dhere, Shri Narsing Amrutrao Dhere, Shri Chandrasen Amrutrao Dhere, Sau. Aruna Narayanrao Kakade, Sau. Pushpa Ashok Hule, by the Deed of Release dated 17/04/2005, which is registered in the office of sub-registrar Haveli No. 06 at serial No. 4353/2005. This release deed was effected on the all – 7/12 extracts and the names of Smt. Sugandabai Shivajirao Dhere, Shri. Rajendra Shivarirao Dhere, Shri. Dilip Shivajirao Dhere, Sau. Rekha Satish Magar & Sau. Sheetal Satish Jadhav were deleted from the all above 7/12 extracts (including the Survey No. 199) by Mutation Entry No. 27136 on dated 15/09/2006.

(U) Hence as per the record as on today it appears that above said Shrimati Shantabai Amrutrao Dhere, Shri. Narsing Amrutrao Dhere, Shri Chandrasen Amrutrao Dhere, Sau. Aruna Narayanrao Kakade and Sau.

Pushpa Ashok Hule is the true and lawful owner of the above ancestral properties para no. 2 of above.

- (V) That as per the documents made and executed as above, the various entries and effects made in the record of right of the said properties in the office of the Village Talathi Fursungi, Tal. Haveli and within the limits of Zillha Parishad Pune, Taluka Panchayat samitee Haveli. And as per the revenue record, Talathi record of the Survey office on the extract of the Survey No. 202, admeasuring about 05 H. 22 Aar, assessed at Rs. 8.25 Paise, are was and is entered in to the records of rights in the names of Shri Nanaheb Dasharath Dhamal, Shri Mahadev Dasharath Dhamal, Shri Shivaji Dasharath Dhamal, Shri Dattatraya Dasharatha Dhamal and Smt. Rahibai Dasharath Dhamal and Shri Bausaheb Gulabrao Dhamal, Shri Pandurang Gulabrao Dhamal & Smt. Sarubai Gulabrao Dhamal and the same is continued till today.
- (W) Hence as per the record as on today, and as discussed above, it appears that above said Shrimati Shantabai Amrutrao Dhere, Shri Narsing Amrutrao Dhere, Shri Chandrasen mirutrao Dhere, Sau. Aruna Narayanrao Kakade and Sau. Pushpa Ashok Hule, are the true and lawful owners of the above ancestral properties described in para No. 2 of above.
- (X) That for the purposes of calling the objection regarding the said properties, we issued / publish a public notice dated 27-12-2006 in the daily newspaper "Kesari" on 28/12/2006. But till today, no one has raised any kind of objection to the said public notice.
- (Y) After perusal of all the above mentioned documents (Documents above referred) and from the report produced before me by Advocate D. S. Ghule which he has obtained from the office of the Sub-Registrar, Haveli Nos.01, 02 and 11, I am of the opinion that there is no any encumbrances, of course subject to charge mentioned in Clause J & Q above, on the above mentioned properties as stated above and the owners as above has clear, good and marketable title about the said properties.
- (Z) And on relying upon the good and marketable title of the owners of the properties as above, M/s.Krushnai Builders, a registered partnership firm entered into Development Agreement and Power of Attorney regarding Survey No. 202, with Mr. Nanaheb Dashrath Dhamal & others on 12/04/2007, which were registered in the office of Sub-registrar, Haveli No.9, at Serial Nos. 3039/2007 and 3040/2007 on 21/04/2007.
- (AA) Similarly, M/s.Krushnai Builders, a registered partnership firm also entered into a Development Agreement and Power of Attorney regarding Survey No.201 with Mrs. Shantabai Amrutrao Dhere & others, on

12/04/2007, which are registered in the office of Sub-registrar, Haveli No. 9, at Serial Nos. 4337/2007 and 4338/2007 on 17/09/2007.

(BB) And on 11/04/2008, Mrs. Pushpa Ashok Hule, has also entered into a confirmation / consent deed to the above Development Agreement which is executed with M/s.Krushnai Builders, and a Power of Attorney dated 11/04/2007 regarding said Survey No. 201, which are registered in the office of Sub-registrar Haveli No. 09, at serial No. 3177/2008 and 3178/2008 on 15/04/2008.

(CC) Thus the discussions made as above M/s Krushnai Builders has a rights to develop the said properties as per the terms & conditions mentioned in said development agreement.

Pune:

Date : 14 - 05 - 09.



Advocate
(Mangesh Joshi).

