

Adv. Shubhada Anil Vidwans

Ashwamedh Spaces Private Limited
868, Damodhar Villa, Behind Titan Showroom,
Bhandarkar Road Lane No. 11,
Pune - 411 004
Cell No. 9890375240
Email jd-shubhada.vidwans@gmail.com

Ref No: _

Date: 24/10/2016

SEARCH AND TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Dear Sir/Madam,

I am in receipt of the file from you containing following documents, with instructions to give my legal opinion in respect of search and title investigation of subject property.

SUBJECT PROPERTY:

Search and Title Report in respect of Property of Land at Private Plot No. D-8 of an area of 498.14 Sq. Mtrs. out of Sr. No. 38/1 at Baner, Taluka: Haveli Dist: Pune, within local limits of Pune Municipal Corporation and within registration limits of Sub-Registrar Haveli No. I to XXVI, Pune.

SEARCH RECORD:

I have conducted a search of in concerned Sub-Registrar - Haveli, for the last 30 years i.e. since 1986 to 2016, & it is practically impossible to conduct search in all registration offices hence I have taken the search in Sub-Registrar Haveli No. X but the condition of Index - II registers were very poor and some of them were missing and I have caused online search vide Government Website www.igrmaharashtra.gov.in.

Therefore, from the available and readable records, I have not found any transaction showing any type of encumbrance such as lease, lien, decree etc. in respect said property.

> OWNERSHIP OF LAND & History: -

And Whereas, the survey no 38/1 was previously owned by Mr. Ganesh Krushna Rabade. The said land was purchased by Mr. Rambhau Raghu Lande on 05/02/1945. Mr. Rambhau Raghu Lande died leaving behind his heirs as 1. Narayan Rambhau Lande, 2. Krushna Rambhau Lande, 3. Arjun Rambhau Lande, 4. Yamunabai Gajanan Tamhane, 5. Jaibai Panditrao Kudale; 6. Smt. Sitabai Rambhau Lande; 7. Pravin Narayan Lande; 8. Ravindra Krushna Lande; 9. Sagar Krushna Lande; 10. Rahul Krushna Lande; 11. Hanumant Krushna Lande; 12.

Sachin Arjun Lande ; 13. Sharada Kanhaiya Kudale; 14.Savita Manohar Kudale ;
15. Surekha Rajendra Raskar;16. Manisha Prashant Badhe.

All these legal heirs sold various portions of the land thus acquired to different persons. One portion carved out of S No 38/1 , admeasuring 498.14 sq meters was sold to **Mr. Vishwas Ramchandra Shinde and Mrs. Sushma Vishwas Shinde** on 06/04/1994 thru registered sale deed registered at sub registrar , Haveli 4. Thus The said Mr. Vishwas Ramchandra Shinde and Mrs. Sushma Vishwas shinde became absolute owners of the said land (More particularly described in schedule hereunder) vide mutation entry number 18472.

And Whereas, then said owners, Mr. Vishwas Ramchandra Shinde and Mrs. Sushma Vishwas shinde, executed a sale deed in favour of Mr. Naresh Dayaram Moryani on 08/08/2014. The said Sale Deed was registered at Sub Registrar Haveli 9 , and thus the Mr. Naresh Dayaram Moryani became absolute owner of the said land admeasuring 498.14 sq mtr. vide mutation entry no 19987.

Further, M/s ASHWAMEDH SPACES PRIVATE LIMITED, by virtue of Conveyance deed for 50% ownership of the said land, executed deed with then owner Mr. Naresh Dayaram Moryani on 25/02/2016. The said deed was registered at Haveli 17 , doc no 1659/2016. However, the mutation entry for the same is pending on 7/12 and hence total area of 498.14 Sqm is shown against name of Mr. Naresh Dayaram Moryani.

≥ DEVELOPMENT OF LAND: -

That, Ashwamedh Spaces Pvt. Ltd. through its Director Mr. Dhawal Vidwans (Hereinafter referred to as "the said developer") & Mr. Naresh Dayaram Moryani became entailed to develop the said land property, being land owners. Both the parties have already acquired commencement certificate no CC/1116/16 dated 28/07/2016.

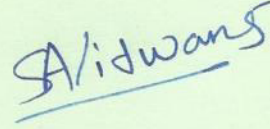
❖ LEGAL OPINION:-

I have gone through all the documents provided and submitted before me and on the basis of search from the available and readable records in the concerned Sub-Registrar's offices, in respect of the said property, I am of the opinion that, the title of Ashwamedh Spaces Pvt. Ltd. through its Director Mr. Dhawal Vidwans

& Mr. Naresh Dayaram Moryani is clean, clear and marketable in respect of subject Land property and the said property is free from all encumbrances.

The said search report is given on the request of land owners.

Thanking You,

A handwritten signature in blue ink, reading "A/Idwans", with a horizontal line underneath the name.

Adv. Shubhada Anil Vidwans
(Advocate)