

MH002939930201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
29 Jun 2017	Receipt	Receipt no.: 1111212727
	Name of the Applicant :	Adv Madanlal P Chhajed
	Details of property of which document has to be searched :	Dist :Pune Village :Pimpale Gurav S.No/CTS No/G.No. : 87
	Period of search :	From :2002 To :2017
	Received Fee :	400
The above mentioned Search fee has been credited to government vide GRN no :MH002939930201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frnSearchChallanWithoutReg.php'.		

MADANLAL PREMSUKH CHHAJED

B.S.L., LL.B.

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Ref. No. 01/Search/2017

Dated:- 07/07/2017

SEARCH & TITLE REPORT

At the instance of Mr. Vinayak Kishor Garve, Resident of - Near M. K. Hotel, New Sangvi, Pune - 27, I have taken search for the following properties mentioned in Description of Property and also at the instance of M/s. Balaji Construction Promoters and Developers a registered partnership firm through its partners 1. Mr. Arun Shripati Pawar 2. Mr. Balaji Shripati Pawar 3. Mrs. Asha Arun Pawar & 4. Mrs. Suvama Balaji Pawar, All R/at - Balaji Krupa, Survey No. 73, Bhagtsingh Chowk, Pimple Gurav, Pune 411061, I have taken search for the period of last 30 years to till today by paying requisite search charges by MTR from No 6 vide Challan No. MH002939930201718E dated 29/06/2017 in the office of the Sub - Registrar Haveli No. 5 Pune.

DESCRIPTION OF PROPERTY - (A)

All that piece and parcel of the land bearing property **Survey No. 87 Hissa No. 3**, admeasuring area 00 H. 9.5 Aar i.e. 950 Sq. mtrs out of total area 00 H 78 Aar situated at **Village Pimple Gurav**, Tal. Haveli, Dist. Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli Pune and bounded as under :-

On or towards East	: Property of Mr. Pandhrinath Kashid & other admeasuring 9.5 Aar
On or towards South	: S. No. 86/1
On or towards West	: S. No. 87/2
On or towards North	: Property of Mr. Pandhrinath Kashid & other admeasuring 9.5 Aar

HEREINAFTER CALLED THE SAID PROPERTY.



(2)

WHEREAS the said property was originally owned and belonged to 1. Mr. Popat Laxman Kashid 2. Mr. Balu Laxman Kashid 3. Mr. Uttam Laxman 4. Mr. Sudam Laxman Kashid, 5. Harnabai Gulab Kashid 6. Kavita Sopan Jadhav and accordingly their names were enrolled on 7/12 extract as owners of the said property.

AND WHEREAS 1. Harnabai Gulab Kashid 2. Kavita Sopan Jadhav have executed and registered a Power of Attorney in favor of Mr. Ganesh Laxman Kashid by a registered Power of Attorney on dtd. 11/09/2007 and which is registered in the office of the Sub - Registrar Haveli No. 5 Pune vide doc. Sr. No. 7574/07.

AND WHEREAS 1. Harnabai Gulab Kashid 2. Kavita Sopan Jadhav have release their all rights in the Said Property in the favour of 1. Mr. Popat Laxman Kashid 2. Mr. Balu Laxman Kashid 3. Mr. Uttam Laxman Kashid 4. Mr. Sudam Laxman Kashid by a registered Release Deed on dtd. 11/09/2007 and which is registered in the office of the Sub - Registrar Haveli No. 5 Pune vide doc. Sr. No. 7575/07.

AND accordingly by virtue of the above Release Deed 1. Mr. Popat Laxman Kashid 2. Mr. Balu Laxman Kashid 3. Mr. Uttam Laxman Kashid 4. Mr. Sudam Laxman Kashid became absolute owners of the property and their names were enrolled on 7/12 extract & Govt. records & semi Govt. records as owners thereof vide mutation entry No. 14860.

AND WHEREAS Mr. Popat Laxman Kashid & others have decided to develop the Said Property accordingly given rights to develop the said property to Mr. Vasant Rao Sugdev Dandge by a registered Development Agreement & Power of Attorney and the said Deeds are registered in the office of the Sub - Registrar Haveli No. 5 Pune vide doc. Sr. No. 11186/2010 & 11187/2010 both dated 11/11/2010.

