

SEARCH AND TITLE REPORT

At the Instance of M/s The Kings Way AOP, through Authorized Signatory Shri Aditya Girish Gadiya, having office at 301,302, Gran Exito, B. T. Kawade Road, Ghorpadi, Pune, 411001, I am issuing this Search and Title Report, in respect of various pieces of land, all bearing S. No. 67, with respective Hissa Numbers and areas, situate at Ghorpadi, Taluka Pune City, District Pune.

Since there are various properties involved, which are adjacent to each other, which the aforesaid firms, and the other persons named hereinabove, who are holding development and other types of rights, under various writings by the owners, intend to amalgamate with each other, the search report, deals with each of the properties separately, however, since the instructing person my client Shri Aditya Girish Gadiya, is partner in the various firms, named in this report and these firms intend to amalgamate the properties of which rights held by Shri Shrikant Rameshwar Mantri, resident of 31, Ghorpadi Bazar, Pune-1, Sou. Mangala Prakash Mantri, Shri Prakash Rameshwar Mantri, I am issuing this combined search report.

DESCRIPTION OF PROPERTIES

All that piece and parcel of properties, situated at Revenue Village Ghorpadi, Taluka Pune City Dist Pune, within the limits of Pune Municipal Corporation Pune, and the details whereof are as under :-

Sr. No.	S.No.	Hissa No.	Total Area
1	67-A	6A	00 H 64 R
2	67-A	10C	00 H 22 R
3	67-A	10A	00 H 6 R
4	67-A	8-B	00 H 28 R
5	67-A	9-B, City S.No. 752 to 788	00 H 27 R
6	67-A	8-A	00 H 24.5R(Shri Shrikant Mantri)
7	67-A	8-A	00 H 24.5 R, (Sou.Mangala & Shri Prakash Mantri)

Out of the total areas of the aforesaid properties, various areas, for which the owners of the said properties have entered into various agreements, with the firms, in respect



of part of areas enumerated herein below in detail in this search report, are the subject matter of this search and title report. (Hereinafter referred to as the "Said Properties"

DOCUMENTS PERUSED :- (All Photocopies)

1. 7/12 extracts and mutation entries thereon for the last 30 years
2. Zone certificate
3. Development agreement dt. 04.04.2006 registered in the office of Sub Registrar Haveli No.3 at Sr. No. 2838/2006, between M/s Shree Venkatesh Constructions Promoters & Developers. and Smt. Shantabai Kawade and others.
4. Power of attorney dt. 04.04.2006 registered in the office of Sub Registrar Haveli No.3 at Sr. No. 2839/2006 executed by Shantabai Shankar Kawade and others in favour of M/s Shree Venkatesh Constructions Promoters & Developers..
5. Development agreement dt. 20.05.2006, registered in the office of Sub Registrar Haveli No. 20, at Sr. No. 3418/2006 between M/s Shree Venkatesh Constructions Promoters & Developers. and Ratan Shankar Kawade.
6. Power of attorney dt. 20.05.2006, registered in the office of Sub Registrar Haveli No.20 at Sr. No. 3419/2006 executed by Ratan Shankar Kawade and others in favour of M/s Shree Venkatesh Constructions Promoters & Developers.
7. Power of attorney dt. 20.05.2006 registered in the office of Sub Registrar Haveli No. 20 at Sr. No. 3420/2006, executed by Shri Ratan Shankar Kawade and others in favour of Shri Tulsidas M. Gupta and others.
8. Confirmation deed dt. 19.05.2006 registered in the office of Sub Registrar Haveli No.20 at Sr. No. 3417/2006, executed between M/s Shree Venkatesh Constructions Promoters & Developers. and Ratan Shankar Kawade and others.
9. Development agreement dt. 22.03.2007, registered in the office of Sub Registrar Haveli No.13, at Sr. no 2010/2007, between M/s Shree Venkatesh Creators, Promoters and Developers, and Smt. Janabai Vishnu Agawane and others.
10. Power of attorney dt. 22.03.2007, registered in the office of Sub Registrar Haveli No.13, at Sr. no 2011/2007, executed by Janabai Vishnu Agawane in favour of Shri Tulsidas Gupta and others.
11. Articles of agreement dt. 18.11.2006, registered in the office of Sub Registrar Haveli No.13, at Sr. no 773/2006, between M/s Mansha Constructions and Properties, M/s Shree Venkatesh Creators, Promoters and Developers.
12. Power of attorney dt. 18.11.2006, registered in the office of Sub Registrar Haveli No.13, at Sr. no 774/2006, between M/s Mansha Constructions and Properties, M/s Shree Venkatesh Creators, Promoters and Developers.



13. Sale deed dt. 14.10.2005, registered in the office of Sub Registrar, Haveli No. 3, at Sr. No. 4303/2005, between M/s Sarthi Cooperative Hsg. Society Ltd., proposed and Ratan Shankar Kawade and others.
14. Power of attorney dt. 14.10.2005 registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 5725/2005, executed by Sapna Govind Morwani, in favour of Sou. Charanjit Kaur Rajpal.
15. Power of attorney dt. 13.09.2006 registered in the office of Sub Registrar Haveli No. 3 at Sr. No. 7386/2006, executed by Indarsingh Rajpal in favour of M/s Mansha Constructions and properties.
16. Power of attorney dt. 26.09.2005 registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 5390/2005, executed by Ravindra Singh Khandpur in favour of M/s Mansha Constructions and Properties.
17. Power of attorney dt. 18.11.2005 registered in the office of Sub Registrar Haveli No.6 at Sr. No. 6890/2005 executed by Shri Subhash Amarnath Kohali in favour of M/s Mansha Constructions and Properties.
18. Power of attorney dt. 2-2-2007 22.09.2007 registered in the office of Sub Registrar Haveli No. 6 11 at Sr. No. 5325/2007 executed by Shri Amrik Singh Tuteja in favour of M/s Mansha Constructions and Properties.
19. Development agreement dt 06.05.2013, registered in the office of Sub Registrar Haveli No.3, at Sr. No. 4153/2013, executed between M/s Venkatesh Spaces and Shri Dilip Kerba Kawade and others.
20. Power of attorney dt. 06.05.2013 registered in the office of Sub Registrar Haveli No.3 at Sr. No. 4154/2013 executed by Kilip Kerba Kawade and others in favour of M/s Venkatesh Spaces.
21. Articles of agreement dt. 10.07.2006 registered in the office of Sub Registrar Haveli No.20 at Sr. No. 4985/2006 between M/s Shree Venkatesh Constructions Promoters & Developers. and M/s Shree Venkatesha Developers.
22. Power of attorney dt. 10.07.2006 registered in the office of Sub Registrar Haveli No.20 at Sr. No. 4986/2006 executed by M/s Shree Venkatesh constructions Promoters & Developers. in favour of M/s Shree Venkatesha Developers.
23. Development agreement dt. 11.06.2013 registered in the office of Sub Registrar Haveli No. 6 at Sr.No. 6568/2013, executed between Yallappa Hangal and others in favour of M/s Venkatesh Spaces.
24. Power of attorney dt. 11.06.2013 registered in the office of Sub Registrar Haveli No.6 at Sr. No. 6569/2013 executed by Yallappa Hangal and others in favour of M/s Venkatesh Spaces.
25. Development agreement dt. 24.07.2013 registered in the office of Sub Registrar Haveli No.6 at Sr. No. 8250/2013 between M/s Venkatesh Spaces and Hira Hirekerur.
26. Power of attorney dt. 24.07.2013 registered in the office of Sub Registrar Haveli No.6 at Sr. No. 8251/2013 executed by Hira Hirekerur and others in favour of M/s Venkatesh Spaces.



