



SEARCH AND TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

To,

DATE : 28/4/2019

**MAPLE APC REALTY (New Name)
M/s Maple Realty (Old name)
O/AT: City Square Building, 7th Floor,
Shivaji Nagar, Pune-411005**

As per instructions and in order to ascertain the clarity, marketability to the below mentioned property by the property owner/s and **M/S Maple APC Realty previous name M/s Maple Realty is registered partnership firm through its partner Mr. Sachin Ashok Agarwal**

I have,

1. Examined the copies of documents and other revenue records produced before me by the current owner/s and Developers
2. Obtained E-Search by using facilities at website of Department of Stamps and Registration, State of Maharashtra i.e. www.igrmaharashtra.gov.in.
3. Taken into consideration the Search Report given by Adv.Shruti Sankpal dated 12/04/2014, Adv Rupal Solanki dated 23/2/2016 and Title Opinion Given by Adv. Nitin K Joshi dated 22/2/2016.
4. Taken into consideration an Addendum to search and title report dated 09/02/2018 given by me.

I. PROPERTY DESCRIPTION:-

A) All that piece and parcel of the land adm. about 1 H 08 Aar at Gat No. 1331/1 New Gat no 1331/3 at Village Wagholi, Taluka Haveli, District Pune within the jurisdiction of Sub Registrar Haveli and within the limits of Grampanchayat Wagholi, Zilla Parishad, Pune and the said property is bounded as under:

On or towards the East : By remaining part of Gat No 1331

On or towards the South : By Gat no.1318

On or towards the West : By remaining part of Gat No 1331

On or towards the North : By Pune Nagar Road

Together with all appurtenances annexed thereto.

(HEREINAFTER PROPERTY MENTIONED HEREINABOVE COLLECTIVELY REFERRED AS "SAID PROPERTY" FOR THE SAKE OF BREVITY).

II. SEARCH



1. This search is supplementary search of previous above mentioned search and title report given by Adv. Shruti Sankpal dated 12/04/2014, Adv Rupal Solanki dated 23/2/2016 and Title Opinion Given by Adv. Nitin K Joshi dated 22/2/2016.

2. In my search of Index No. II registers, available in the offices of Sub-Registrar Haveli during the year **i.e.** 2018 till the date, upto date; and by using facilities at website of Department of Stamps and Registration, State of Maharashtra i.e www.igrmaharashtra.gov.in.

A. During my search in the year **i.e.** 2018 till the date, I have not come across any adverse entry in respect of lien, lease, mortgage, charge or any change regarding the land but I have to specifically mentioned that said search is only related to above mentioned land, during E search and physical search I did not come across any entry evidencing an encumbrance on the said property. I have not come across any adverse entry in respect of lien, lease, mortgage, charge or any change regarding the said land.

III OPINION:

In view of above facts and circumstances, I hereby give my opinion as under:

Mr. Vithal alias Nana Genu Dabhade and others are having clear and marketable title to the said property and said property is free from encumbrance. By virtue of Development Agreement and Power Of Attorney executed and registered by and between M/S Maple APC Realty previous name M/s Maple Realty and current owners, M/S Maple APC Realty previous name M/s Maple Realty are having developmental right in the said land totally adm. about 1 H 08 Aar at village Wagholi, Taluka Haveli, District Pune. Hence, M/S Maple APC Realty previous name M/s Maple Realty also have right to sale residential and commercial units in the building constructed and situated on above mentioned scheduled properties to the prospective purchasers.

The said title certificate is also based on the oral information given by ex- parte queriests/ owners herein. My Title opinion in the respect of said property is subject to the above limitations.

I herewith attached the vide receipt No. MH000644454201920E dated 20/04/2019

Hence title and search report issued under by sign and seal at the request of the ex-parte queriests/owners hereinabove.

Hence the **TITLE OPINION.**

PUNE