

Sanjay M. Jain

B.COM., LL.B., ADVOCATE

Office & Correspondence :
5/11, Suparshwanath 'E' Society,
692/693, Bibvewadi Marketyard Road,
Pune 411 037.

28th July, 2017

TITLE REPORT

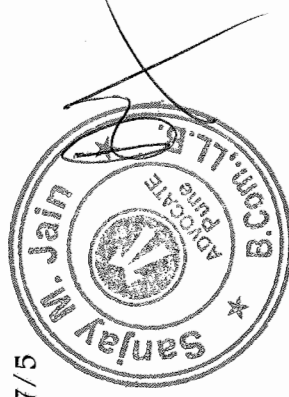
1. INSTRUCTION:

Under instructions from M/s. KUSHAL ADIRAJ ASSOCIATES (PAN AAK F K 8902 B) (a division of Kushal Group), a registered partnership firm, having office at Ambethan Chowk, above ICICI Bank, Post Chakan, Taluka Khed, District Pune - 410501, represented by its partner **KIRTIKUMAR INDRAKUMAR CHHAJED**, Residing at D-104, Hyde Park, Gultekdi, Pune -- 411037 (said "DEVELOPER"), I have caused the search to have been taken relating to the said Plot, so also investigated the title thereto.

2. DESCRIPTION OF THE PROPERTY:

All that piece of land bearing Plot No.4 admeasuring 7115 sq.mt. out of sub-division layout (approved by the Assistant Director of Town Planning vide letter dated 24.10.2011 and sanctioned by the SDO, Junnar Sub-Division, Khed, vide No.SJD/ NASR/ 551/ 2011, dated 29.10.2011, followed by revision thereto vide No. Rekhanakan/ NABP/ Mouje Kharabwadi/ Taluka Khed/ Gat No.67 Plot No.4/ SSP/ 5069, dated 30.08.2013 accorded its approval while the Sub-Divisional Officer, Junnar, Sub-Division Khed (Pune) by his order bearing No.SJD/NA/SR/401/2012, dated 31.01.2013 followed by revision thereof vide No. SKD/Chatai Kshetra/SR/4/5-4/2012, Rajgurunagar dated 29.10.2013 (for the sake of brevity hereinafter called as Said Property) out of larger land bearing Gat No.67 (was formally bearing Gat no. 2579 of village chakan) totally admeasuring "Hectare 5.03 Are", situate at village Kharabwadi of Taluka Khed, District Pune, (for the sake of brevity hereinafter called as Larger Land) and which is bounded as follows:-

On or towards East : By Internal Road
On or towards South : By Open space 2
On or towards West : By Gat No. 68 (Old Gat No./ Gat No.2580)
On or towards North : By Gat No. 67/5



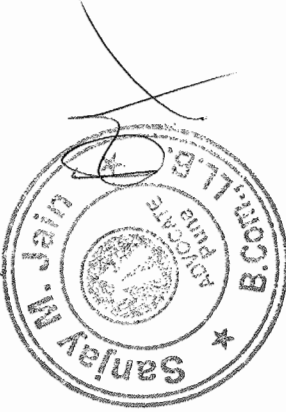
together with easement, appurtenances, ingress, egress, pathways, all rights to avail, use, utilise and consume the entire floor area ratio/ floor space index ('FAR/FSI') originating from the physical area thereof and/or additional such FAR/FSI either by way of Transferable Development Rights ("TDR") or otherwise, all primary, ancillary, incidental, or consequential rights, title, interest, claims to the said Plots, and proportionate rights in common areas and amenities out of the layout of the said larger land and said plots are delineated in the map annexed hereto. Hereinafter referred to as the "Said Plot",

3. SEARCH:

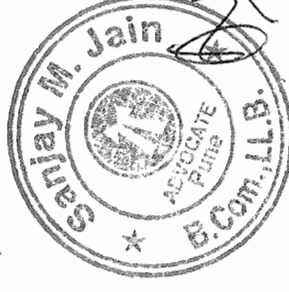
My colleague Advocate Sanjay Panmand, Rajgurunagar, Pune, vide Application No. 2045/2010, dated 19.06.2010, for the period from 1981 till 2010 (both inclusive) and Advocate Mangesh Jagtap, Pune, *inter alia* relating to the said Plot, vide Application No.499/2012, dated 21.02.2012 for the period from 2010 till 2012 (both inclusive) and vide GRN No. MH002501869201516E, dated 25.07.2015 for the period from 2012 to 2015 (both inclusive) had scrutinized the record which were made available to them by the Sub-Registrar Khed, Pune and JDR Pune as per the record, *inter alia* relating to the said Plot /said property / Larger Land, they had not found any adverse entry in the said available registers. As well as Advocate Mahesh Mandlik, Pune, *inter alia* relating to the said Plot, vide GRN No. MH002893126201617E, dated 22.07.2016 for the period from July 2015 till July 2016 (both inclusive) as well as vide GRN No. MH003926776201718E, dated 27.07.2017 for the period from August 2016 till July 2017 (both inclusive) conducted online search on the website igmaharashtra.gov.in and he had not found any adverse entry in respect of said plot.