27. Development agreement dt. 15.07.2013 registered in the office of Sub Registrar Haveli No.6 at Sr. No. 7931/2013 between M/s Venkatesh Spaces and Rajesh Laxman Pujari and others
28. Power of attorney dt. 15.07.2013 registered in the office of Sub Registrar Haveli No.6 at Sr. No. 7932/2013 executed by Rajesh Laxman Pujari and others in favour of M/s Venkatesh Spaces.
29. Development agreement dt. 13.03.2001, registered in the office of Sub Registrar Haveli No.3, at Sr. No. 2172/2001, executed by Shri Mandanlal Shrinarayan Ghiya and others in favour of Shri Shrikant Rameshwar Mantri.
30. Power of attorney dt. 13.03.2001, registered in the office of Sub Registrar Haveli No.3, at Sr. No. 2174/2001, executed by Shri Mandanlal Shrinarayan Ghiya in favour of Shri Shrikant Rameshwar Mantri.
31. Development agreement dt. 13.03.2001, registered in the office of Sub Registrar Haveli No.3, at Sr. No. 2173/2001, executed by Shri Vijaykumar Badrinarayan Ghiya & Others and others in favour of Sou, Mangala Prakash Mantri and Shri Prakash Rameshwar Mantri.
32. Power of attorney dt. 13.03.2001, registered in the office of Sub Registrar Haveli No.3, at Sr. No. 2175/2001, executed by Shri Vijaykumar Badrinarayan Ghiya & Others in favour of Shri Prakash Rameshwar Mantri.
33. Development agreement dt. 27/03/2015, registered in the office of Sub Registrar Haveli No.22, at Sr. No. 3170/2015, executed by Shri Shrikant Rameshwar Mantri. and others in favour of GMR Associates
34. Power of attorney dt. 27/03/2015, registered in the office of Sub Registrar Haveli No.22, at Sr. No. 3172/2015, executed by Shri Shrikant Rameshwar Mantri and others in favour of GMR Associates
35. Development agreement dt. 27/03/2015, registered in the office of Sub Registrar Haveli No.22, at Sr. No. 3167/2015, executed by Shri Prakash Rameshwar Mantri and others in favour of GMR Associates
36. Power of attorney dt. 27/03/2015, registered in the office of Sub Registrar Haveli No.22, at Sr. No. 3168/2015, executed by Shri Prakash Rameshwar Mantri and others in favour of GMR Associates..
37. Correction deed dated 27/4/2015, registered in the office of sub-Registrar Haveli No. 22 at Sr. No. 4413/2015, executed by Shantabai Shankar Kawade and others and M/s Shree Venkatesh Constructions, Promoters and Developers.
38. Correction deed dated 27/4/2015, registered in the office of sub-Registrar Haveli No. 22 at Sr. No. 4414/2015, executed by Shantabai Shankar Kawade and others and M/s Shree Venkatesh Constructions, Promoters and Developers
39. Correction deed dated 27/4/2015, registered in the office of sub-Registrar Haveli No. 22 at Sr. No. 4415/2015, executed by Ratan Shankar Kawade and others and M/s Shree Venkatesh Constructions, Promoters and Developers.
40. Correction deed dated 27/4/2015, registered in the office of sub-Registrar Haveli No. 22 at Sr. No. 4416/2015, executed by Ratan Shankar Kawade and others and M/s Shree Venkatesh Constructions, Promoters and Developers



41. Correction deed dated 27/4/2015, registered in the office of sub-Registrar Haveli No. 22 at Sr. No. 4417/2015, executed by Ratan Shankar Kawade and others and others and M/s Shree Venkatesh Constructions, Promoters and Developers
42. Letter dated 15/1/2016, bearing no. PCM/NOC/4/2015, by the Office of Collector Pune (Revenue Branch) to the City Engineer, Pune Municipal Corporation.
43. Commencement certificate No. 1305/14 dated 28.07.2014 for amalgamation of the properties, by the Pune Municipal Corporation.
44. Commencement certificate no. 2276/14 dated 31.10.2014, regarding sanction of plans, by the Pune Municipal Corporation.
45. Revised Commencement certificate No. 1622/15 dated 26.08.2015 regarding revision of plans, by the Pune Municipal Corporation.
46. Revised Commencement certificate No. 2014/16 dated 10/10/2016 regarding revision of plans, by the Pune Municipal Corporation.
47. Sanad, bearing No. PMC/SANAD/SR/4/2015 Issued by the Revenue Branch of the office of Collector, Pune
48. Agreement of Association of Persons dt. 07.05.2015 between M/s Shree Venkatesh Creators, Promoters & Developers, M/s Shree Venkatesh Constructions, Promoters and Developers, M/s Venkatesh Spaces, and M/s GMR Associates.
49. Supplementary Agreement of Association of Persons dt. 20.10.2015 between M/s Shree Venkatesh Creators, Promoters & Developers, M/s Shree Venkatesh Constructions, Promoters and Developers, M/s Venkatesh Spaces, and M/s GMR Associates.

1) TITLE REPORT REGARDING THE AREAS OWNED BY KAWADE FAMILY

1.1] Family of Shankar Kondiba Kawade :- The family of Shankar Kondiba Kawade comprises of wife Smt. Shantabai Shankar Kawade, son Ratan Shankar Kawade and married daughter Sou. Kusum Vishnu Jadhav.

It appears that after the death of Shankar Kondiba Kawade, wife Smt. Shantabai Shankar Kawade, son Ratan Shankar Kawade and married daughter Sou. Kusum Vishnu Jadhav in the capacity of his sole legal heirs acquired right, title and interest property bearing S.No.67-A, Hissa No.10-A, admeasuring 00 H 6 R, S.No.67-A, Hissa No.10-C, admeasuring 00 H 22 R, S.No.67-A, Hissa No.6A, admeasuring 00 H 64 R

It appears that wife Smt. Shantabai Shankar Kawade, son Ratan Shankar Kawade and married daughter Sou. Kusum Vishnu Jadhav sold various pieces of land to various persons by way of registered sale deeds.

Shri Ratan Shankar Kawade independently sold an area admeasuring 00 H 32 R, to Sarathi Co.Op. Hsg. Soc. Ltd. (proposed) by way of sale deed dt. 07.11.1996.

