

DATE 15/6/2015

### SEARCH AND TITLE REPORT

Under instruction of my client M/s Shree Enterprises, A Registered Partnership Firm, having office at Flat No.1 and 2 Building F8, Sector 4E/A, Near Kalamboli Bus Depot, Kalamboli, New Mumbai 410218, I was requested to take search and issue title report in respect of Following properties :-

- a) Gat No.354, area 33R + 7R = 40 R out of entire area 00H.86.2R,
- b) Gat No.360, area 00H.33,
- c) Gat No.370, area 16R,

All situated at Village Kasaramboli Taluka Mulashi, District Pune within Limits of Zilla Parishad Pune (hereinafter individually referred to as "Said Land/Property and collectively as said Land/Properties" and is more particularly described in schedule below).

#### **The brief title history in respect of property bearing Gat No.354 Area Adm. 0H.33R out of totally admeasuring 86.2R.**

1. It appears that, Gat No.354 was originally belonging to Nivrutti Mahadu Dhumal and others being their ancestral property.
2. It appears that area admeasuring 28R out of the said property was purchased by Bharat Shankar Kamble from Nivrutti Mahadu Dhumal and others by Sale Deed dated 31.07.2006 and name of said Bharat Shankar Kamble was mutated to 7/12 extract wide ferfar No.1563.
3. It appears that area admeasuring 5R out of the said property was purchased by Savita Dattatray Bandal from Nivrutti Mahadu Dhumal and others by Sale Deed dated 06.07.2001 and name of said Savita Dattatray Bandal was mutated to 7/12 extract wide ferfar No.1075.
4. It appears that said Savita Dattatray Bandal sold said 5R Land to Sagar Dilip Sonawane by sale Deed dated



18.06.2010 and name of Sagar Dilip Sonawane is recorded to 7/12 extract wide ferfar no.2357.

5. It appears that said area of 28R was purchased by Sagar Dilip Sonawane from Bharat Shankar Kamble by sale deed dated 12.08.2010 and name of Sagar Dilip Sonawane was recorded to 7/12 extract wide ferfar no.2544A.
6. It appears that, Sagar Dilip Sonawane sold said 28R Land to Pintu Sundardas Mirani, Sumant Ramrao Garud, Santosh Ramrao Garud and Manish Sumant Garud by sale deed dated 30.12.2010 and name of said purchasers was recorded to 7/12 extract wide ferfar no.2731.
7. It appears that, Sagar Dilip Sonawane sold said 5R Land to Pintu Sundardas Mirani, Sumant Ramrao Garud, Santosh Ramrao Garud and Manish SumantGarud by sale deed dated 03.09.2010 and name of said purchasers was recorded to 7/12 extract wide ferfar no.2732.
8. It appears that, Manisha Suman Garud by Gift Deed dated 24.01.2014 gifted her share in respect of said properties in favor of Santosh Ramrao Garud and the said Gift Deed is registered in the office of Sub Registrar Mulashi at Sr.No.726/2014.

**The brief title history in respect of property bearing Gat No.360 Area Adm. OH.33R.**

1. It appears that the said property was originally belonging to Rambhau Maruti Sutar. It appears that after demise of Rambhau Maruti Sutar names of his legal heirs namely son Sadashiv Rambhau Sutar and grandson Anil Mahadu Sutar (son of Late Mahadu Rambhau Sutar) was recorded to 7/12 extract wide ferfar No.412 and names of his 3 married daughter Kalawati Maruti Amrale, Chandrabhagabai Rangnath Jadhav, Tarabai Sopan Khaire and widow Muktabai Rambhau Sutar was recorded in other rights column.
2. It appears that Sadashiv Rambhau Sutar expired on 5.4.2002 leaving behind sons Anant Sadashiv Sutar and Mahadu alias Nandu Sadashiv Sutar and daughters

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- Anjana Uttam Gole, Kusum Ashok Mazire, Sulochana Ashok Gole, Sharmila Sunil Ubhe and widow Reubai Sadashiv Sutar and their names were recorded to 7/12 extract vide ferfar No.1297. However at that time Manda Ashok Gole had expired on 25.05.1988 hence her name was not recorded.
3. It appears that widow of Rambhau Sutar namely Muktabai Rambhau Sutar expired on 20.4.1975. It appears that names of legal heirs of Muktabai Rambhau Sutar is recorded to 7/12 extract vide ferfar no.3289.
  4. It appears that Kalawati Maruti Amrale expired on 14.12.2004 leaving behind sons Subhash Maruti Amrale, Arun Maruti Amrale, Shantaram Maruti Amrale, Vasant Maruti Amrale, Prakash Maruti Amrale and daughters Suman Rambhau Dhumal, Vastala Sopan Gawade. It appears that Prakash Maruti Amrale expired on 28.10.2005 leaving behind his legal heirs Smt. Anita Prakash Amrale, Akash Prakash Amrale, Pranish Prakash Amrale, and Pranita Prakash Amrale was same. Name of said legal heirs are recorded to 7/12 extract vide ferfar no.3287. It appears that Chandrabhaga Rangnath Jadhav expired on 21.8.2010 leaving behind Leela Vishnu More and Varasnond of aforesaid legal heir has effected on 7/12 extract vide ferfar no.3288.
  5. It appears that Anil Mahadev Sutar alias Shinde expired on 18.08.2011 leaving behind widow Ashwini Anil Sutar alias Shinde, son Amey Anil Sutar alias Shinde, daughter Amruta Sahil Shaha. It appears that aforesaid death entries and Varasnond of aforesaid legal heirs has effected on 7/12 extract vide ferfar no.3286.
  6. It appears Kalawati Maruti Amrale since deceased her legal heirs, Chandrabhaga Rangnath Jadhav since deceased her legal heir, Tarabai Sopan Khaire on 30.7.2014 released their share in respect of said property in favor of Anant Sadashiv Sutar, Kusum Ashok Mazire, Amey Anil Sutar alias Shinde, Ashwini Anil Sutar alias Shinde, Amruta Sahil Shaha and Mahadu alias Nandu Sadashiv Sutar by Release Deed dated 30/07/2014. The said Release Deed is registered in the office of Sub Registrar Mulashi at Sr.No.2709/14. Effect of said Release Deed is given on 7/12 extract vide ferfar no.3290.



