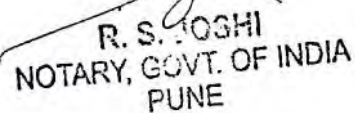


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१९९३-२०९३

एकूण—

सादरकर्ता



Mrs. Aparna A. Ashtikar

(B.Com.L.L.B)

ADVOCATE

E-2, Sukhwani Udyan, Link Road, Chinchwad, Pune - 411 033.

Email : aashtikar@yahoo.com Ph.: 27440141

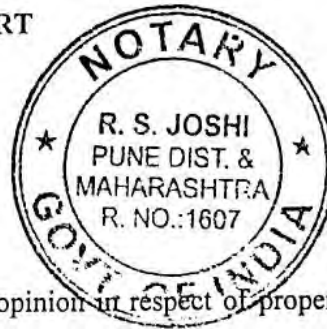
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Date : 12/2/2013

SEARCH AND TITLE REPORT

To,

Vraj Ratan Home Mekars (I) Pvt. Ltd



Subject:- Legal opinion in respect of property of situated at village Wakad, Tal Mulshi District Pune bearing a) S.No.50/7 admeasuring area 00H29.78 R and b) S.No.50/8 admeasuring area 00 Hector 43R within the jurisdiction of Sub-Registrar, Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and bounded as under.

a) S.No.50/7 admeasuring area 00H29.78 R

On or towards the **East** : 80 Ft Road

On or towards the **South** : Property bearing S.No.50/8

On or towards the **West** : Property bearing S.No.51/1 and 51/2

On or towards the **North**:Property bearing S.No.50/6 and part of S.No.50/7

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Adv. A. A. Ashtikar Raman/A4-k(40)

b) S.No.50/8 admeasuring area 00 Hector 43R

On or towards the East : 80 feet road

On or towards the South : Property bearing S.No.50/8

On or towards the West : Property bearing S.No.51/1 and 51/2

On or towards the North : Property bearing S.No.50/6 and part of
S.No.50/7



Owners of the property: Mr.Kushaba Baban Bhujbal and others

Promoters and Builders: Vraj Ratan Home Mekars (I)Pvt .Ltd

You have requested me to take a search and submit my report regarding the marketability of the title of the subject mentioned property, regarding the same I state as follows:

1) That I have taken a search of the Index II Records and Registers of the Subject mentioned property at the Offices of Sub-Register Haveli No 1,2,5,14,17,18 of the years 1982-2004 (Both the years inclusive) and JDR (joint District registrar) of the years 2005 to 2013 (Both years inclusive) by paying the necessary search fee at Haveli No.17 On Dt.1/2/2013.Within my search I do not found record of Index II in good and readable condition at Offices of Sub-Registrar, Haveli No 1,2,5,14,17,18. And I did not came across any relevant entry or transaction showing any subsisting charge or encumbrance as regards the said property subject to record made available to me for search at the respective registration offices.

2) I have perused the documents submitted to me by you, list of which is given below (All the copies are Xerox only)

A) 7/12 extract of subject mentioned properties and mutations entries appearing thereon

Mrs. Aparna A. Ashtikar

(B.Com.L.L.B)

ADVOCATE

E-2, Sukhwani Udyan, Link Road, Chinchwad, Pune - 411 033.

Email : aashtikar@yahoo.com Ph.: 27440141

Date : 12/2/2013

Ref. :

1607



Development Agreement of property bearing S.No.50/7 dated 2/5/2012
,Registration No.4563/2012 ,Haveli No.5

- C) Index II of the aforesaid Development Agreement.
- D) Power of Attorney Dated 2/5/2012,Registration No 4564/2012,Haveli No.5
- E) Development Agreement of property bearing S.No.50/8 dated 2/5/2012
,Registration No.4567/2012 ,
- F) Index II of the aforesaid Development Agreement.
- G) Power of Attorney Dated 2/5/2012,Registration 4568/2012,
- 3) The title history of the last 30 years in respect of subject properties bearing
S.No.50/7 shows the following chain of transactions.

A) As per Phalani Bara S.No.50 is divided into 8 parts. Out of these 8 parts, Survey No.50/7 admeasuring area 00H32 R is came to the share of Mr.Baban Devka Mali. Accordingly new 7/12 extract of Survey No.50/7 for the area admeasuring 00 H32 R is prepared and the name of Mr. Baban Devka Mali. is mutated by Mutation Entry No.584.

B) On.12/6/1963 Mr.Baban Devka Mali borrowed loan of Rs.5,000/- from the Vikas Society Wakad, by mortgaging his property bearing Survey No.50/7.and as per Mutation entry No.5220 Mr.Baban Devka Bhujbal has repaid all loan amount to Vikas Society Wakad.

C) It observed from the mutation entry No.5065 that Lift Irrigation Tagai Loan is cancelled by Stat Maharashtra by order K.T.A.G/082/115344/CR/644M.11 Date 12/5/63 .

D) The Said Mr.Baban Devka Bhujbal died intestate on 21/1/1995 living behind him his Widow Shrimati.Bhagubai Baban Bhujbal and four sons viz 1) Mr.Kushaba Baban

Bhujbal 2)Mr.Taraman Baban Bhujbal, 3) Mr.Tukaram Baban Bhujbal and 4) Mr.Hiraman Baban Bhujbal and one married daughter Mrs.Dropadabai Vitthal Aallhat as a legal heirs , Accordingly the name of late Mr.Baban Devka Bhujbal's legal heirs were mutated in the 7/12 extract and other revenue records of the said property along with the other properties vide Mutation Entry No.5606.