Thus, after the aforesaid sale deed, an area admeasuring 00 H 32 R remained and came to the share of Smt. Shantabai Shankar Kawade and Kusum Vishnu Jadhav,



from and out of S.No.67-A, Hissa No.6-A. This area is transferred by Shantabai Shankar Kawade and Kusum Vishnu Jadhav, in favour of M/s Shree Venkatesh Constructions Promoters & Developers., a Partnership Firm, by virtue of Agreement dt. 07.04.2006, registered in the office of Sub Registrar Haveli No.3, at Sr.No. 2838/2006.

Thus, the total area from and out of S.No.67-A, Hissa No.6-A was transferred by legal heirs of Shankar Kondiba Kawade namely, wife Smt. Shantabai Shankar Kawade, son Ratan Shankar Kawade and married daughter Sou. Kusum Vishnu Jadhav.

1.2] On perusal of development agreement dt. 07.04.2006 , registered in the office of Sub Registrar Haveli No. 3 at Sr. No. 2838/2006 with M/s Shree Venkatesh Constructions Promoters & Developers. on the same day, it is seen that Smt. Shantabai Shankar Kawade, Kusum Vishnu Jadhav, Vishnu Dhondiba Jadhav, Chaya Shashikant Ghule, Maya Dattatraya Lonkar, Surekha Sunil Kadam, Tarkeshwar Vishnu Jadhav, Mahesh Vishnu Jadhav, granted development rights of the property bearing S.No. 67-A, Hissa No.6A admeasuring 00 H 64 R, Survey No. 67-A Hissa No. 10-C, totally admeasuring 00 H 22 R, out of it, an area admeasuring 00 H 12 R, on the western side, Survey No. 67-A, Hissa No. 10A, totally admeasuring 00 H 6 R, out of it, an area admeasuring 00 H 3 R, on the eastern side, all properties situated at village Ghorpadi, Taluka Pune City, District Pune, for a total lump-sum consideration of Rs. 72,00,000/- (Rupees seventy two lakhs only).

1.3] On perusal of power of attorney dt. 07.04.2006, registered in the office of Sub Registrar Haveli No. 3 at Sr. No. 2839/2006 on the same day It is seen that Smt. Shantabai Shankar kawade, Kusum Vishnu Jadhav, Vishnu Dhondiba Jadhav, Chaya Shashikant Ghule, Maya Dattatraya Lonkar, Surekha Sunil Kadam, Tarkeshwar Vishnu Jadhav, Mahesh Vishnu Jadhav, appointed the developer M/s Shree Venkatesh Constructions Promoters & Developers. as its true and lawful attorney, pursuant to the aforesaid development agreement, in respect of the properties referred above.

1.4] Thus, on the strength of the aforesaid development agreements and power of attorney, M/s Shree Venkatesh Constructions Promoters & Developers. are empowered and entitled to develop the said property.

1.5] On perusal of development agreement dt. 20.05.2006, registered in the office of Sub Registrar, Haveli No.20 at Sr. No. 3418/2006, it is seen that the owners namely Shri Ratan Shankar kawade, Sou. Manda Ratan Kawade, Yogesh Ratan Kawade, Rohini Ratan Kawade, Sarika Ratan Kawade, transferred development rights of the property admeasuring 00 H 3.12 R, from and out of the total area of the properties situated at village Ghorpadi, Taluka Pune City District Pune -



- a) S. No. 67-A Hissa No 6 A totally admeasuring 00 H 64 R
- b) S. No. 67-A Hissa No. 10-C totally admeasuring 00 H 22 R
- c) S. No. 67-A Hissa No. 10-A totally admeasuring 00 H 6 R

1.6] On perusal of the power of attorney dt. 20.05.2006, which is registered in the office of Sub Registrar Haveli at Sr. No. 3419/2006, it is seen that the owners namely Shri Ratan Shankar kawade, Sou. Manda Ratan Kawade, Yogesh Ratan Kawade, Rohini

Ratan Kawade, Sarika Ratan Kawade, pursuant to the development agreement dt. 20.05.2006, appointed the developers M/s Shree Venkatesh Constructions Promoters & Developers. as their attorney, in order to develop the property and acts deeds and things enumerated therein.

1.7] On perusal of power of attorney dt. 20.05.2006, registered in the office of Sub Registrar Haveli No.20 at Sr. No. 3420/2006, it is seen that the owners namely Shri Ratan Shankar kawade, Sou. Manda Ratan Kawade, Yogesh Ratan Kawade, Rohini Ratan Kawade, Sarika Ratan Kawade, authorized and empowered Shri Tulsidas Gupta and Shri Girish Gadiya to do various acts, deeds and things enumerated therein, including negotiate and entered into settle with Shri Subhash Amarnath Kohali, Sarthi Co. operative Hsg. Society, proposed through Shri Amriksingh Tuteja, Shri Indersing Rajpal, Sou. Sapana Morwani, Guruprit Kaur Rajpal, Ravindrasingh Khandpur, Anil Gogawale, etc. Thus, it can be said that by virtue of this power of attorney, the owners named above authorized Shri Tulsidas Gupta and others to enter into settlement with the aforesaid persons.

1.8] On perusal of the consent deed dt. 19.05.2006, registered in the office of Sub Registrar Haveli No.20, at Sr. No. 3417/2006, it is seen that the owners namely Shri Ratan Shankar kawade, Sou. Manda Ratan Kawade, Yogesh Ratan Kawade, Rohini Ratan Kawade, Sarika Ratan Kawade, confirmed the terms and conditions of the development agreement dt. 04.04.2006, executed by Sou. Shantabai Shankar Kawade, Sou. Kusum Vishnu Jadhav, Shri Vishnu Dhondiba Jadhav, Sou. Chaya Shashikant Ghule, Sou. Maya Dattatraya Lonkar, Sou. Surekha Sunil Kadam, Shri Tarkeshwar Vishnu Jadhav, Shri Mahesh Vishnu Jadhav, in respect of their 5/9 share, admeasuring 00 H 43.88 R in favour of Shree Venkatesh Constructions Promoters & Developers., which is registered in the office of Sub Registrar Haveli No.3, at Sr. No. 2838/2006, and power of attorney registered in the same office at Sr. No. 2839/2006, pursuant to the aforesaid development agreement.

1.9] Thus by virtue of the aforesaid agreements and power of attorneys, the rights in respect of entire areas owned by the branch of Smt. Shantabai Shankar Kawade, Sou. Kusum Vishnu Jadhav and Shri Ratan Shankar Kawade stands transferred in favour of the various firms.

2] TITLE REPORT REGARDING THE AREAS OWNED BY THE BRANCH SMT. JANABAI VISHNU AGAWANE, SHRI UTTAM VISHNU AGAWANE, S.NO.67-A, HISSA NO. 8-B, TOTALLY ADMEASURING 00 H 28 R, AND OUT OF IT AN AREA ADMEASURING 00 H 18 R.

