

SEARCH AND TITLE REPORT
TO WHOM SO EVER IT MAY CONCERN

Ref:- The land bearing Gat.No.237 of village
Kanche, Tal.Maval, Dist.Pune.

This is in reference to the land bearing Gat.No.237 of village Kanche, Tal.Maval, Dist.Pune admeasuring H.1.90.5 Ares, which is the subject matter of this report.

At the instance of MR. RAJENDRA RAMANLAL LUNKAD, PUNE we have investigated the revenue record & the documents made available to us in reference to the said property and we have searched the available Index-II Records from January 1982 till upto 23rd November 2011 at the office of the Sub-Registrar Maval, by paying the necessary Search Fees vide Receipt No.0419982 dated 11/11/2011 and thereafter caused the search from 23/11/2011 till 30/04/2013 vide Receipt No.0598805 dated 13/03/2013 AND on-line search is caused for the period from 14/03/2013 till 28/09/2016 by paying the necessary Search Fees vide MTR FORM NO. 6 bearing GRN MH005027946201617M SUB-REGISTRAR, VADGAON MAVAL dtd. 07/10/2016 having BANK CIN NO. 02300042016100720650/383191417.

The said land of Gat No. 237 of Kanche admeasuring H.1.90.5 Ares which was having originally S.No. 84/3 was owned by Mr. Bhiku Hiraji Marwadi and the name of Mr. Manaji Tukaram Satkar was recorded as the tenant thereof.

Mr. Bhiku Hiraji Marwadi expired on 01/08/1956 and as per mutation entry No. 790 name of his widow Chandrabhagabai Bhiku Marwadi was recorded as the only legal heirs successors of the deceased.

The tenant Mr. Manaji Tukaram Satkar expired on 17/06/1954 and as per mutation entry No. 703 name of Mr. Bandu Manaji Satkar was recorded as the Karta of Undivided Family and his name was recorded in other rights column of the 7/12 extract in lieu of the name of deceased Mr. Manaji Tukaram Satkar.

The owner of the abovementioned land being widow the right of the tenant the Purchase the said land was postponed and it was recorded by mutation entry No. 1408.

As per the order of Additional Tahasildar Maval bearing Tenancy/No. 4/82 dtd. 15/05/1982 the possession of the lands bearing Gat No. 223 and Gat No. 237 of Kanhe was handed over to the land owned lady Smt. Chandrabhagabai Bhiku Marwadi being the owner thereof and the mutation in reference to the possession of the said land was made bearing No. 240 and it was recorded of the 7/12 extract.

As agreed between Smt. Chandrabhagabai Bhiku Marwadi and Mr. Bandu Manaji Satkar the Gift Deed of the total land of Gat No. 223 Kanhe and area admeasuring H.0.70.5 Ares out of Gat No. 237 Kanhe was executed by Smt. Chandrabhagabai Bhiku Marwadi in favour of Mr. Bandu Manaji Satkar and at the same time Mr. Bandu Manaji Satkar released all his tenancy rights thereof. The said Deed of Gift is duly registered in the office of the Sub-Registrar, Maval at Sr.No. 1509 dtd. 11/07/1984 and as per mutation entry No. 327 the name of Mr. Bandu Manaji Satkar was recorded as the owner, occupier and the possessor of area admeasuring H.0.70.5 Ares out of Gat No. 237 Kanhe and the remaining area admeasuring H.1.20 Ares out of Gat No. 237 Kanhe was recorded in the name of Smt. Chandrabhagabai Bhiku Marwadi being owner, occupier and the possessor thereof.

On 03/11/1982 Smt. Chandrabhagabai Bhiku Marwadi and Mr. Bandu Manaji Satkar sold out the area admeasuring H.1.20 Ares out of Gat No. 237 Kanhe to Mr. Vijaykumar Jagdishrai Chawala by executing the Sale Deed which is duly registered in the office of the Sub-Registrar, Maval at Sr.No. 1554 dtd. 07/09/1983 and the said Sale Deed was executed by the Purchaser Mr. Vijaykumar Jagdishrai Chawala by taking the prior permission from Hon'ble Collector, Pune vide order No. PTA/531 (KI) dtd. 25/10/1982 under sec. 63 of the Tenancy Act and the effect of the sale deed was given to the 7/12 extract of Gat No. 237 of Kanhe by mutation entry No. 279 by which the name of Mr. Vijaykumar Jagdishrai Chawala was recorded as the owner, occupier and possessor of area admeasuring H.1.20 Ares thereof.