4. TITLE HISTORY:

- I. The said Plot is carved out of land admeasuring about 49800 sq.mt. i.e. "Hectare 4.98 Are", (for the sake of brevity hereinafter called as **Said Property**) out of larger land bearing Gat No.67 totally admeasuring "Hectare 5.03 Are", situate at village Kharabwadi of Taluka Khed, District Pune, (for the sake of brevity hereinafter called as **Larger Land**)



- II. It appears from the records that, Larger Land was originally part of (1) Survey No. 584/1 area admeasuring about admeasuring 03 Hectar 41 Ares plus Potkharaba admeasuring 00 Hectar 28 Ares, which is totally admeasuring 03 Hectar 69 Ares, assessed at Rs. 11.34 Ps. and (2) Survey No. 588/1 area admeasuring about admeasuring 01 Hectar 19 Ares plus Potkharaba admeasuring 00 Hectar 15 Ares, which is totally admeasuring 01 Hectar 34 Ares, assessed at Rs. 6.88 Ps. of village Chakan, Taluka Khed, Dist. Pune.
- III. It appears that, aforesaid Survey No. 584/1 area admeasuring 08 Acres 16 Gunthas plus potkharaba 00 Acres 29 Gunthas which is totally admeasuring area about 09 Acres 5 Gunthas, assessment of 11 rupees and 5 anans and Survey No. 588/1 area admeasuring 02 Acres 34 Gunthas plus potkharaba 00 Acres 13 Gunthas which is totally admeasuring area about 03 Acres 7 Gunthas, assessment of 6 rupees and 11 anans was originally owned and possessed by Vinayak Mahadev Karawade who expired leaving behind four sons as their legal heirs namely 1) Digambar 2) Shriram 3) Shripad 4) Murlidhar and in pursuance of that Mutation Entry No. 5902 of Village Chakan, certified the name of Digambar Vinayak Karawade being HUF for the aforesaid heirs was recorded in revenue record for the Larger Land as the Owners and possessor for and of the deceased by deleting the name of the deceased for the Larger Land.
- IV. In pursuance of implementation of The Maharashtra Weights and Measurement Act 1958 and Indian Coins Act 1955 and Aakarband alongwith Hissa Form No.12 issued by Special District Inspector Land Record, the Mutation Entry No.14536 of Village Chakan have been certified and area and Aakar of all lands in Village Chakan was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry the area of the Survey No. 584/1 admeasuring about 08 Acres 16 Gunthas plus potkharaba 00 Acres 29 Gunthas, totally admeasuring about 09 Acres 05 Gunthas, which is assessed at 11 rupees and 5 anans of Village Chakan, Taluka Khed, District Pune is shown as 03 Hectar 41 Ares plus Potkharaba admeasuring 00 Hectar 28 Ares, totally admeasuring 03 Hectar 69 Ares, assessed at Rs. 11.16 Ps. And Survey No. 588/1 admeasuring area about 02 Acres 34 Gunthas plus potkharaba 00 Acres 13 Gunthas, totally admeasuring area about 03 Acres 7 Gunthas, which is assessed at 6 rupees



and 11 anans of Village Chakan, Taluka Khed, District Pune is shown as 01 Hecter 19 Ares plus Potkharaba admeasuring 00 Hecter 15 Ares, totally admeasuring 01 Hecter 34 Ares, assessed at Rs. 6.88 Ps. in the revenue records.

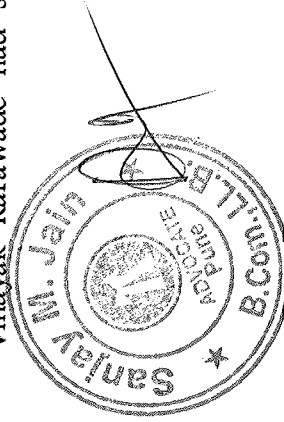
V. It further appears that, the **'Prevention of Fragmentation And Consolidation of Holdings, Act, 1947** was made applicable to Village Chakan and as per the consolidation certificate issued, the said (1) Survey No. 584/1 area admeasuring about admeasuring 03 Hecter 41 Ares plus Potkharaba admeasuring 00 Hecter 28 Ares, totally admeasuring 03 Hecter 69 Ares, assessed at Rs. 11.16 Ps. and (2) Survey No. 588/1 area admeasuring about admeasuring 01 Hecter 19 Ares plus Potkharaba admeasuring 00 Hecter 15 Ares, which is totally admeasuring 01 Hecter 34 Ares, assessed at Rs. 6.88 Ps. of village Chakan, Taluka Khed, Dist. Pune. was collectively given Gat No. 2579 admeasuring an area of 04 Hecter 60 Aar plus Potkharaba Area 00 Hecter 43 Aar i.e. total admeasuring area of 05 Hecter 03 Aar and assessed at Rs.18.22 Ps. (**"LARGER LAND"**),

VI. It appears from records that, separate revenue village status being allotted to several villages in Village Chakan, and in pursuance of that Larger Land bearing Gat no. 2579 of Chakan was allotted new Gat No. 67 at Village Kharabwadi.

VII. It appears from the mutation entry no. 1458, dated 22/01/1983, by an application of Shripad Vinayak Karawade, names of all the heirs of Vinayak Mahadev Karawade i.e. 1) Digambar 2) Shriram 3) Shripad 4) Murlidhar were entered in the revenue records as the owner and possessor of ¼ share each in the Larger Land and the word HUF after Digambar Vinayak Karawade's name was deleted.