2.1] Family of Agawane :-One Dagdu Bapu Dhawale was the owner of property bearing S.No.67-A, Hissa No.8-B, who expired and he was succeeded by two married daughters namely Smt. Rakhmabai Laxman Kadam, and Smt. Janabai Vishnu Agawane. The said Shri Dagdu Bapu Dhawale during his lifetime, had executed a Will, registered in the office of Sub Registrar Haveli No.2, at Sr. No.959 by virtue of which, he bequeathed life interest in the properties bearing S.No.67-A, Hissa No.8-B in favour



of his two daughters namely Smt. Rakhmabai Laxman Kadam, and Smt. Janabai Vishnu Agawane and thereafter, ownership rights to Shri Uttam Vishnu Agawane.

It appears on perusal of sale deed dt. 07.08.1996, executed by Smt. Janabai Vishnu Agawane, and Shri Uttam Vishnu Agawane, in favour of Shri Subhash Amarnath Koholi, and Shri Lajpalsingh Maliksingh Rajpal, Chief Promoters of Sarathi Co.op. Hsg. Soc. Ltd., an area admeasuring 00 H 10 R, from and out of total area admeasuring 00 H 28 R, S.No.67-A, Hissa No.8-B, came to be transferred by them, this deed appears to be registered in the office of Sub Registrar Haveli No.3, at Sr.No.5509/1996.

As already stated elsewhere, the Sarathi Co.Op. Soc. Ltd.(proposed) could not be registered, the persons, who had conceived the idea of the registering such society, transferred different pieces of land to M/s Mansha Constructions and Properties, which Firm in turn entered into Joint Venture Agreement with M/s Shree Venkatesh Creators Promoters and Developers.

2.2] On perusal of the development agreement dt. 22.03.2007, registered in the office of Sub Registrar Haveli No.13, at Sr. No. 2010/2007, it is seen that the owners namely Smt. Janabai Vishnu Agawane, Shri Uttam Vishnu Agawane, Shri Yogesh Uttam Agawane, Sou. Savita Yogesh Agawane, transferred development rights of the property admeasuring 00 H 18 R from and out of the total area admeasuring 00 H 28 R, of the property bearing S.No. 67-A Hissa No. 8-B, Ghorpadi,Taluka Pune City, District Pune, with M/s Shree Venkatesh Creators, Promoters and developers through its partners Shri Girish Gadiya and others, on the terms and conditions mentioned therein.

2.3] On perusal of power of attorney dt. 22.03.2007, registered in the office of Sub Registrar Haveli No.13, at Sr. No. 2011/2007, executed by the owners namely Smt. Janabai Vishnu Agawane, Shri Uttam Vishnu Agawane, Shri Yogesh Uttam Agawane, Sou. Savita Yogesh Agawane appointed the developers namely M/s Shree Venkatesh Creators, Promoters and Developers as their attorney to do the various acts, deeds and things, pursuant to the aforesaid development agreement in respect of property bearing S.No. 67-A Hissa No. 8-B, Ghorpadi,Taluka Pune City, District Pune.

3] SARATHI CO-OP HOUSING SOCIETY AND M/S MANSHA CONSTRUCTIONS AND PROPERTIES.

3.1] It appears from the perusal of two sale deeds, which are enumerated herein below that one Sarathi Co operative Hsg. Society Ltd., (Proposed), acquired two properties out of survey no.67, Hissa No.8B and Hissa No.6A respectively, the details of the sale deed is as under

3.2] The first sale deed is sale deed dt. 07.08.1996, which appears to be registered in the office of Sub Registrar Haveli No. 3 at Sr.No. 5509/1996, executed by Smt. Janabai Vishnu Agawane and Shri Uttam Vishnu Agawane in favour of Shri Subhash Amarnath Koholi and Shri Lajpalsingh Maliksingh Rajpal, in the capacity of Chief



Promoters of Sarathi Co.op. Hsg. Society, in respect of an area admeasuring 00 H 10 R from and out of total area admeasuring 00 H 28 R, bearing S.No.67-A, Hissa No.8-B.

3.3] The second sale deed is dt. 07.11.1996, which appears to be registered in the office of Sub Registrar Haveli No.3, at sr. no. 4303/2001, which is executed by Shri Ratan Shankar Kawade in favour of Shri Amriksingh Tuteja, Shri Indarsingh Rajpal, Smt. Sapna Morwani, Smt. Gurpritkaur Rajpal, Shri Ravindrasingh Khandpur, in respect of an area admeasuring 00 H 32 R, from and out of total area admeasuring 00 H 64 R, bearing S.No.67-A, Hissa No.6A.

3.4] Thus, it can be said that the said Sarathi Co.Op. Hsg. Soc. Ltd., proposed, acquired rights in respect of 00 H 42 R, from and out of S.No.67-A, Hissa No.8-B and Hissa No.6A respectively.

3.5] It appears that the persons who had come together to form Sarathi Co. op. Hsg. Soc. Ltd., and contributed amounts to the extent of certain share, thereafter, did not form the society, and in fact sold and transferred pieces of land of their respective shares in favour of M/s Mansha Constructions and Properties, a Partnership Firm, through its Partners Smt. Charanjit Kaur Rajpal, the details whereof are as under -

Sr. No.	Owner	Dev. Agr. Date And Reg. No.	POA date & Reg. No.	S. No. & Area
1	Indersing Rajpal	18/9/2006 Haveli 3 Sr.No.7385/2006	18/9/2006 Haveli 3 Sr.No.7386/2006	S. No. 67A Hissa No. 6A, Area 700 sq. mtrs.
2	Sapna G. Morwani	14/10/2005 Haveli 11 Sr.No.5724/2005	14/10/2005 Haveli 11 Sr.No.5725/2005	S. No. 67A Hissa No. 6A, Area 500 sq. mtrs.
3	Ravindrasing Khandpur	26/9/2005 Haveli 11 Sr.No.5389/2005	26/9/2005 Haveli 11 Sr.No.5390/2005	S. No. 67A Hissa No. 6A, Area 600 sq. mtrs.
4	Amriksingh Tuteja	22/9/2005 Haveli 11 Sr.NO.5325/2005	22/9/2005 Haveli 11 Sr.NO.5326/2005	S. No. 67A Hissa No. 6A, Area 500 sq. mtrs.
5	Subhash Amarnath Kohali	18/11/2005 Haveli 6 Sr.No.6889/2005	18/11/2005 Haveli 6 Sr.No.6890/2005	S. No. 67A Hissa No. 8B, Area 500 sq. mtrs.

Thus, in this manner, all the rights acquired by Smt. Sapna Govind Morwani and others, for the Sarathi Co.op. Hsg. Society Ltd. (proposed), stood transferred in favour of M/s Mansha Constructions and Properties.