- E) Late Mr.Baban Devka Bhujbal's wife Shrimati.Bhagubai Baban Bhujbal died intestate on 10/4/1996 living behind her four sons i.e.1) Mr.Kushaba Baban Bhujbal 2)Mr.Taraman Baban Bhujbal,3)Tukaram Baban Bhujbal and 4)Mr.Hiraman Baban Bhujbal and one married daughter Mrs.Dropadabai Vitthal Aallhat as a legal heirs , Accordingly the name of late Mr.Baban Devka Bhujbal's legal heirs were mutated in the 7/12 extract and other revenue records of the said property along with the other properties vide Mutation Entry No.13505
- F) The Late.Baban Devka Bhujbal's son Mr.Hiraman Baban Bhujbal died intestate on 18/11/2000 living behind him his Widow Shrimati.Yamunabai Hiranman Bhujbal and One son i.e.1) Mr.Maruti Hiranman Bhujbal and Two married daughters1) Mrs.Shakuntala Baban Aallhat and 2) Mr.Kalpana Gokul Aallahat as a legal heirs , late Mr.Hiranman Baban Bhujbal's share in the property Survey No.50/7 is inherited by his aforesaid legal heirs and their names were entered in the 7/12 extract of said property vide Mutation Entry No.10393.
- G) It is observed from the mutation entry No.13637 that dtd.5/7/2011.Late.Baban Devka Bhujbal's daughter Mrs.Dropadabai Vitthal Aallhat by executing Release Deed released her share out of property Survey No.50/7 along with other properties in favour 1) Mr.Kushaba Baban Bhujbal 2)Mr.Taraman Baban Bhujbal,3)Tukaram Baban

Mrs. Aparna A. Ashtikar

(B.Com.L.L.B)

ADVOCATE

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Date : 12/12/2013



Bhujbal and 4)Mr. Maruti Hiranman Bhujbal, and said Release Deed is registered in the office of Sub -Registrar Haveli No.17 at Sereial No.Registration No.7293/2011.

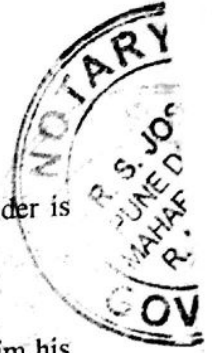
H) Mr.Kushaba Baban Bhujbal and others borrowed loan from the श्रीनाथ सहकारी दुध उत्पादक संस्था मर्या ,वाकड by mortgaging their property bearing Survey No.50/7.and as per Mutation entry No.13779 ,On.-31/3/2012 Mr.Kushaba Baban Bhujbal and others have re-paid all loan amount to श्रीनाथ सहकारी दुध उत्पादक संस्था मर्या ,वाकड.

I) Further for the benefit of estate and for the legal necessity the said 1.Mr. Kushba Baban Bhujbal, 2.Mr. Tukaram Baban Bhujbal 3.Mr.Taraman Baban Bhujbal and 4) Mr.Maruti Hiranman Bhujbal with their other family members entrusted the property Bering S.No.50/7area admeasuring 00 H 29.78 R for development to and in favour of the Promoters and Developers i.e Vraj Ratan Home makers (I)Pvt .Ltd. by executing Development Agreement on 2/5/2012 which is Registered in the office of Sub-Registrar Haveli No. 5 at Sr. No. 4563/2012; and also executed an Irrevocable Power of Attorney to and in favour of the Promoters/Builders herein to enable the Developer/Promoter to develop the said property in best possible manner and the said Power of Attorney is also registered in the Office of Sub-Registrar Haveli No. 5 at Sr. No. 4564/2012;

The title history of the last 30 years in respect of subject property bearing S.No.50/8 shows the following chain of transactions.

J) As per Phalani bara S.No.50 is divided into 8 parts. Out of these 8 parts, Survey No.50/8 admeasuring area 01 Acr 2 Guntha is came to the share of Mr. Sadu Mahadu Mali. Accordingly new 7/12 extract of Survey No.50/8, for the area admeasuring 1 Acr

2 G is prepared and the name of Mr. Sadu Mahadu Mali as a owner and holder is mutated by **Mutation Entry No.584.**



- K)** The Said Mr.Sadu Mahadu Mali died intestate in the year 1941 living behind him his son Mr.Pandu Sadu Mali as a legal heir , late Mr.Sadu Mahadu Mali's legal heir's name was mutated as a owner and holder in the 7/12 extract and other revenue records of the said property along with the other property vide **Mutation Entry No.804.**
- L)** On dated 4/2/1971 Mr.Pandu Sadu Mali executed Sale Deed in respect of property bearing S.No.50/8 area admeasuring 1Acer 2 Guntha to and in favour of Mr.Kushba Baban Bhujbal and Mr.Kushba Baban Bhujbal name was mutated as a owner and holder in the 7/12 extract and other revenue records of the said property vide **mutation No.2469.**
- M)** On dated 20/12/96 Mr.Kushba Baban Bhujbal executed Sale Deed in respect of area admeasuring 00 H 1 R out of property Bering S.No.50/8 to and in favour of Mr.Tukaram Baban Bhujbal and due to said Sale Deed S.No.50/8 is divided in two parts and Mr.Tukaram Baban Bhujbal's name was mutated in 7/12 extract as a owner and holder in respect to his share area admeasuring 00 H 1 R out of property Bering S.No.50/8 and other revenue records of the said property vide **mutation No.6449.**
- N)** It is observed from the mutation entry **No.8934** that Mr.Tukaram Baban Bhujbal borrowed loan from the Jai Hind Arban Co-operative Bank Ltd, by mortgaging area admeasuring 00H1 R out of property bearing Survey No.50/8.and as per Mutation entry **No.9832**, Mr.Tukaram Baban Bhujbal has re-paid all loan amount to Jai Hind Arban Co-operative Bank Ltd.