VIII. It appears from records that, out of the said legal heirs Shri Shripad Vinayak Karawade had sold their share to Shri Laxmikant Madhukar Wafgaonkar and Suvarna Rajendra Wafgaonkar and accordingly by mutation entry No. 2028 of Village Kharabwadi have been certified and names of Shri Laxmikant Madhukar Wafgaonkar and Suvarna Rajendra Wafgaonkar are recorded for the share of Shri Shripad Vinayak Karawade.

IX. It appears from records that, out of the said legal heirs Shri Murlidhar Vinayak Karawade had sold their share to Shri Laxmikant Madhukar



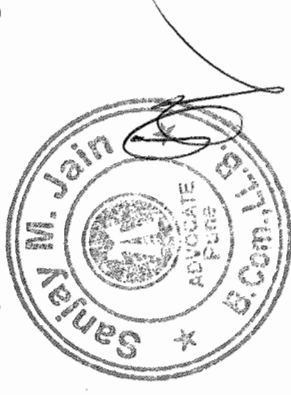
Wafgaonkar through his legal guardian Madhukar Ramkrishna Wafgaonkar and Suvarna Rajendra Wafgaonkar and accordingly by mutation entry No. 2029 of Village Kharabwadi have been certified and name of Shri Laxmikant Madhukar Wafgaonkar through his legal guardian Madhukar Ramkrishna Wafgaonkar and Suvarna Rajendra Wafgaonkar are recorded for the share of Shri Murlidhar Vinayak Karawade.

X. It appears from records that, out of the said legal heirs Shri Shripad Vinayak Karawade had sold area admeasuring 00 Hectare 05 Ares out of his $\frac{1}{4}$ share to Santosh Tukaram Phaltankar and accordingly by mutation entry No. 3299 of Village Chakan has been certified and name of Santosh Tukaram Phaltankar is recorded for the 05 Ares in the Larger Land but the said transaction was declared against the provisions of Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act (previously known as the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947) and remark of the same was made in the other right column of the 7/12 of Larger Land, and in pursuance of the Mutation entry No. 4067 village Kharabwadi said remark in other right column is deleted.

XI. It appears from records that out of the said legal heirs Shri Shriram Vinayak Karawade had sold their share to Shri Madhukar Ramkrishna Wafgaonkar and accordingly by mutation entry No. 3895 of Village Kharabwadi has been certified and name of Shri Laxmikant Madhukar Wafgaonkar and Suvarna Rajendra Wafgaonkar are recorded for the share of Shri Shriram Vinayak Karawade.

XII. It appears from records that out of the said legal heirs Shri Digambar Vinayak Karawade had sold their share to Shri Madhukar Ramkrishna Wafgaonkar and accordingly by mutation entry No. 3896 of Village Kharabwadi has been certified and name of Shri Laxmikant Madhukar Wafgaonkar are recorded for the share of Shri Digambar Vinayak Karawade.

XIII. It appears from records that said Madhukar Ramkrishna Wafgaonkar has sold the property admeasuring about 1 Hectore 31 Ares to Shri Bharat Chandmal Parmar and conveyance deed to that effect is duly registered in the office of Joint District Registrar Pune, under serial no. P-455/91 on 18/03/1991 and accordingly by mutation entry No. 4216 of Village



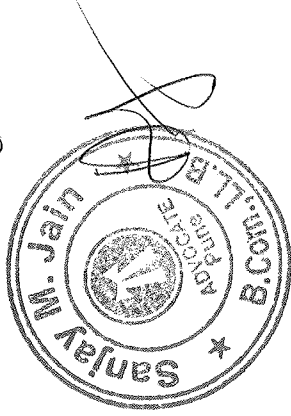
Kharabwadi has been certified and name of Shri Bharat Chandmal Parmar is recorded as an Owners and possessor.

XIV. It appears from records that said Shri Laxmikant Madhukar Wafgaonkar and Suvanna Rajendra Wafgaonkar have sold the property admeasuring about 1 Hectar 22 Ares to Mrs. Manjula Narendra Parmar and conveyance deed to that effect is duly registered in the office of Joint District Registrar Pune, under serial no. P-456/91 on 18/03/1991 and accordingly by mutation entry No. 4217 of Village Kharabwadi has been certified and her name is recorded as an Owners and possessor.

XV. It appears from records that said Madhukar Ramkrishna Wafgaonkar has sold the property admeasuring about 1 Hectar 31 Ares to Mrs. Kamala Surendrakumar Parmar and conveyance deed to that effect is duly registered in the office of Joint District Registrar Pune, under serial no. P-457/91 on 18/03/1991 and accordingly by mutation entry No. 4218 of Village Kharabwadi has been certified and her name is recorded as an Owners and possessor.

XVI. It appears from records that said Shri Laxmikant Madhukar Wafgaonkar and Suvanna Rajendra Wafgaonkar have sold the property admeasuring about 1 Hectar 25 Ares to Mrs. Kamala Surendrakumar Parmar and Mrs. Manjula Narendra Parmar and conveyance deed to that effect is duly registered in the office of Joint District Registrar Pune, under serial no. P-458/91 on 18/03/1991 and accordingly by mutation entry No. 4219 of Village Kharabwadi has been certified and their name are recorded as an Owners and possessor.