3.6] JOINT VENTURE AGREEMENT BETWEEN M/S MANSHA CONSTRUCTIONS AND PROPERTIES AND SHREE VENKATESH CREATORS, PROMOTERS AND DEVELOPERS - M/s Mansha Constructions and Properties, a Partnership Firm, through its partners, Smt. Charanjit Kaur Rajpal, Smt. Gurprit Kaur Rajpal, Shri Lajpalsingh Rajpal, entered into Articles of Agreement dt. 18.11.2006, with M/s Shree Venkatesh Creators,



Promoters and Developers, a Partnership Firm, through its partner Shri Girish K. Gadiya, on the terms and conditions mentioned therein, in respect of property bearing S.No.67-A, Hissa No.6A, totally admeasuring 00 H 64 R, out of it, an area admeasuring 00 H 32 R, also, S.No.67-A, Hissa No.8-B, CTS No. 1012, totally admeasuring 00 H 28 R, out of it an area admeasuring 00 H 10 R, this deed appears to be registered in the office of Sub Registrar Havell No. 13, at Sr.No.773/2006

3.7] AGREEMENT BETWEEN SHREE VENKATESH CONSTRUCTIONS PROMOTERS & DEVELOPERS AND SHREE VENKATESHA DEVELOPERS - M/s Shree Venkatesh Constructions Promoters & Developers, a Partnership Firm, entered into Articles of Agreement dt. 10.07.2006, with M/s Shree Venkatesha Developers, in respect of property bearing S.No.67-A, Hissa No.6A, admeasuring 00 H 64 R, S.No.67-A, Hissa No.10-C, admeasuring 00 H 22 R, out of these properties an area admeasuring 00 H 12 R, so also, S.No.67-A, Hissa No.10-A, admeasuring 00 H 6 R, out of it, an area admeasuring 00 H 3 R on the terms and conditions mentioned therein, this deed appears to be registered in the office of Sub Registrar Havell No.20, at Sr.No.4985/2006.

3.8] On perusal of the agreement dt. 18.11.2006, registered in the office of Sub-Registrar Havell No.13, at Sr.No.773/2006, it is seen that M/s Mansha Constructions and Properties, a Partnership Firm through its partner Mrs. Charanjit Kaur Rajpal, M/s Mrs. Gurupreet Kaur Rajpal, Shri Lajpalsingh Rajpal, entered into agreement of single joint venture with M/s Shree Venkatesh Creators, Promoters and Developers, in respect of the properties situated at Ghorpaldi Taluka Pune City, district Pune, on the terms and conditions mentioned therein, the details such as survey number, Hissa number etc. are as under -

- a) S. No. 67-A, Hissa No.6A totally admeasuring 00 Hectar 64 R
Out of it an area admeasuring 00 Hectar 32 R.
- b) S. No. 67-A, Hissa No. 8-B, CTS No.1012, totally admeasuring 00 H 28 R out of it an area admeasuring 00 H 10 R

3.9] On perusal of power of attorney, dt. 02.02.2007, registered in the office of Sub registrar Havell No.13, at Sr. No. 774/2007, it is seen that the said M/s Mansha Constructions and Properties, a Partnership Firm through its Partner Mrs. Charanjit Kaur Rajpal, M/s Mrs. Gurupreet Kaur Rajpal, Shri Lajpalsingh Rajpal appointed the said M/s Shree Venkatesh Creators Promoters and Developers, as their true and lawful attorney pursuant to the aforesaid deed of single joint venture, to do various acts deeds and things enumerated therein.



4] JOINT VENTURE AGREEMENT BETWEEN SHREE VENKATESH CONSTRUCTIONS PROMOTERS & DEVELOPERS AND M/S SHREE VENKATESHA DEVELOPERS. SURVEY NO. 67-A Hissa No.6A, totally admeasuring 00 H 64 R, S.No. 67-A Hissa No.10-C, totally admeasuring 00 H 22 R and out of an area admeasuring 00 H 12 R, Survey No. 67-A Hissa No.10-A, totally admeasuring 00 H 6 R out of it an area admeasuring 00 H 3 R,-

4.1] On perusal of the Articles of the Agreement dt. 10.07.2006, registered in the office of Sub Registrar Haveli No. 20, at Sr. No. 4985/2006, it is seen that the firm namely Shree Venkatesh Constructions Promoters & Developers. and another firm M/s Shree Venkatesha Developers, entered into an agreement to develop the properties situated at Ghorpadi Taluka City, District Pune, in Joint Venture, the detail such as survey number, hissa numbers are as under -

- a) S. No. 67-A Hissa No.6-A, totally admeasuring 00 H 64 R
- b) S. No. 67-A Hissa No.10-C, totally admeasuring 00 H 22 R and out of an area admeasuring 00 H 12 R.
- c) S. No. 67-A Hissa No.10-A, totally admeasuring 00 H 6 R out of it an area admeasuring 00 H 3 R,

4.2] The total area of the properties (i)+(ii)+(iii) is 00 H 79 R, out of it, an area admeasuring 00 H 47 R, acquired by the Developer M/s Shree Venkatesh Constructions Promoters & Developers., by virtue of the development agreement with Shantabai Kawade and others and Ratan Kawade and others.

4.3] On perusal of the power of attorney dt. 10.07.2006, registered in the office of Sub Registrar Haveli No.20, at Sr. No. 4986/2006 it is seen that the developers namely M/s Shree Venkatesh Constructions Promoters & Developers., appointed M/s Shree Venkatesha Developers as its true and lawful attorney to do various acts deeds and things pursuant to the aforesaid joint venture agreement.

5] TITLE REPORT REGARDING THE AREAS OWNED BY HANGAL FAMILY- CITY S. NO. 67-A, HISSA NO. 10-C, City Survey No. 752 to 788, TOTALLY ADMEASURING 00 H 22 R AND OUT OF IT AN AREA ADMEASURING 00 H 03 R,

5.1] On perusal of the development agreement dt. 11.06.2013, registered in the office of Sub Registrar Haveli No.6, at Sr. No. 6568/2013 it is seen that the owners namely Shri Yallappa Timma Hangal, Sou. Durgabai Yallappa Hangal, Shri Shivraj Yallappa Hangal, Shri Sunil Yellappa Hangal, Sou. Surekha Vinod Kattimani, entered into agreement for development with the partnership firm M/s Venkatesh Spaces, in respect of all that piece and parcel of property bearing City S. No. 752 to 788, S.No. 67-A, Hissa No.10-C, totally admeasuring 00 H 22 R, out of it, an area admeasuring 00 H 3 R, on the terms and conditions mentioned therein.



5.2] On perusal of the power of attorney dt. 11.06.2013, registered in the office of sub Registrar Haveli No.6, at Sr. No. 6569/2013, it is seen that the owners namely Shri Yallappa Timma Hangal, Sou. Durgabai Yallappa Hangal, Shri Shivraj Yallappa Hangal, Shri Sunil Yallappa Hangal, Sou. Surekha Vinod Kattimani, appointed the developers namely M/s Venkatesh Spaces, pursuant to the development agreement to do various acts, deeds and things enumerated therein.