AND WHEREAS Mr. Vasant Rao Sugdev Dandge by virtue of Power of Attorney executed in his favour by the owners have sold the Said Property to Mr. Vinayak Kishor Garve by a registered Sale Deed and the said Deed is registered in the office of the Sub - Registrar Haveli No. 5 Pune vide doc. Sr. No. 9210/2013 dated 14/10/2013. Thereafter vide Mutation Entry was made having Mutation Entry No. 18974 in respect of the said property.

Cont...3/-



AND WHEREAS to cure the said technical problem of revenue department Mr. Vinayak Kishor Garve had applied with the revenue department and accordingly in view of and as per Govt. Circular of Maharashtra State having ref. no. T.N.C./04/2013 P. Kr. 196/J-1 dtd 16/07/2014 Upper Thasildar, Pimpri Chinchwad Tal Haveli, Dist Pune passed Order to Delete the remark under Section 43 in respect of the said property vide Order No. 43/SR/25/2015 dated.07/10/2015.

I have gone through all the documents which was produced with me by Mr. Vinayak Kishor Garve which are as under -

- a) Xerox copy of 7/12 extract
- b) Xerox copy of Mutation entry
- c) Xerox copy of Power of Attorney
- d) Xerox copy of Development Agreement & Power of Attorney
- e) Xerox copy of Sale Deed
- f) Original copy of Section 43 Order dated 07/10/2015.
- g) And all other relevant documents pertaining to the said property.

I am therefore my opinion that the SAID PROPERTY is free from all encumbrances, liens, charge, mortgage.

And Whereas Mr. Vinayak Kishor Garve and M/s. Balaji Construction Promoters and Developers through its partners 1. Mr. Arun Shripati Pawar 2. Mr. Balaji Shripati Pawar 3. Mrs. Asha Arun Pawar & 4. Mrs. Suvarna Balaji Pawar entered into Agreement of Association of Persons on 02/09/2015 and property mentioned above which was absolutely owned by Mr. Vinayak Kishor Garve and property mentioned herein below in which M/s. Balaji Construction Promoters and Developers are having development rights by virtue of Development Agreement & Power of Attorney which was duly registered by the owners of the said property are decided to develop both plot by the said association of person and ask me to cause search of another property details is as under -

cont.... 4



DESCRIPTION OF PROPERTY - (B)

All that piece and parcel of property bearing Survey No. 87, Hissa No. 3 admeasuring 00 H. 7.96 Aar i.e. 8568 Sq. ft. i.e. 796.28 Sq. mtrs, out of total area 00 H. 78 Aar, situated at Village PIMPLE GURAV, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune and the said property is bounded as under :-

On or towards East	:-	Property of Mr. Sadashiv Bapu Kashid.
On or towards South	:-	Property of Mr. Popat Kashid.
On or towards West	:-	Survey No. 87/2.
On or towards North	:-	Common Colony Road.

HEREINAFTER CALLED THE SAID PROPERTY.

The applicants have supplied me the following documents -

1. 7/12 extract along with mutation entries thereon issued by competent revenue authority.
2. Xerox copy of the Development Agreement & Power of Attorney duly registered.
3. Index II extracts together with receipts of the said Development Agreement & Power of Attorney.
4. Zone Certificate issued by Pimpri Chinchwad Municipal Corporation.
5. Other relevant papers.

BRIEF HISTORY -

That the property bearing Survey No. 87, Hissa No. 3 admeasuring area 00 H. 78 Aar & other Survey Numbers, and the property situated at Village PIMPLE GURAV, Tal. Haveli, Dist. Pune originally belonged to 1. Mr. Anandrao Trimbakrao Shirole, 2. Mr. Trimbakrao Madhavrao Shirole, 3. Mr. Sultanji Madhavrao Shirole, 4. Mr. Jaysingrao Madhavrao Shirole, 5. Smt. Jayshri Jaysing Shirole having 8 Aane Share & 6. Mr. Ganesh Balaji Dhadphale having 8 Aane share each & their names were entered at 7/12 extract at Village PIMPLE GURAV, Tal. Haveli, Dist. Pune vide mutation entry Nos. 304, 321, 413 & 451 respectively as the Owners thereof.