XVII. It appears from records that there is discrepancy in the area of the aforesaid conveyance deeds described in the clause no. XIII to XVI herein above and the area of 7/12 extract i.e. revenue records in respect of the Larger Land. As per the revenue records in respect of the entire said property, said Shri Bharat Chandmal Parmar, Mrs. Manjula Narendra Parmar, Mrs. Kamala Surendrakumar Parmar and Mrs. Manjula Narendra Parmar are the owners of the land admeasuring 04 Hectar 98 Ares and as is also witnessed by mutation entry No. 2712 dated 10/10/2011 carried to the record of rights of the said larger land.



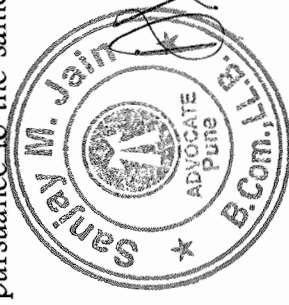
XVIII. It further appears from records that land admeasuring 00 Hectar 43 Ares plus potkharaba area admeasuring 00 Hectar 04 Ares, totally admeasuring 00 Hectar 47 Ares has been reserved for construction of Bhama Ashked right canal and accordingly by mutation entry No. 1638 of Village Kharabwadi has been certified on 14/11/2007.

XIX. In manner described herein above said Shri Bharat Chandmal Parmar, Mrs. Manjula Narendra Parmar, Mrs. Kamala Surendrakumar Parmar and Mrs. Manjula Narendra Parmar, (Hereinafter for sake of brevity referred to as **"THE PREVIOUS OWNERS"**) had acquired ownership rights in the respect of the land admeasuring 04 Hectar 98 Ares of Village Kharabwadi, Taluka Pune. That said previous owners have declared that except them, no other person/s has/have any right, title, interest or claim of any nature on or over or relating to the said Property.

XX. It appears from Conveyance deed dated 29th December 2009 aforesaid said Shri Bharat Chandmal Parmar, Mrs. Manjula Narendra Parmar, Mrs. Kamala Surendrakumar Parmar and Mrs. Manjula Narendra Parmar had sold conveyed said property i.e. area admeasuring 04 Hectar 98 Ares, assessed at Rs. 17.97 Ps. being well defined, carved out of the out of the area admeasuring 05 Hectare 03 Ares out of Gat No. 67, assessed at Rs. 18.22 Ps. situate at village Kharabwadi, Taluka Khed, District Pune to Mr. Sudhir Vithal Mungase and Indrakumar Bhimraj Chhajed being partners of United Farming and Real Estate and which Conveyance deed is duly registered in the office of Sub-Registrar Khed at Serial No. 6484/2009 on 29/12/2009 and accordingly Mutation Entry No. 2215 of Village Kharabwadi, had been certified the name of the aforesaid purchasers are recorded for the purchased area in aforesaid Gat No. 67 of Village Kharabwadi, Pune.

XXI. It appears that, there was discrepancy in area from all the aforesaid transactions which are rectified by the affidavit of previous owner as is also witnessed by mutation entry No. 2712 dated 10/10/2011 carried to the record of rights of the said larger land,

XXII. thereafter sub-division layout for the said larger land has been prepared & approved by the Assistant Director of Town Planning vide letter dated 24.10.2011 and sanctioned by the SDO, Junnar Sub-Division, Khed, vide No.SJD/NASR/551/2011, dated 29.10.2011, and pursuance to the same

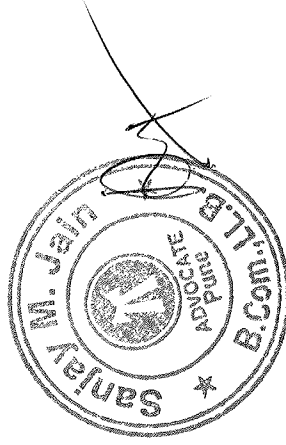


said larger land is sub divided into 10 plots out of larger land bearing Gat No. 67 totally admeasuring "Hectare 5.03 Are", as is also witnessed by mutation entry No. 2730 dated 30/11/2011 carried to the record of rights thereof,

XXIII. It appears that plots, bearing Plot No. 4, bearing consolidation block (Gat) No. 67/4, admeasuring about 5090.17 sq.mt. situate at village Kharabwadi of Taluka Khed, subsequently by order of SDO, Rajgurunagar of amalgamation and subdivision of Plot No. 4 & 5 vide No. SJD/NA/SR/401/2012, dated 31.01.2013 followed by revision thereof vide No. SJD/CHATAI KSHETRA/SR/4/5-4/2012, Rajgurunagar, dated 29.10.2013 under section 44 of the Maharashtra Land Revenue Code, 1966, after approval vide letter dated 08.11.2012 at Rekhanan/NABP/Mouje Kharabwadi / Taluka Khed/Gat No. 67/4 part Bhu. Kra. 4/SSP/7545, followed by revise letter dated 30.08.2013, at No. Rekhanan / NABP / Kharabwadi / Taluka Khed Gat No. 67 Plot No. 4 / SSP / 5069 issued by the Assistant Director of Town Planning, Pune area of Plot No. 4 has been changed to 7115 sq.mt.,

XXIV. It further appears that as per revised demarcation at Mojni Register No. 10156/2013 dated 16.03.2013 under Maharashtra Land Revenue (Boundaries and Boundary Marks) Rules, 1969, framed under Chapter - IX of the Maharashtra Land Revenue Code, 1966 areas of the said plot along with the plot no. 5 has been changed and accordingly effect of changed area has been given in the records of rights of said Plot No. 4 along with plot No. 5 by mutation entry No. 3120.