Mangesh K. Joshi
B.Com., LL.B.
Advocate
"Prerana" 96/7, Rajendranagar,
Pune-30.
MAH-33/1990



Vivek P. Kadam
(B.A. LL.B., D.C.M)
Advocate

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Ref :

Date :

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Ref. : Sear/Title/Feb-03/2018 8th Feb, 2018

TO WHOMSOEVER IT MAY CONCERN

Supplementary Search Report

Captioned Land/Property :

I. In respect to the property bearing Survey No. 202 (Old S.No. 163/A) admeasuring about 05 H. 22 Are, assessed at Rs. 08.25 paise, out of which land admeasuring about 01 H. 20 Are situated at Village Fursungi Tal-Haveli, Dist. Pune, which is bounded as under :

On or towards EAST	:Land Survey No. 203 of Mr. Hake & remaining land on this S.No. 202
On or towards WEST	:Land Survey No. 201 of Mr. Dhere agreed to sold to M/s Krushnai Builders
On or towards SOUTH	:Remaining land of S.No. 202
On or towards NORTH	:Survey No. 204

II. A) In respect to the property bearing Survey No. 201/1/1 (Old S.No.260) admeasuring about 00 H. 78 Are, assessed at Rs. 02.09 paise, B) Survey No. 201/2/1 (Old S.No.260) admeasuring about 00 H. 69 Are, assessed at Rs. 01.44 paise, C) Survey No. 201/2/2 (Old S.No.260) admeasuring about 01 H. 01 Are, assessed at Rs. 01.44 paise D) Survey No. 201/3 (Old S.No.260) admeasuring about 01 H. 31 Are, assessed at Rs. 02.31 paise out of these four Survey numbers, northern side land admeasuring about 01 H. 20 Are, situated at Village Fursungi Tq. Haveli, Dist. Pune, which is jointly bounded as under:-

On or towards EAST	:Land Survey No. 202 Of Mr. Dhamal which is agreed to sold M/s Krushnai Builders.
On or towards WEST	:Hadapsar – Fursungi Boundary Road,
On or towards SOUTH	:Remaining Land of S.No. 201
On or towards NORTH	:Survey No. 204





Vivek P. Kadam
(B.A. LL.B., D.C.M)
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Ref. :

Date :

At the instance M/s Krushnai Builders (A Partnership Firm duly formed & registered under the Indian Partnership Act, 1932), through its authorized partners – Mr. Pankaj Shah & Mr. Rahul Ghule have acquired above said captioned land (i.e., Sr. No. I & II) from its original land owners for development & entered into various registered Development Agreements & Power of Attorneys with absolute rights to develop the said property with any third party thus acquired & possessed the said land & thereafter entered in to Single Joint Venture with M/s Manav Realty (a partnership firm duly formed & registered under the provision of Indian Partnership Act, 1932) to develop the above said property jointly with the consortium "Manav-Krushnai Developers"

- (i) At the instance, on dated 19th May, 2008 Adv. M. K. Joshi have furnished/issued detail Search & Title Report in respect of the above said property. A copy of the said report is annexed hereto.
- (ii) In continuation with the above Search & Title Report and relying on the said report I have taken further online search through the official website of IGR Maharashtra, wherein the registered transaction /data is made available for search and accordingly I have taken the online search on official website - www.igrmaharashtra@gov.in for the period of the year 2008 to up till 2018 (10 Yrs.). During this period I have not came across any registered transaction which adversely affects the title of the land owners and rights of the developers pertaining to the Captioned Land/Property at Sr. No. I & II mentioned hereinabove.
- (iii) For the above said online search, I have paid the necessary Search Fees of Rs.500/- vide GRN No. MH010328889201718E dt. 07/02/2017 for the period 2010 to till 2018 (10 Yrs.) A copy of the Search Receipt is annexed hereto.





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Ref. :

Date :

(iv) On the basis of the various title documents made available to me by client and Index-II Registers as available in good and tenable condition in the sub-registrar's office, my opinion is as under :-

The right, title, and interest of the said firms & its partners in the above said property is clear, marketable and free from all reasonable doubts. And has derived every right to develop the said land /plot, construct building/s thereon and to sale units in such building/s as deem fit.

PUNE
08/02/2018




Vivek. P. Kadam
Advocate



CHALLAN
MTR Form Number-6

GRN	MHU0328889201718E	BARCODE			Date	07/02/2018-10:59:19	Form ID				
Department			Inspector General Of Registration								
Type of Payment			Search Fee Other Items								
Office Name	HVL11_HAVELI 11 JOINT SUB REGISTRAR		TAX ID (If Any)								
Location	PUNE		PAN No.(If Applicable)								
Year	2017-2018 From: 19/05/2008 To 05/02/2018		Full Name		ADV VIVEK P KADAM						
Account Head Details			Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE			500.00	Road/Street	FURSUNGI						
				Area/Locality	PUNE						
				Town/City/District							
				PIN		4	1	2	3	0	8
				Remarks (If Any)							
				SEARCH FOR 2008 TO 2018 TEN YEARS S NO 201 P AND 202							
				FURSUNGI PUNE							
				Amount In	Five Hundred Rupees Only						
Total			500.00	Words							
Payment Details				FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN	Ref. No.	00040572018020798373	IK00LWZLK7				
Cheque/DD No.				Bank Date	RBI Date	07/02/2018-10:59:36	Not Verified with RBI				
Name of Bank				Bank Branch		STATE BANK OF INDIA					
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.
सर्वत्र वर्तना "टायप ऑफ पेटेट" नालो नमूद करायावली लागू आहे. याचे कानूनाताची नियंत्रण नोंदवणी न करायलाला वाचावाची लागू नाही.