That the mutation entry No. 413 shows that after the death of Ganesh Balaji Dhadphale the name of his legal heir namely Mr. Narayan Ganesh Dhadphale has been entered his 8 Aane shares property at 7/12 extract of Village Pimple Gurav, Tal. Haveli, Dist. Pune vide mutation entry No. 413 as the owner thereof.




That in their life time Late Hari Soma Kashid & Late Raghu Soma Kashid were cultivating the scheduled land property & other properties of land owners namely 1. Mr. Anadrao Trimbakrao Shirole, 2. Mr. Trimbakrao Madhavrao Shirole, 3. Mr. Sultanji Madhavrao Shirole, 4. Mr. Jaysingrao Madhavrao Shirole, 5. Smt. Jayshri Jaysing Shirole & 6. Mr. Ganesh Balaji Dhadphale & so that their names were recorded at 7/12 extract vide mutation entry No. 521 as the mirashi tenants thereof.

That after the death of Hari Soma Kashid the names of his legal heirs namely 1. Mr. Pandharinath Hari Kashid, 2. Mr. Sukhadeo Hari Kashid, 3. Mr. Vitthal Hari Kashid, 4. Mr. Sakharam Hari Kashid, 5. Mr. Vinayak Hari Kashid, 6. Sau. Balubai Ramchandra Jawalkar, 7. SAU. Ulhasabai Dnyanoba Hulawale & 8. Smt. Sonabai Hari Kashid were recorded at 7/12 extract vide mutation entry No. 519 as the owners thereof.

That above mentioned owners were recorded at 7/12 extract vide common heirship mutation entry No. 12569 as the owners thereof.

That the Mutation Entry No. 12919 it shows that Land Owners namely 1. Mr. Prabhakar Sadhu Kashid, 2. Mr. Damodar Sadhu Kashid, 3. Mr. Madhukar Sadhu Kashid, 4. Mr. Suresh Sadhu Kashid, 5. Mr. Shantaram Nathu Kashid, 6. Mr. Sadashiv Bapu Kashid, 7. Mr. Navanath Balu Kashid have been declared as the mirashi Tenants of the Schedule property & other Survey Nos. Property as per section 32 G & they have paid consideration of the Schedule property & other survey nos. property & got 32 M Certificate bearing No. 32G/SR/2/2003 dated 22/12/2003 from अम्पर तहसिलदार व जेतजमीन न्यायाधिकरण हवेली, पुणे.

That अम्पर तहसिलदार व जेतजमीन न्यायाधिकरण हवेली, पुणे यांचे वर प्रमाण - तहक/७५२/२००३, दिनांक २२/१२/२००३ अन्वये मा. मुख्य निबंधक साहेब हवेली नं. ५ पिंपरी विषयक पुणे यांचे कार्यालयात खरेदीखतवा दत्तदेवज गोंदणी नंबर २९३/२००४ दिनांक ०४/०९/२००४ अन्वये विषयान्विता निष्पत्ती व अन्व सार्हे नंबरचे निष्पत्तीस १. श्री. यानोवर साधू काशिद, २. श्री. नवनाथ साधू काशिद, ३. श्री. मधुकर साधू काशिद, ४. श्री. सदाशिव बापू काशिद, ५. श्री. सुरेश साधू काशिद, ६. श्री. प्रभाकर साधू काशिद, ७. श्री. शांताराम नाथू काशिद हे कायदेशीर लिखा मालक झालेले असून सरकार दफ्तरी व नांवचे ७/१२ चे उतान्यास त्यांचे नावाची नोंद केरकर नंबर १२९९९ अन्वये झालेली आहे.

That at present Land Owners namely 1. Mr. Damodar Sadhu kashid, 2. Mr. Madhukar Sadhu Kashid, 3. Smt. Subhadra Prabhakar Kashid, 4. Mr. Rajanikant Prabhakar Kashid, 5. Mr. Sudhir Prabhakar Kashid, 6. Mr. Sagar Prabhakar Kashid, 7. Sau. Sadhana Rajendra Kalapure, 8. Smt. Pramila Ramdas Shinde, 9. Sau. Vaishali Arun Baranc 10. Smt. Vanita Shantaram Kashid, 11. Mr. Swapnil Shantaram Kashid, 12. Mr. Suresh Sahadu kashid, 13. Mr. Navanath Balu Kashid, 14. Mr. Vishal Balu Kashid,