XXV. thereafter the owner M/s. United Farming & Real Estates of the said Plot and the said Developer M/s. Kushal Adiraj Associates, by agreement dated 30.06.2015, registered in the office of the Sub-Registrar, Khed at serial Nos.5226/2015 followed by Correction Deed dated 12/7/2016, with respect to revenue sharing ratio, registered in the office of the Sub-Registrar, Khed-3 at serial Nos.3866/2016, agreed to develop the said Plot jointly on the terms and conditions mentioned therein. The said owner M/s. United Farming & Real Estates also by power of attorney, both dated 30.06.2015, registered in the office of the Sub-Registrar, Khed at serial No.5227/2015 appointed the said Developer and its partners as its attorneys for the development of the said Plot, construction of the buildings



thereon, and disposal of the units comprised therein to intending purchasers.

5. ENCUMBRANCE:-

It appears from the Mortgage Deed dated 29/7/2016 registered in the office of Sub registrar Khed 2 at serial no. 5493/2016 the Developer with concurrence of the Owner, has availed loan for the project Rs. 12,00,00,000/- from DCB Bank, J.M. Road branch, Pune by mortgaging the said plot alongwith the adjacent plot as and towards security for repayment thereof. It also appears from the letter dated 25/7/2017 issued by DCB Bank that out of the sanctioned project loan of Rs. 12,00,00,000/- only Rs. 5,00,00,000/- has been disbursed.

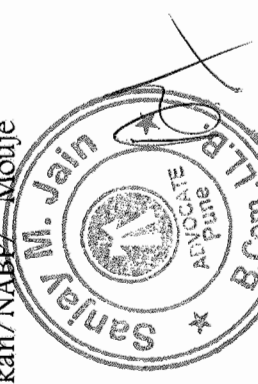
6. TENURE:-

It appears from records that, said previous owners have acquired the non agriculture permission from Sub-Divisional Officer Junnar vide order no. Rekhanan / NA / village Kharabwadi /Gat No.67 / Niwasi / SSP / 2499 dated 31/10/2005, Assistant Director of Town Planning Pune recommended the approval of plan and in pursuance of aforesaid recommendation the Collector Revenue Branch Pune by order No.SJD/NA/SR/153/2005 dated 20/04/2006 has approved the aforesaid layout plan of the said land alongwith granting the N.A. permission for the area admeasuring 04 Hecter 98 Ares out of the Larger Land.

In the meantime Sub-Divisional Officer Junnar, Khed, by its order dated 20/12/2007, cancelled the N.A. order No.SJD/NA/SR/153/2005 dated 20/04/2006.

Thereafter United Farming & Real Estate submitted a fresh proposal for NA alongwith layout of sub-division of the said larger land which has been approved by the Assistant Director of Town Planning vide letter dated 24.10.2011 and sanctioned by the SDO, Junnar Sub-Division, Khed, vide No.SJD/NASR/ 551/ 2011, dated 29.10.2011, and pursuance to the same said larger land is sub divided into 10 plots out of larger land bearing Gat No.67 totally admeasuring "Hectare 5.03 Are", as is also witnessed by mutation entry No. 2730 dated 30/11/2011 carried to the record of rights thereof,

Thereafter, by order of SDO, Rajgurunagar of amalgamation and subdivision of Plot No. 4 & 5 vide No. SJD/NA/SR/401/2012, dated 31.01.2013 after approval vide letter dated 08.11.2012 at Rekhanan/NABP/ Mouje



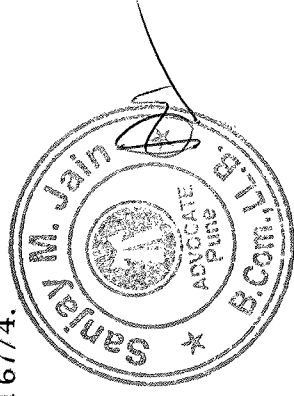
Kharabwadi / Taluka Khed/Gat No. 67/4 part Bhu. Kra. 4/SSP/7545, issued by the Assistant Director of Town Planning, Pune area of Plot No. 4 has been changed to 7115 sq.mt. and as a result of amalgamation and subdivision layout of the said Plot No. 4 & 5.

7. PUBLIC NOTICE:-

I have published a public notice in the daily newspaper "Prabhat" on 12/06/2010 *inter alia* relating to the said Plot /said property i.e. area admeasuring 04 Hectar 98 Ares out of the Larger Land for the purpose to ascertain the marketable title of the said property and rights and authorities of the said firm towards the said property and had called objections from the public at large for confirming any kind of charge and or encumbrance on the said property and or any kind of objection for the entrustment of the same to the said firm by the owners. I state that the said notice appeared in daily Prabhat and I have not received any kind of legitimate objection and /or communication within stipulated period showing that the said property under any kind of charge of encumbrance.