6] TITLE REPORT REGARDING THE AREAS OWNED BY HIREKERUR FAMILY SURVEY NO. 67-A, HISSA NO. 10-C, City Survey No. 752 to 788, TOTALLY ADMEASURING 00 H 22 R AND OUT OF IT AN AREA 1060 SQ. FT.

6.1] On perusal of the development agreement dt. 24.07.2013, which is registered in office of Sub Registrar Haveli No.6, at Sr. No. 8250/2013, it is seen that the owners namely, Sou. Saras Hira Hirekerur, and Choudabal Sallappa Hirekerur, entered into agreement for development with M/s Venkatesh Spaces, in respect of the property bearing City S. No. 752 to 788, S. No. 67-A, Hissa No. 10-C totally admeasuring 00 H 22 R, out of it an area admeasuring 1060 sq. ft. on the terms and conditions mentioned therein.

6.2] On perusal of power of attorney, dt. 24.07.2013, registered in the office of Sub registrar Haveli No.6, at Sr. No. 8251/2013, it is seen that the owners namely Sou. Saras Hira Hirekerur, and Choudabal Sallappa Hirekerur, appointed the developers namely M/s Venkatesh Spaces, pursuant to the development agreement to do various acts, deeds and things enumerated therein.

7] TITLE REPORT REGARDING THE AREAS OWNED PUJARI FAMILY- CITY S. NO. 67-A, HISSA NO. 10-C, City S. No. 752 to 788, TOTALLY ADMEASURING 00 H 22 R AND OUT OF IT AN AREA 4611 SQ. FT.

7.1] On perusal of the development agreement dt. 15.07.2013, registered in the office of Sub Registrar Haveli No.6, at Sr. No. 7931/2013, it is seen that the owners namely Shri Rajesh Laxman Pujari, Sou. Renuka Rajesh Pujari, Shri Sushil Rajesh Pujari, Shri Pramod Rajesh Pujari, Rahul Rajesh Pujari, Namrata Kapil Pawar, entered into agreement for development with M/s Venkatesh Spaces, in respect of the property bearing City Survey No. 752 to 788, S. No. 67-A, Hissa No. 10-C totally admeasuring 00 H 22 R, out of it an area admeasuring 4611 sq. ft. on the terms and conditions mentioned therein.

7.2] On perusal of power of attorney, dt. 15.07.2013, registered in the office of Sub registrar Haveli No.6, at Sr. No. 7932/2013, it is seen that the owners namely Shri Rajesh Laxman Pujari, Sou. Renuka Rajesh Pujari, Shri Sushil Rajesh Pujari, Shri Pramod Rajesh Pujari, Rahul Rajesh Pujari, Namrata Kapil Pawar, appointed the developers namely M/s Venkatesh Spaces, pursuant to the development agreement to do various acts, deeds and things enumerated therein.



8] TITLE REPORT REGARDING THE AREAS OWNED BY SHRI DILIP KAWADE - CITY SURVEY NO. 67-A, HISSA NO. 9-B, City S. No.752 to 788, TOTALLY ADMEASURING 00 H 27 R AND OUT OF IT AN AREA 24000 SQ. FT.

8.1] On perusal of the development agreement dt. 06.05.2013, registered in the office of Sub Registrar Haveli No.3, at Sr. No. 4153/2013, it is seen that the owners namely Shri Dilip Kerba Dilip Keru Kawade, Sou. Kaveri Dilip Kawade, Sou. Rani Chetan Shinde @ Rani Dilip Kawade, Saili Dilip Kawade, Banubai Kerba @ Banubai Keru Kawade, entered into agreement for development with M/s Venkatesh Spaces, in respect of the property bearing City S. No. 752 to 788, S. No. 67-A, Hissa No. 9-B totally admeasuring 00 H 27 R, out of it an area admeasuring 24000 sq. ft. on the terms and conditions mentioned therein.

8.1] On perusal of power of attorney, dt. 06.05.2013, registered in the office of Sub registrar Haveli No.3, at Sr. No. 4154/2013, it is seen that the owners namely Shri Dilip Kerba Dilip Keru Kawade, Sou. Kaveri Dilip Kawade, Sou. Rani Chetan Shinde @ Rani Dilip Kawade, Saili Dilip Kawade, Banubai Kerba @ Banubai Keru Kawade, appointed the developers namely M/s Venkatesh Spaces, pursuant to the development agreement to do various acts, deeds and things enumerated therein.

9] TITLE REPORT REGARDING THE DEVELOPMENT RIGHTS HELD BY SHRI SHRIKANT MANTRI, SOU.MANGALA PRAKASH MANTRI AND SHRI PRAKASH MANTRI, WHICH ARE TRANSFERRED TO M/S GMR ASSOCIATES.

9.1] On perusal of the development agreement dt. 13.03.2001, registered in the office of Sub Registrar Haveli No.3, at Sr. No. 2172/2001, it is seen that Shri Mandanlal Shrinarayan Ghiya, as Executant, Shri Vijaykumar Badrinarayan Ghiya, Sou. Padma Vijaykumar Ghiya, Shri Uday Vijaykumar Ghiya, Shri Sachin Vijaykumar Ghiya, Shri Arunkumar Badrinarayan Ghiya, Sou. Seema Arunkumar Ghiya, Shri Sandeep Arunkumar Ghiya, Sonal Arunkumar Ghiya, Monal Arunkumar Ghiya, Anilkumar Badrinarayan Ghiya, Saroj Anilkumar Ghiya, Anit Anilkumar Ghiya, Pawan Anilkumar Ghiya, Savitadevi Ramshankar Khandelwal, Shakuntala Sitaram Khandelwa, Shashikala Maheshchandra Gupta, Sou. Rashmi Vijay Kamane, transferred development rights of all that piece and parcel of property bearing S. No. 67-A Hissa No. 8-A, out of it, area owned by the executants admeasuring 00 H 24.5 R, owned by the father of the Executant Shri Badrinarayan Mangilal Ghiya, acquired by sale deed dt. 17.08.1966, to Shri Shrikant Rameshwar Mantri on the terms and conditions mentioned therein.

9.1] On perusal of power of attorney, dt 13.03.2001 registered in the office of Sub-Registrar Haveli No.3, at Sr. No. 2174/2005, Shri Mandanlal Shrinarayan Ghiya, in the capacity of co-owner appointed Shri Shrikant Rameshwar Mantri, as his true and lawful attorney, to do various acts, deeds and things as enumerated therein, pursuant to the development agreement as aforesaid.

9.3] In this manner, Shri Shrikant Rameshwar Mantri acquired development rights of the aforesaid property.



9.4] It appears on perusal of the agreement dated 27/03/2015 between Shri Shrikant Rameshwar Mantri & M/s GMR Associates, that the said developers, with the owners as confirming party, have transferred aforesaid development rights to M/s GMR Associates, a partnership firm, on the terms and conditions mentioned therein.