7. It appears that Anjana Uttam Gole, Sulochana Ashok Gole, Sharmila Sunil Ubhe, Manda Ashok Gole since deceased on 25.5.1988 through her heirs Rani Sunil Kalbhor, Manisha Sandip Sutar, Nilam Ajay Pawale released their share in favor of Anant Sadashiv Sutar, Kusum Ashok Mazire and Mahadu alias Nandu Sadashiv Sutar by same Release Deed dated 30/07/2014.
8. It appears that Punam Mangesh Gole and Priyanka Anant Sutar released their share in favor of Anant Sadashiv Sutar by same Release Deed dated 30/07/2014. The said Release Deed is registered in the office of Sub Registrar Mulashi at Sr.No.2709/14. It also appears that by same release deed dated 30.7.2014 daughters of Mahadu alias Nandu Sadashiv Sutar namely Shital Mahadu alias Nandu Sutar and Prachi Mahadu alias Nandu Sutar released their share in favor of Mahadu alias Nandu Sadashiv Sutar.
9. It appears that by virtue of aforesaid deeds Anant Sadashiv Sutar, Mahadu alias Nandu Sadashiv Sutar, Amey Anil Sutar alias Shinde, Ashwini Sutar alias Shinde, Amruta Sahil Shaha and Kusum Ashok Mazire acquired right title interest in the said land.
10. It appears tha Anant Sadashiv Sutar, Mahadu alias Nandu Sadashiv Sutar, Amey Anil Sutar alias Shinde, Ashwini Sutar alias Shinde, Amruta Sahil Shaha and Kusum Ashok Mazire had executed the Partition Deed dated 30/07/2014 which is registered in the office of Sub Registrar Mulshi at Sr.No.2715/2014.It appears that by virtue of said Partition Deed Anant Sadashiv Sutar and Kusum Ashok Mazire were allotted 1/3 share, Amey Anil Sutar alias Shinde, Ashwini Sutar alias Shinde, AmrutaSahilShahawere allotted 1/3 share and Mahadu alias Nandu Sadashiv Sutar was allotted 1/3 in said land. Effect of said Partition Deed is given on 7/12 extract vide ferfar no.3291.

**The brief title history in respect of property bearing Gat No.354 Area Adm. OH.07R.**

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1. It appears that, Gat No.354 area OH.07R was originally belonging to Nivrutti Mahadu Dhumal and others being their ancestral property.
2. It appears that area admeasuring 07R out of the said property was purchased by Mrs.Swati Rajesh Karche from Nivrutti Mahadu Dhumal and others by Sale Deed dated 06.07.2001. The said Sale Deed is registered in the office of Sub Registrar Mulashi at Sr.No.3562/2001 and name of Mrs. Swati Rajesh Karche was mutated to 7/12 extract wide ferfar no.1074.
3. It appears that said Mrs. Swati Rajesh Karche assign the development rights of the said 07R to Mrs.Sunita Kisan Pawar by Development Agreement and Power of Attorney which is registered in the office of Sub Registrar Mulshi at Sr.No.5715/2008 and 5716/2008.
4. It appears that said 07R property was purchased by Mr.Eknath Baban Kudale from Mrs.Swati Rajesh Karche and Mrs.Sunita Kisan Pawarby Sale Deed dated 09.01.2013. The said Sale Deed is registered in the office of Sub Registrar Mulashi at Sr.No.250/2013 and name of Mr.Eknath Baban Kudale was recorded from 7/12 extract wide ferfar no.3074.
5. It appears that said Mr.Eknath Baban Kudale sold the said land to Mr.Devendra Yadav Kanawade by sale deed dated 11/03/2014. The said Sale Deed is registered in the office of Sub Registrar Mulashi at Sr.No.815/2014 and name of Mr.Devendra Yadav Kanawade was recorded from 7/12 extract wide ferfar no.3232.