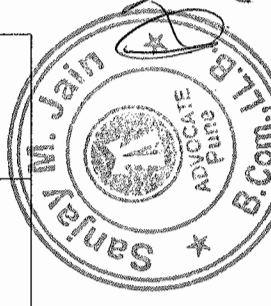
8. THE TITLE REPORT HAS BEEN PREPARED ON THE FOLLOWING BASIS:

- i. VF No.VII/VIIA/XII, maintained under Chapter-X of the Maharashtra Land Revenue Code, 1966 and the Maharashtra Land Revenue Record of Rights and Registers (Preparation and Maintenance) Rules,1971, relating to the land bearing Gat (referred to therein as Land) for Gat No. 584/1 and 588/1, during the period from the year 1954 upto 1976, for Gat No. 2579 during period from the year 1976 upto 1992, for Gat No. 67 during period from the year 1992 upto 2011, for Gat No. 67/4 during period from the year 2011 – 2012 and for Gat No. 67/4 during period from the year 2012 – 2014.
- ii. Relevant mutation entries contained in VF No.VI, maintained under Chapter-X of the Maharashtra Land Revenue Code,1966 and the Maharashtra Land Revenue Record of Rights and Registers (Preparation and Maintenance) Rules,1971, relating to Survey Nos.584/1, 588/1, Gat No. 2579, 67 and 67/4.



- iii. VF No.8A, showing holding of Owner M/S UNITED FARMING & REAL ESTATES.
- iv. Consolidation Scheme Extract maintained under the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act (previously known as the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947)
- v. Zone Certificate dated 12/08/2009, bearing No. 5057 issued by the Assistant Director of Town of Pune.
- vi. Following documents executed by (1) Shri Shripad Vinayak Karawade, (2) Shri Murlidhar Vinayak Karawade (3) Shri Shripad Vinayak Karawade, (4) Shri Shriram Vinayak Karawade and (5) Shri Digambar Vinayak Karawade in favour of following purchasers which are registered in the office of Sub Registrar Khed and JDR.

Purchaser	Reg.No. and Date	Area (H. R)	M E No.
Shri Laxmikant Madhukar Wafgaonkar through his legal guardian Madhukar Ramkrishna Wafgaonkar and Suvarna Rajendra Wafgaonkar	1461/84 Dated 16/11/1984	1.22	2028
Shri Laxmikant Madhukar Wafgaonkar through his legal guardian Madhukar Ramkrishna Wafgaonkar and Suvarna Rajendra Wafgaonkar	1467/84 Dated 20/11/1984	1.22	2029
Santosh Tukaram Phaltankar	1004/88 Dated 1/6/1988	0.05	3299
Shri Madhukar Ramkrishna Wafgaonkar These Documents are registered in the office of Joint District Registrar, Pune.	642/89 Dated 11-01-1991 Correction deed Date: 27/05/91, Regn No. 908/1991	(1.31) 1.23	2028



Shri Madhukar Ramkrishna Wafgaonkar	Sale deed is not available for perusal) 06-04-1990	1.31	3896
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vii.

Four documents of Conveyance deed, all dated 18.03.1991, executed by (1) Madhukar Ramkrishna Wafgaonkar, (2) Shri Laxmikant Madhukar Wafgaonkar and (3) Suvarna Rajendra Wafgaonkar in favour of following purchasers which are registered in the office of Joint District Registrar Pune.

Purchaser	Reg.No.	Area (H. R)	M E No.
Shri Bharat Chandmal Parmar	P-455/91	1.31	4216
Mrs. Manjula Narendra Parmar	P-456/91	1.22	4217
Mrs. Kamala Surendrakumar Parmar	P-457/91	1.31	4218
Mrs. Kamala Surendrakumar Parmar and Mrs. Manjula Narendra Parmar	P-458/91	1.25	4249

viii.

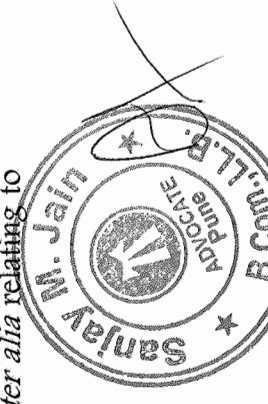
Conveyance Deed executed by Shri Bharat Chandmal Parmar, Mrs. Manjula Narendra Parmar, Mrs. Kamala Surendrakumar Parmar and Mrs. Manjula Narendra Parmar in favour of Developer M/s United Farming and Real Estate, registered in the office of Sub Registrar, Khed, at the serial No.6484/2009 registered on 29.12.2009,

viii.