9.5] On perusal of the development agreement dt. 13.03.2001, which is registered in the office of Sub Registrar Havell No. 3 at Sr. No. 2173/2001, it is seen that Shri Vijaykumar Badrinarayan Ghiya, Sou. Padma Vijaykumar Ghiya, Shri Uday Vijaykumar Ghiya, Shri Sachin Vijaykumar Ghiya, Shri Arunkumar Badrinarayan Ghiya, Sou. Seema Arunkumar Ghiya, Shri Sandeep Arunkumar Ghiya, Sonal Arunkumar Ghiya, Monal Arunkumar Ghiya, Anilkumar Badrinarayan Ghiya, Saroj Anilkumar Ghiya, Anit Anilkumar Ghiya, Pawan Anilkumar Ghiya, Savitadevi Ramshankar Khandelwal, Shakuntala Sitaram Khandelwa, Shashikala Maheshchandra Gupta, Sou. Rashmi Vijay Kamane, transferred development rights of all that piece and parcel of property bearing S. No. 67-A Hissa No. 8-A, out of it, area owned by the executants admeasuring 00 H 24.5 R, owned by the father of the Executant Shri Badrinarayan Mangilal Ghiya, acquired by sale deed dt. 17.08.1966, in favour of Sou. Mangala Prakash Mantri and Shri Prakash Rameshwar Mantri, on the terms and conditions mentioned therein.

9.6] On perusal of power of attorney, dt 13.03.2001 registered in the office of Sub Registrar Havell No.3, at Sr. No. 2175/2005 Shri Vijaykumar Badrinarayan Ghiya, Sou. Padma Vijaykumar Ghiya, Shri Uday Vijaykumar Ghiya, Shri Sachin Vijaykumar Ghiya, Shri Arunkumar Badrinarayan Ghiya, Sou. Seema Arunkumar Ghiya, Shri Sandeep Arunkumar Ghiya, Sonal Arunkumar Ghiya, Monal Arunkumar Ghiya, Anilkumar Badrinarayan Ghiya, Saroj Anilkumar Ghiya, Anit Anilkumar Ghiya, Pawan Anilkumar Ghiya, Savitadevi Ramshankar Khandelwal, Shakuntala Sitaram Khandelwa, Shashikala Maheshchandra Gupta, Sou. Rashmi Vijay Kamane, in the capacity of co-owner appointed Shri Prakash Rameshwar Mantri, as his true and lawful attorney, to do various acts, deeds and things as enumerated therein, pursuant to the development agreement as aforesaid.

9.7] In this manner Sou. Mangala Prakash Mantri and Shri Prakash Rameshwar Mantri acquired development rights in respect of the aforesaid property.

9.8] It appears on perusal of the agreement dated 27/03/2015 between Shri Prakash Rameshwar Mantri & M/s GMR Associates that the said developers, with the owners as confirming party, have transferred aforesaid development rights to M/s GMR Associates, a partnership firm, on the terms and conditions mentioned therein.

COURT MATTERS :-

As far as, litigation in this property is concerned, the same is in respect of the branch of Shankar Kondiba Kawade and Janabai Vishnu Agawane.

As already stated above, Shri Shankar Kondiba Kawade expired leaving behind him legal heirs namely Shankar Kondiba Kawade, wife Smt. Shantabai Shankar Kawade, son Ratan Shankar Kawade and married daughter Sou. Kusum Vishnu



Jadhav, pertaining to the area admeasuring 00 H 64 R, S.No.67-A, Hissa No.6A. It appears that Smt. Shantabai Shankar Kawade and Kusum Vishnu Jadhav, on one hand, and Ratan Shankar Kawade on the other, started fighting with each other.

Smt. Kusum Vishnu Jadhav married daughter of Late Shri Ratan Shankar Kawade filed Reg. Civil Suit no.922/1997, in the Court of Civil Judge Jr. Division, Pune, against Ratan Shankar Kawade, in which she also challenged sale deed dt. 07.11.1996, executed by Ratan Shankar Kawade, in favour of Shri Amringsingh Tuteja and others of Sarathi Co. Op. Hsg. Soc. Ltd. This suit appears to be compromised later on and disposed off.

Shri Subhash Amarnath Kohali, filed RCS No.813/2001 against Shantabai Shankar Kawade and Kusum Vishnu Jadhav, pertaining to S.No.67-A, Hissa No.6A, in the Court of Hon'ble Civil Judge Jr. Div. Pune, Hon'ble court was pleased to dismiss the said matter by Judgment and Order dt. 15.11.2002. Being aggrieved by the said Judgment, Shri Subhash Kohali filed Civil APPEAL NO. 170/2003 in the Court of Hon'ble District Judge Pune at Pune, Hon'ble Court was pleased to deliver Judgment dt. 15.03.2004 and was pleased to dismiss the said appeal. Thus, the litigation between Subhash Kohali and Shantabai Kawade was concluded. In any case, both the sides have now, transferred their share, as described in detailed elsewhere in this search report.

One Sudam Shankar Kawade tried to mutate his name as occupier on the property bearing S.No.67-A, Hissa No.8-B, totally admeasuring 00 H 28 R, out of it area admeasuring 00 H 10 R, which is owned by Janabai Vishnu Agawane and Uttam Vishnu Agawane. The application by Sudam Shankar Kawade came to be numbered as Case No.13-A/1989 against which Smt. Janabai Agawane filed RTS Appeal No. RTS/A/204-A/91, which was decided in her favour on 31.03.1993, against this Shri Sudam Shankar Kawade filed RTS Appeal No. RTS/PNA/299/93, which was disposed off on 31.10.1995.

The instructing clients have informed me that except the aforesaid litigations, no any other litigation appears to be pending in respect of the said property.

ASSOCIATION OF PERSONS

I have perused Agreement of Association of Persons dt. 07.05.2015 between M/s Shree Venkatesh Creators, Promoters & Developers, M/s Shree Venkatesh Constructions, Promoters and Developers, M/s Venkatesh Spaces, and M/s GMR Associates, by virtue of which, the aforesaid firms, have formed themselves into association of persons, on the terms and conditions mentioned therein in the name "THE KINGS WAY AOP". It appears on perusal of the said agreement that the said firms, with a view to exploit maximum commercial potential of the pieces of lands held by them from and out of survey No. 67A Ghorpadi, formed the present Association of Persons.



As far as legal sanity of Association of Persons is concerned, I would like to refer Section 2(c), of the Maharashtra Ownership Flats Act, 1963, which is reproduced as under -

"Promoter" means a person and includes a partnership firm or a body or association of persons, whether registered or not, who constructs or causes to be constructed a block or building of flats (or the purpose of selling some or all of the m to other persons, or to a company, co-operative society or other association of persons, and includes his assignees, and where the person who builds and the person who sells are different persons, the term includes both:

It is clear from the aforesaid definition, given in the Maharashtra Ownership Flats Act itself, which governs the entire activity of development and sell of residential flats, that an unregistered Association of Persons is a legal entity and which is duly recognized as a Promoter under the said Act.