herein have assigned their Development Rights of the above said Schedule Property by executing Development Agreement & Power of Attorney in favor of M/s Balaji Constructions Promoters & Developers A Registered Partnership through its Partners namely 1. Mr. Arun Shripati Pawar, 2. Mr. Balaji Shripati Pawar, 3. Mrs. Asha Arun Pawar, & 4. Mrs. Suvarna Balaji Pawar & the said Deeds of Development Agreement & Power of Attorney were duly Registered in the Office of Sub Registrar Haveli No. 25 Kasarwadi, Pune, vide document Registration Nos. 4108/2015 & 4109/2015 both dated 03/07/2015.

DESCRIPTION OF PROPERTY - (C)

All that piece and parcel of property bearing Survey No. 87, Hissa No. 3 admeasuring 00 H. 1.33 Aar i.e. 1432 Sq. ft. i.e. 133.08 Sq. mtrs area out of total area 00 H. 78 Aar, situated at Village PIMPLE GURAV, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune and the said property is bounded as under :-

On or towards East	:-	Property of Mr. Prakash Lokhande.
On or towards South	:-	Property of Mr. Popat Kashid.
On or towards West	:-	Property of M/s Balaji Constructions Promoters & Developers.
On or towards North	:-	Common Colony Road.

HEREINAFTER CALLED THE SAID PROPERTY.

The applicants have supplied me the following documents -

1. 7/12 extract along with mutation entries thereon issued by competent revenue authority.
2. Xerox copy of the Development Agreement & Power of Attorney duly registered.
3. Index II extract together with receipt of the said Development Agreement & Power of Attorney.
4. Zone Certificate issued by Pimpri Chinchwad Municipal Corporation.
5. Other relevant papers.




BRIEF HISTORY -

That the property bearing Survey No. 87 Hissa No; 3 admeasuring area 00 H. 78 Aar & other survey numbers of property situated at Village PIMPLE GURAV, Tal. Haveli, Dist. Pune originally belonged to 1. Mr. Anandrao Trimbakrao Shirole, 2. Mr. Trimbakrao Madhavrao Shirole, 3. Mr. Sultanji Madhavrao Shirole, 4. Mr. Jaysingrao Madhavrao Shirole, 5. Smt. Jayshri Jaysing Shirole having 8 Aane share & 6. Mr. Narayanrao Ganesh Dhadphale having 8 Aane Shre each & their names were entered at 7/12 extract at Village PIMPLE GURAV, Tal. Haveli, Dist. Pune vide mutation entry Nos. 413 & 451 respectively as the Owners thereof.

That the Mutation entry No. 423 shows that after the death of Ganesh Balajo Dhadphale the name of his legal heir namely Mr. Narayan Ganesh Dhadphale has been entered at 7/12 extract of Village PIMPLE GURAV, Tal. Haveli, Dist. Pune vide mutation entry No. 413 as his 8 Aane share's property as the owner thereof.

That during their life time Late Hari Soma Kashid & Late Raghu Soma Kashid were cultivating the scheduled land Property & other Property of land owners namely Mr. Jayram Jayshingrao Shirole, Smt. Jayshri Jaysingrao Shirole & Mr. Narayanrao Ganesh Dhadphale & so that their names were recorded at 7/12 extract as the mirashi tenants thereof.

That after the death of Hari Soma Kashid the names of his legal heirs namely 1. Mr. Pandharinath Hari Kashid, 2. Mr. Sukhadeo Hari Kashid, 3. Mr. Vitthal Hari Kashid, 4. Mr. Sakharam Hari Kashid, 5. Mr. Vinayak Hari Kashid, 6. Sou. Balubai Ramchandra Jawalkar, 7. Sau, Ulhasabai Dnyanoba Hulawale & 8. Smt. Sonabai Hari Kashid were recorded at 7/12 extract vide mutation entry No. 519 as the owners thereof.

That after the death of Raghu Soma Kashid the names of his legal heirs namely 1. Mr. Sadu Raghu Kashid, 2. Mr. Bapu Raghu Kashid, 3. Mr. Nathu Raghu Kashid, 4. Sau. Sagunabai Shankar Dharpale, & 5. Smt. Rahibai Raghu Kashid were recorded at 7/12 extract as the owners thereof.