Sub-Division Layout approved by the Assistant Director of Town Planning vide letter dated 24.10.2011 and sanctioned by the SDO, Junnar Sub-Division, Khed, vide No. SJD/ NASR/ 551/ 2011, dated 29.10.2011, passed under section 44 of the Maharashtra Land Revenue Code, 1966, followed by revision thereto vide No. Rekhanakan/ NABP/ Mouje Kharabwadi/ Taluka Khed/ Gat No.67 Plot No.4/ SSP/ 5069, dated 30.08.2013 accorded its approval while the Sub-Divisional Officer, Junnar, Sub-Division Khed (Pune) by his order bearing No.SJD/NA/SR/401/2012, dated 31.01.2013 followed by revision thereof vide No.SKD/Chatai Kshetra/SR/4/5-4/2012, Rajgurunagar dated 29.10.2013) permitting the for residence, of the portion admeasuring 49800 sq.mt. of Gat No.67.



- ix. Agreement & Power of Attorney executed by M/s United Farming & Real Estate in favour of Developer M/s Kushal Adiraj Associates, registered in the office of Sub Registrar, Khed(2), Pune at the serial No.5226/2015 & 5227/2015 registered on 30.06.2015 respectively as well as Correction Deed dated 12/7/2016, registered in the office of Sub Registrar, Khed(3), Pune at the serial No.3866/2016.
- x. The Assistant Director of Town Planning, Pune by its letter bearing No. Rekhanakan/NABP/ Mouje Kharabwadi / Taluka Khed/Gat No. 67/4 part Bhu. Kra. 4/SSP/7545 followed by revise letter dated 30.08.2013, at No. Rekhanakan / NABP / Kharabwadi / Taluka Khed Gat No. 67 Plot No. 4 / SSP / 5069, while the Sub-Divisional Officer, Junnar, Sub-Division Khed (Pune) by his order bearing No. SJD/NA/SR/ 401/2012, dated 31.01.2013 followed by revision thereof vide No. SJD/CHATAI KSHETRA/SR/ 4/5-4/2012, Rajgurunagar, dated 29.10.2013 sanctioned the plans for construction of the building on the said Plot, under section 44 of the Maharashtra Land Revenue Code, 1966.
- xi. Public Notice has been published on 12/06/2010 in the Prabhat newspapers in respect of the *inter alia* relating to the said Plot / Said property by me and I have not received any kind of legitimate objection and /or communication within stipulated period showing any kind of charge of encumbrance on the said property.
- xii. Mortgage Deed dated 29/7/2016 registered in the office of Sub registrar Khed 2 at serial no. 5493/2016
- xiii. Letter dated 25/7/2017 issued by DCB Bank, Pune.
- xiv. Search Report in respect of the said entire land given by Advocate Sanjay Panmand, Rajgurunagar, Pune, *vide* Application No. 2045/2010, dated 19.06.2010, for the period from 1981 till 2010 (both inclusive) and Advocate Mangesh Jagtap, Pune, *inter alia* relating to the said Plot, vide Application No.499/2012, dated 21.02.2012 for the period from 2010 till 2012 (both inclusive) and vide GRN No. MH002501869201516E, dated 25.07.2015 for the period from 2012 to 2015 (both inclusive) had scrutinized the record which were made available to them by the Sub-Registrar Khed, Pune and JDR Pune as per the record, *inter alia* relating to



the said Plot /said property / Larger Land, they had not found any adverse entry in the said available registers. As well as Advocate Mahesh Mandlik, Pune, *inter alia* relating to the said Plot, vide GRN No. MH002893126201617E, dated 22.07.2016 for the period from July 2015 till July 2016 (both inclusive) and vide GRN No. MH003926776201718E, dated 27.07.2017 for the period from August 2016 till July 2017 (both inclusive) conducted online search on the website igmaharashtra.gov.in and he had not found any adverse entry in respect of said plot.

xv. I also collected information found necessary in respect of the said Plot from Kirtikumar Indrakumar Chhajed partner of Developer.

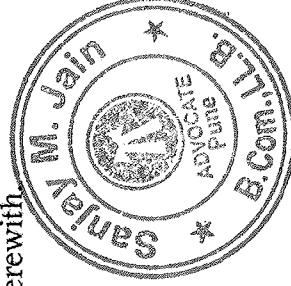
9. REPORT ON TITLE

On the basis of the perusal of the documents, search and information gathered, and subject to the comments as herein before mentioned, I am of the opinion that,

- (a) Said Plot is owned and possessed by M/s. UNITED FARMING & REAL ESTATES a partnership firm, registered under the provisions of the Indian Partnership Act, 1932,
- (b) That the title of said Plot is clear, marketable and free from encumbrances, except the encumbrance of project loan of DCB Bank, J.M. Road branch, Pune, as stated herein above,
- (c) The said Developer M/s. Kusthal Adiraj Associates, jointly with the said owner M/s. United Farming & Real Estates, is entitled to develop the said Plot, construct building/s thereon, comprising of independent blocks, commonly known as "ownership scheme" and dispose of the same to any intending purchaser in accordance with the compliances of all the statutory requirements.

All the documents are returned herewith.