COMMENCEMENT CERTIFICATE AND SANCTIONED PLAN

I have seen commencement certificate No. 1305/14 dt. 28.07.2014 granted by Pune Municipal Corporation, by virtue of which, the said Corporation, sanctioned amalgamation of following pieces of land which are as under -

I have also seen commencement certificate No. 2276/14 dt. 31.10.2014 granted by the Pune Municipal Corporation, by virtue of which, the Corporation sanctioned plans of proposed multistoried buildings on the aforesaid amalgamated portion of land.

I have also seen copy of revised commencement certificate No. 1622/15 dt. 26.08.2015 granted by Pune Municipal Corporation, by virtue of which, plans sanctioned by virtue of commencement certificate No. No. 2276/14 dt. 31.10.2014 are revised, on the terms and conditions mentioned therein.

I have also seen copy of revised commencement certificate No. CC/2014/16 dt. 10/10/2016 granted by Pune Municipal Corporation, by virtue of which, plans sanctioned by the Pune Municipal Corporation are revised, on the terms and conditions mentioned therein.

PERMISSION FOR NON AGRICULTURAL USE (N.A.ORDER)

I have seen copy of the Sanad, bearing No. PMC/SANAD/SR/4/2015 date 2/1/2017, by virtue of which the Revenue Branch of the office of Collector, Pune has certified that the said authority is permitting an area admeasuring 13517.61 sq. mtr, for residential purposes, out of S. No. 67A/6A, 67A/8A, 67A/8B, on the terms and conditions mentioned therein.

CONCLUSION

Subject to the aforesaid and subject to the documents produced for my perusal, I hereby certify that the title of the developers in respect of the properties mentioned



next to their names, pursuant to the agreements, executed by the respective owners in respect of the different pieces of the land, all situated at Ghorpadi, Taluka Pune City, district Pune, more particularly described herein above in this search report, appears to be clean clear and marketable, I also certify that the said developers have formed themselves into Association of persons, namely "The Kings Way AOP" dated 07/05/2015, details whereof, are as under

Sr. No.	S.No.	Hissa No.	Rights held by	Area
1	67-A,	6A	M/s Shree Venkatesh Constructions Promoters & Developers & M/s Shree Venkatesh Creators, Promoters and developers,	64R
2	67-A	10C	M/s Shree Venkatesh Constructions Promoters & Developers & M/s Venkatesh Spaces	22R
3	67-A	10A	M/s Shree Venkatesh Constructions Promoters & Developers & M/s Venkatesh Spaces	6R
4	S.N.67-A,	8-B	M/s Shree Venkatesh Creators, Promoters and developers,	28R
5	67-A	9-B, City S.No. 752 to 788	M/s Venkatesh Spaces	27R
6	67-A	8-A	GMR Associates	49R

I also certify that plans in respect of the proposed construction, to the extent of areas mentioned in the plan, sanctioned vide commencement certificate No. 2276/14 dt.31.10.2014, as well as revised commencement certificate No. 1622 dt. 26.08.2015, have been duly sanctioned by the Pune Municipal Corporation, and consequently, the firms M/s Shree Venkatesh Creators, Promoters & Developers, M/s Shree Venkatesh Constructions, Promoters and Developers, M/s Venkatesh Spaces, and M/s GMR Associates, who have formed themselves into Association of Persons, namely "The Kings Way AOP" are entitled to sell the units / flats constructed on the said properties,



to various prospective purchasers, as per the provisions of Maharashtra Ownership Flats Act, 1963, along with the rules there under.

This report is dated 3.04.2017.

All documents are returned herewith.



Prashant M. Patil

Advocate



SEARCH NOTES

Further to my search and title report dated 3.04.2017, and at the instance of M/s The Kings Way AOP, through Authorized Signatory Shri Aditya Girish Gadiya, having office at 301,302, Gran Exito, B. T. Kawade Road, Ghorpadi, Pune, 411001, I am issuing this search Report, for the years 2015 to 2017, in respect of various pieces of land, all bearing S. No. 67, with respective Hissa Numbers and areas, situate at Ghorpadi, Taluka Pune City, District Pune.

DESCRIPTION OF PROPERTIES

All that piece and parcel of properties, situated at Revenue Village Ghorpadi, Taluka Pune City Dist Pune, within the limits of Pune Municipal Corporation Pune, and the details whereof are as under :-

Sr. No.	S.No.	Hissa No.	Total Area
1	67-A	6A	00 H 64 R
2	67-A	10C	00 H 22 R
3	67-A	10A	00 H 6 R
4	67-A	8-B	00 H 28 R
5	67-A	9-B, City S.No. 752 to 788	00 H 27 R
6	67-A	8-A	00 H 24.5R(Shri Shrikant Mantri)
7	67-A	8-A	00 H 24.5 R, (Sou.Mangala & Shri Prakash Mantri)

ENCUMBRANCES

For this purpose, I have conducted search in the office of concerned Sub Registrars office vide receipt/ Challan No. MH002516922201718E dt. 19/06/2017 and, subject to the records available for my perusal, I have not come across any entry in the years 2015 to 2017, which would adversely affect title of the owners or the developers, was found recorded. The details of owners and developers, as well as the trail of ownership and the documents entered into between the owners and developers and thereafter in favor of the AOP, are elaborated in my title report dated 3.04.2017, this search should be treated as supplementary to the said title report.

This search report is dated 20/6/2017,

The receipt of search is annexed herewith.


PRASHANT M. PATIL

ADVOCATE.





CHALLAN
MTR Form Number-6

GRN	MH00251692201718E	BARCODE	[Barcode]		Date	19/06/2017-20/15:47	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Search Fee				
Type of Payment				Other Items				
Office Name				HYL1_HAVELI NO.1 SUB-REGISTRAR		Full Name		
Location				PUNE		ADV PRASHANT M PATIL		
Year				2017-2018 One Time		Flat/Block No.		
Account Head Details				Amount in Rs.		Premises/Building		
003007201 SEARCH FEE				300.00		Road/Street		
						Area/Locality		
						Town/City/District		
						PIN		
						Remarks (If Any)		
						SEARCH FEE FOR S NO 67 GHORPADI PUNE IN THE YEAR 2015 TO		
						2017		
						Amount in		
						Three Hundred Rupees Only		
Total				300.00		Words		
Payment Details				INDIAN BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details				Bank CIN		Ref. No.		02008672017061921637
Cheque/DD No.				Date		19/06/2017-20/13:55		
Name of Bank				Bank-Branch		INDIAN BANK		
Name of Branch				Scrub No. , Date		Not Verified with Scrub		

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document. Mobile No. : Not Available
 सदर चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न झालेल्या दस्तऐवजासाठी लागू नाही.