That after the death of Sadu Raghu Kashid the names of his legal heirs namely 1. Mr. Prabhakar Sadhu Kashdi, 2. Mr. Damodar Sadhu Kashid, 3. Mr. Madhukar Sadhu Kashid, 4. Mr. Suresh Sadhu kashid, 5. Kamal Sadhu Kashid, 6. Chandrabhaga Bahu Dhavade, 7. Smt. Sevantabai Sadhu Kashid were recorded at 7/12 extract as the owners thereof.



That after the death of Bapu Raghu Kashid the names of his legal heirs namely 1. Late Balu Nathu Kashid, 2. Late Shantaram nathu Kashid, 3. Sau. Suman Ramchandra hulawale, 4. Sau. Manda Rajendra Dharपाले, 5. Sau. Babi Balu Phadatare, 6. Sau. Ranjana Dhasharath Jawalkar, 7. Sau. Mangal Suresh Devkar were recorded at 7/12 extract as the owners thereof.

That after the death of Balu Nathu Kashid the names of his legal heirs namely 1. Mr. Navanath Balu Kashid, 2. Mr. Vishal Balu Kashid, 3. Miss. Pravina Balu Kashid, 4. Smt. Kamal Balu Kashid, 5. Smt. Indubai Nathu Kashid were recorded at 7/12 extract as the owners thereof.

That after the death of Shantaram Nathu Kashid the names of his legal heirs namely 1. Smt. Vanita Shantaram Kashid, 2. Mr. Swapnil Shantaram Kashid were recorded at 7/12 extract as the owners thereof.

That after the death of Prabhakar Sadhu Kashid the names of his legal heirs namely 1. Smt. Subhadra Prabhakar Kashid, 2. Mr. Rajanikant Prabhakar kashid, 3. Mr. Sudhir Prabhakar Kashid, 4. Mr. Sagar Prabhakar Kashid, 5. Sau. Sadhana Rajendra Kalapure, 6. Smt. Pramila Ramdas Shinde, 7. Sau. Vaishali Arun Barane were recorded at 7/12 extract as the owners thereof.

That at present Land Owners namely 1. Mr. Damodar Sahdu Kashid, 2. Mr. Madhukar Sadhu Kashid, 3. Smt. Subhadra Prabhakar Kashid, 4. Mr. Rajanikant Prabhakar Kashid, 5. Mr. Sudhir Prabhaka Kashid, 6. Mr. Sagar Prabhakar kashid, 7. Sau. Sadhana Rajendra Kalapure, 8. Smt. Pramila Ramdas Shinde, 9. Sau. Vaishali Arun Barane, 10. Smt. Vanita Shantaram Kashid, 11. Mr. Swapnil Shantaram kashid, 12. Mr. Suresh Sahadu Kashid, 13. Mr. Navanath Balu Kashid, 14. Mr. Vishal Balu Kashid herein have assigned their Development Rights of the above said Schedule Property by executing Development Agreement & Power of Attorney in favor of M/s Balaji Constructions Promoters & Developers, A Registered Partnership through its Partners namely 1. Mr. Arun Shripati Pawar, 2. Mr. Balaji Shripati Pawar, 3. Mrs. Asha Arun Pawar & 4. Mrs. Suvarna Balaji Pawar & the said Documents of Development Agreement & Power of Attorney were duly registered in the Office of the Sub Registrar Haveli No. 25 Kasarwadi Pune vide document Registered Nos. 4108/2015 & 4109/2015 both dated 03/07/2015.

That the remaining Land owners namely Mr. Sadashiv Bapu Kashid along with his Two Children's namely Mr. Santosh Sadashiv Kashid & Mr. Babasaheb Sadashiv Kashid have also assigned their Development Rights of the above said Schedule Property by executing Development Agreement and Power




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of Attorney in favor of M/s Balaji Constructions Promoters & Developers A Registered Partnership through its Partners namely 1. Mr. Arun Shripati Pawar, 2. Mr. Balaji Shripati Pawar, 3. Mrs. Asha Arun Pawar & 4. Mrs. Suvarna Balaji Pawar, & the said Deeds of Development Agreement & Power of Attorney were duly Registered in the office of Sub Registrar Haveli No. 25 Kasarwadi Pune vide document Registered Nos. 4914/2015 & 4915/2015 both dated 05/08/2015.