Pune 28th July, 2017



(Signature)

(SANJAY M. JAIN)
Advocate

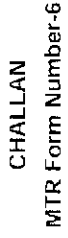


CHALLAN
MTR Form Number-6

GRN	MH002893126201617E	BARCODE		Date	22/07/2016 13:15:16	Form ID
Department	Inspector General Of Registration			Payer Details		
Type of Payment	Search Fee	TAX ID (If Any)				
	Other Items	PAN No. (If Applicable)				
Office Name	KED_KHED 1 SUB REGISTRAR		Full Name		Adv Mahesh A Mandlik	
Location	PUNE					
Year	2016-2017 Specific From 01/07/2015 To 22/07/2016		Flat/Block No.		54/30	
Account Head Details	Amount In Rs.	Premises/Building				
	0030072201 SEARCH FEE	Road/Street		Mundhwa		
		Area/Locality		Pune		
		Town/City/District				
		PIN		4 1 1 0 3 6		
		Remarks (If Any)		Search for Gat No 67 Plot No 4 Khair abwadi khed Pune for the period July 2015 to July 2016		
Total	Amount In	Fifty Rupees Only				
	Words	50.00				
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.	02003942016072200770		50863519
		Date	22/07/2016-13:18:06			
		Bank-Branch	BANK OF BARODA			
Cheque/DD No			Scroll No. , Date	Not Verified with Scroll		

Mobile No. : 9923717180

De



MTR Form Number-6

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document



MAHESH A. MANDLIK

B.COM, LL.B, ADPRS.

54/30, Om Society, Dalvi Nagar,
B.T.Kawade Road, Mundhwa,
Pune - 411036.
Cell No. 9923717180

Ref:

Date:27/07/2017

SEARCH REPORT
(Based on online)
(For the year July 2015 to July 2017)

To,
M/s. Kushal Adiraj Associates
Through partner
Shri. Kirtikumar Indrakumar Chhajed
Office at Ambethan Chowk, above ICICI Bank,
Post- Chakan, Taluka- Khed,
District- Pune- 410501.

Re: Land bearing Gat No 67, Plot No. 4 area admeasuring 7115 sq.mtrs.
Situated at village Kharabwadi, Tal - Khed, Dist - Pune and within the
limits of Sub- Registrar Khed, Pune and hereinafter referred to as "**the
captioned property**"

NATURE OF SEARCH:

Online search with respect to the captioned property for the year July
2016 to January 2017 on the website igr.maharashtra.gov.in.

PARTICULARS OF SEARCH:

I have taken online search with respect to the captioned property for the
year July 2016 to January 2017 and I have found following transaction
pertaining to the captioned property.

I. Correction Deed : Dated 12/07/2016 registered at Sr. No.
3866/2016 in Sub-Registrar Khed.

Consideration : Rs. 0/-

Market Value : Rs. 0/-

(Signature)





MAHESH A. MANDLIK

B.COM. LL.B, ADRS.

54/30, Om Society, Dalvi Nagar,
B.T.Kawade Road, Mundhwa,
Pune - 411036.
Cell No. 9923717180

Ref:

Date:27/07/2017

Description

of the property : All that piece an parcel of Land bearing Gat No. 67 Plot No. 4 area admeasuring 7115.00 sq. mtrs. situated at village Kharabwadi, Tal - Khed, Dist - Pune

Owner : M/s United Farming and Real Estate.

Developer : M/s Kushal Adiraj Associate.

2. Mortgage Deed : Dated 29/07/2016 registered at Sr. No. 5493/2016 in Sub-Registrar Khed 2.

Consideration : Rs. 12,00,00,000/-

Market Value : Rs. 0/-

Description

of the property : All that piece an parcel of Land bearing Gat No. 67 Plot No. 1,2,3,4 situated at village Kharabwadi, Taluka Khed, District - Pune for Developer share only.

Mortgagor 1 : M/s Kushal Adiraj Associate.

Mortgagor 2 : M/s United Farming and Real Estate.

Mortgagee : DCB Bank Ltd, Pune

The following entries are found with respect to transactions of sale of residential flats in the building to be constructed styled as Kushal Swarnali upon the Caption property. Said flats are sold by the developer M/s Kushal Adiraj Associates representing through partners Kirikumar Indrakumar Chhajed & Rajesh Murlidhar Bhujbal and consented by the owner M/s United Farming and Real Estate representing through





MAHESH A. MANDLIK

B.COM. LL.B. ADRS.

54/30, Om Society, Dalvi Nagar,
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Pune - 411036.
Cell No. 9923717180

Ref:

Date: 27/07/2017

partners Indrakumar Bhimraj Chhajed and Sudhir Vitthal Mungse.
Hence to avoid repetition of caption property description, names of
developer & owner, only following particulars are stated in chart herein
below:

Sr. No.	Property Description (Flat No.)	Agreement Consideration	Market Value	Document Registration No. & Date	Purchaser
1	C4-303	2917888	2197721	4112/2017 22/5/2017	Shantanu C Bhavsar & Bhagyashree V Bhavsar
2	C4-401	2680000	1968159	2189/2017 22/03/2017	Rekha Pradip Kharabi & Pradeep Laxman Kharabi
3	C4-408	2519920	1873569	3163/2017 20/04/2017	Vaibhav Y Khachane

During the online search taken by me for the aforesaid years except the above I have not found any entry with respect to the said property.

This search report is issued purely on the basis of online search conducted on the website igr.maharashtra.gov.in.

I have paid the requisite search fees vide GRN No. MH002893126201617E, dated 22.07.2016 and MH003926776201718E, dated 27.07.2017.

Accordingly my search report.



Adv. Mahesh A. Mandlik

Mandlik