On 10/08/1984 Mr. Bandu Manaji Satkar sold out the area admeasuring H.0.70.5 Ares owned by him out Gat No. 237 of Kanhe to Mr. Vijaykumar Jagdishrai Chawala by executing the Sale Deed which is duly registered in the office of the Sub-Registrar, Maval at Sr.No. 1776 dtd. 10/08/1984 and as per mutation entry No. 333 the name of Mr. Vijaykumar Jagdishrai Chawala was recorded as the owner, occupier and possessor of area admeasuring H.0.70.5 Ares thereof.

As per the order of Hon'ble Sub-Divisional Officer, Maval Sub-Division, Pune in case No. RTS/Revision/7/1996 dtd. 27/11/1996, the review application of land owner Mr. Vijaykumar Jagdishrai Chawala was accepted and the mutation entries bearing No. 346 and 365 were cancelled keeping the position before thereof standstill and as per the mutation entry No. 929 the name of Mr. Jayprakash Jagdishrai Chawala was deleted by recording the name of Mr. Vijaykumar Jagdishrai Chawala being the owner, occupier and possessor thereof by keeping the remark in other rights column that the land should not be transferred without the prior permission of Hon'ble Collector, Pune.

Mr. Vijaykumar Jagdishrai Chawala made an application seeking the permission to sale the said land for residential non agricultural use to be made by Purchaser M/s. R.K. Lunkad Housing Company on the same was granted by the Hon'ble Collector, Pune vide Order bearing No. PTA/KK/SR/202/10/31/03/2011 on the terms mentioned thereof.

In furtherance of the abovementioned order the sale deed of the abovementioned land was executed Mr. Vijaykumar Jagdishrai Chawala to and in favour of Purchaser M/s. R.K. Lunkad Housing Company on 11/04/2011 which is duly registered in the office of the Sub-Registrar, Lonawala at Sr.No. 1509 dtd. 11/04/2011 and the effect of the said sale deed is given to the 7/12 extract of Gat No. 237 of Kanhe by which the name of **M/S. R.K. LUNKAD HOUSING COMPANY** through its Partners **MR. RAJENDRA RAMANLAL LUNKAD AND MR. RAVINDRA RAMANLAL LUNKAD** is recorded as the owners, occupiers and possessors thereof.

Public Notice was published by us in the Daily Prabhat Pune dtd. 18/11/2011, and nobody has raised, sent any objection in reference to the said property.

M/S. R.K. LUNKAD HOUSING COMPANY through its Partners **MR. RAJENDRA RAMANLAL LUNKAD AND MR. RAVINDRA RAMANLAL LUNKAD** submitted the layout cum building plans of the said property to the Collectorate, Pune and which were approved by Collectorate, Pune for residential and commercial purpose by excluding the area under road admeasuring 290.85 sq.mtrs. thereof and by excluding the area under road admeasuring 1013.04 sq.mtrs. thereof vide order bearing No. PMA/NA/SR/635/11 dtd. 15/05/2012.

M/S. R.K. LUNKAD HOUSING COMPANY submitted the building plans of Group Housing proposed on the said property to Pune Mahanagar Pradesh Kshetra Vikas Pradhikaran, Pune and permission for development and commencement certificate has been issued by the said authority vide order bearing No. BMA/3802/Sr.No. 168/Kanhe/Gat No. 237 dtd. 23/03/2016.

One of the partners namely Mr. Rajendra Ramanlal Lunkad being retired from the abovementioned partnership firm **M/S. R.K. LUNKAD HOUSING COMPANY w.e.f. 31/03/2016** and hence Mr. Rajendra Ramanlal Lunkad is now not the partner of the abovementioned partnership firm and abovementioned property has been given to and in the share of said Retiring Partner **Mr. Rajendra Ramanlal Lunkad** whose name has been recorded to the 7/12 extract of the said property by deleting the name of abovementioned partnership firm **M/S. R.K. LUNKAD HOUSING COMPANY** by mutation entry No. 3510.

SEARCH AND TITLE CERTIFICATE

The certificate is given on the basis of available revenue & index II records from **January 1982** till upto **30/04/2013** & from **14/03/2013** till **28/09/2016** at the office of the Sub-Registrar, Haveli and on-line in reference to the said property and we found that some index records were torned and some were unbound and untreatable and some were mutilated.

Q

After searching the records at the said offices we have not found any entry showing the encumbrance or creating any charge on the said property.

Therefore, from the actual search and investigations carried out from the revenue records & documents made available to me, I am of the opinion that, **MR. RAJENDRA RAMANLAL LUNKAD, PUNE**, is having sufficient, clear, marketable title to the land bearing **Gat No. 237 of Kanhe admeasuring H.1.90.5 Ares of Kanhe, Tal. Maval, Dist Pune** free from all encumbrances and to construct building/s thereon comprising of independent blocks, commonly known as "ownership scheme" named **"AKSHAY CITY"** and dispose the same to the intending purchasers.

PUNE

Dated:- 08/10/2016

(Signature)
ADVOCATE.