That by virtue of the above said Development Agreements & Power of Attorneys the present Builders i.e. M/s Balaji Constructions Promoters & Developers, A Registered Partnership Through its Partners namely 1. Mr. Arun Shripati Pawar, 2. Mr. Balaji Shripati Pawar, 3. Mrs. Asha Arun Pawar & 4. Mrs. Suvarna Balaji Pawar are having complete right to amalgamate both the plots & accordingly Mr. Vinayak Kishor Garve and M/s Balaji Constructions Promoters & Developers, A Registered Partnership Through its Partners namely 1. Mr. Arun Shripati Pawar, 2. Mr. Balaji Shripati Pawar, 3. Mrs. Asha Arun Pawar & 4. Mrs. Suvarna Balaji Pawar entered into document of Association Of Persons and by virtue of the said document the property mentioned in Schedule A which belongs and owned by Mr. Vinayak Kishor Garve and the property mentioned in Schedule-B & C of which M/s Balaji Constructions Promoters & Developers, A Registered Partnership Through its Partners namely 1. Mr. Arun Shripati Pawar, 2. Mr. Balaji Shripati Pawar, 3. Mrs. Asha Arun Pawar & 4. Mrs. Suvarna Balaji Pawar having developments rights with them is jointly measured by the appropriate government authority and accordingly measurement/demarcation map was given by the said authority. In view of the above said fact building plan was submitted to Pimpri Chinchwad Municipal Corporation Pimpri, Pune - 411018 and after verifying and scrutinizing and fulfilling all requisite requirement of development control rules building plan was sanctioned by Pimpri Chinchwad Municipal Corporation having commencement certificate no. BP/Pimple Gurav/07/2016 dated 11/02/2016. Thereafter on behalf of G.P Enterprises and on behalf of Mr. Vinayak Kishor Garve applied on 09/05/2016 for N.A permission and accordingly under the provision of Maharashtra Land Revenue Code 1966 and Maharashtra Land Revenue (change in use of land and N.A assessment) Rules 1969 sanad was issued by Collector Pune (Revenue Department) having reference no PCMC/Sanad/SR/26/2016 dated 24/05/2016.

As regards, I have taken search of the above said properties for the last 30 years commencing from 1988 to 2017 (both years inclusive) I have inspected Index - II registers made available to me in the all Offices of Sub Registrar, Haveli, Tal. Haveli, Dist. Pune. That the Index -II registers are in scattered and



in torn position and from the available records I have not found any entry creating encumbrances and/or charge on the said open land properties mentioned herein above.

That on the basis of above said documents and all other relevant papers and after going through the available records in the offices of Sub Registrar Haveli, I am of the opinion that the above said properties are having clear title and there is no encumbrances of whatsoever nature.

I am of the opinion that above mentioned both properties are having clear and marketable title. As mentioned above Mr. Vinayak Kishor Garve and M/s. Balaji Construction Promoters and Developers through its partners 1. Mr. Arun Shripati Pawar 2. Mr. Balaji Shripati Pawar 3. Mrs. Asha Arun Pawar & 4. Mrs. Suvarna Balaji Pawar have entered into Agreement of Association of Persons on 02/09/2015 and properties mentioned above which was absolutely owned by Mr. Vinayak Kishor Garve and properties mentioned herein above in which M/s. Balaji Construction Promoters and Developers having development rights by virtue of Development Agreement & Power of Attorney which was duly registered by the owners of the said property have decided to develop both plots by the said association of person and they are entitled to carry on the project by and in the name of Association of Persons as per agreed terms and conditions.

That on the basis of above said documents and all other relevant papers and after going through the available records in the offices of Sub Registrar Haveli, I am of the opinion that the above mentioned person i.e. **Mr. Vinayak Kishor Garve** and **M/s Balaji Constructions Promoters & Developers A** Registered Partnership through its Partners namely 1. Mr. Arun Shripati Pawar, 2. Mr. Balaji Shripati Pawar, 3. Mrs. Asha Arun Pawar, & 4. Mrs. Suvarna Balaji Pawar are having clean, clear & marketable title of the said property. And the above mentioned both the properties are free from encumbrances.

Hence this search - Cum Title Report.

No other dealings are traced out from the available records.


Madanlal P. Chhajed
Advocate