## **The brief title history in respect of property bearing Gat No.370 Area Adm. OH.16R.**

1. It appears that, Gat No.370 area OH.16R was originally belonging to Govind Mahadu Dhumal being their ancestral property.
2. It appears that the said Govind Mahadu Dhumal expired On 29.9.2000 leaving behind sons Ram Govind Dhumal, Eshwar Govind Dhumal and daughters Prabha Popat Vavale, Ratan Kalidas Jagtap. Widow of Govind namely Kalabai Govind Dhumal was expired, hence name of sons

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## **HENCE THE FOLLOWING CONCLUSION:-**

From the available record, and the documents that were made available to me, I found that said properties belongs to aforesaid owners and the said Developer have right to develop the said properties. I have not come across any other document and / or entry showing any right, title and interest of any third party in the said properties. Therefore from the said record available and the documents brought to my Notice, I am of the opinion that the said Owners have clear and marketable title, pertaining to the said properties and Developer have exclusive right to develop the said properties.

## **SCHEDULE OF PROPERTIES MENTIONED ABOVE**

All that piece and parcel of the properties situated at village Kasaramboli, Taluka Mulshi, Dist. Pune within limits of Zilla Parishad Pune, Grampanchayat Kadamvak Vasti

- A) Gat No.354, area 33R out of entire area 00H.86.2R and is bounded as follows;

East :- Gat No.352, 356, 360 and 362  
West :- Gat No.355  
South :-Gat No.356  
North :-Road

- B) Gat No.360, area 33R and is bounded as follows;

East :- Gat No.361, 362, 370  
West :- Gat No.354  
South :- Gat No.356  
North :-Part of Gat No.354

- C) Gat No.354, area 07R out of entire area 00H.86.2R and is bounded as follows;

East :- Gat No.354  
West :- Gat No.354  
South :-Gat No.354



North :- Road

D) Gat No.370, area 16R and is bounded as follows;

East :- Gat No.369, 373 and 372

West :- Gat No.371

South :- Gat No.360

North :- Gat No.365 and 368



Advocate

Shrihari Nikate



CHALLAN  
MTR Form Number-6

|                       |                                   |                     |  |                                     |                         |                                            |                     |           |   |   |   |
|-----------------------|-----------------------------------|---------------------|--|-------------------------------------|-------------------------|--------------------------------------------|---------------------|-----------|---|---|---|
| GRN                   | MH001487850201516E                | BARCODE             |  |                                     | Date                    | 10/06/2015-11:24:01                        |                     | 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           | MLS2_MULSHI 2 SUB REGISTRAR       |                     |  |                                     | Full Name               |                                            | Adv Shrihari Nikate |           |   |   |   |
| Location              | PUNE                              |                     |  |                                     |                         |                                            |                     |           |   |   |   |
| Year                  | 2015-2016 One Time                |                     |  |                                     | Flat/Block No.          |                                            | Chamber No.3        |           |   |   |   |
| Account Head Details  |                                   | Amount In Rs.       |  | Premises/Building                   |                         |                                            |                     |           |   |   |   |
| 0030072201 SEARCH FEE |                                   | 2250.00             |  | Road/Street                         |                         | Shivajinagar Court                         |                     |           |   |   |   |
|                       |                                   |                     |  | Area/Locality                       |                         | Pune                                       |                     |           |   |   |   |
|                       |                                   |                     |  | Town/City/District                  |                         |                                            |                     |           |   |   |   |
|                       |                                   |                     |  | PIN                                 |                         | 4                                          | 1                   | 1         | 0 | 0 | 5 |
|                       |                                   |                     |  | Remarks (If Any)                    |                         |                                            |                     |           |   |   |   |
|                       |                                   |                     |  | Gat No.354,360,370,Kasaramboli,Tal. |                         |                                            |                     |           |   |   |   |
|                       |                                   |                     |  | Mulshi,Pune for 30 yrs i.e. 1986 to |                         |                                            |                     |           |   |   |   |
|                       |                                   |                     |  | 2015.                               |                         |                                            |                     |           |   |   |   |
|                       |                                   |                     |  | Amount In                           |                         | Two Thousand Two Hundred Fifty Rupees Only |                     |           |   |   |   |
| Total                 |                                   | 2250.00             |  | Words                               |                         |                                            |                     |           |   |   |   |
| Payment Details       |                                   | BANK OF MAHARASHTRA |  |                                     |                         | FOR USE IN RECEIVING BANK                  |                     |           |   |   |   |
| Cheque-DD Details     |                                   | Bank CIN            |  | REF No.                             |                         | 02300042015061061721                       |                     | 251464830 |   |   |   |
| Cheque/DD No          |                                   |                     |  | Date                                |                         | 10/06/2015-11:25:35                        |                     |           |   |   |   |
| Name of Bank          |                                   |                     |  | Bank-Branch                         |                         | BANK OF MAHARASHTRA                        |                     |           |   |   |   |
| Name of Branch        |                                   |                     |  | Scroll No. , Date                   |                         | Not Verified with Scroll                   |                     |           |   |   |   |

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