

VINOD V. PAWAR [B.S.L., LL.B.] ADVOCATE	 ADVOCATE	Office: C/o. M.D.Group, Sector No. 20, Plot No. 1 to 9, Shop No. 1, 20, 21 (LGF), Om Sai Market, Chikhali, Pune- 411114 [Maharashtra]
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SEARCH REPORT

Date : 10/07/2023

This Search Report details the facts and figures related to the land as under. This Search has been conducted on behalf of and as per details provided to me by 1] Mr. Balasaheb Kerba Jadhav, Residing at Survey No. 410, House No. 6, Near A-1 Bakery, Behind Asha Hotel, Kothrud Pune – 411038 [Maharashtra] and 2] Mr. Ashok Raghunath Mane, Residing at : village Chikhali, Tal. Haveli, Dist. Pune-411019 [Maharashtra].

1] DESCRIPTION OF THE PROPERTY :-

A] All that piece and parcel of land situated at Survey No. 49/3/3 [Old Survey No. 49/1/3B], admeasuring about 00 H. 42.20 R. + Potkharaba admeasuring 00 H. 02.00 R. total area admeasuring 00 H. 44.20 R., assessed at 03 Rs. 10 Paise, at Village Punawale, Tal. Mulshi, Dist. Pune which is bounded as follows :

On or towards East	:	Odha
On or towards West	:	Portion of S. No. 49/4/4 [Borge & Bora]
On or towards South	:	18 Mtr. Wide Road, Survey No. 49/5/2
On or towards North	:	Portion of Survey No. 49/4/4 [Mr. Bora]

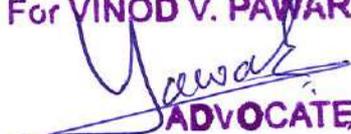
B] All that piece and parcel of land situated at Survey No. 49/5/1 [Old Survey No. 49/5A/1], admeasuring 00 H. 20.70 R. out of admeasuring about 00 H. 30.50 R. + Potkharaba admeasuring 00 H. 2.60 R. total area admeasuring 00 H. 32.60 R., assessed at 01 Rs. 96 Paise, at Village Punawale, Tal. Mulshi, Dist. Pune which is bounded as follows :

On or towards East	:	Odha
On or towards West	:	12 Mtrs. Service Road
On or towards South	:	Survey No. 49/5/5
On or towards North	:	Survey No. 49/5/2

C] All that piece and parcel of land situated at Survey No. 49/5/2 [Old Survey No. 49/5/2], admeasuring 00 H. 20.70 R. out of admeasuring about 00 H. 30.50 R., assessed at 01 Rs. 95 Paise, at Village Punawale, Tal. Mulshi, Dist. Pune which is bounded as follows :

On or towards East	:	Odha
On or towards West	:	Survey No. 49/5/1
On or towards South	:	12 Mtr. Service Road
On or towards North	:	Survey No. 49/3/3



For **VINOD V. PAWAR**

ADVOCATE

VINOD V. PAWAR [B.S.L., LL.B.] ADVOCATE	 ADVOCATE	Office: C/o. M.D.Group, Sector No. 20, Plot No. 1 to 9, Shop No. 1, 20, 21 (LGF), Om Sai Market, Chikhali, Pune- 411114 [Maharashtra]
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- D] All that piece and parcel of land situated at Survey No. 49/4 [Old Survey No. 49/1/4], area admeasuring 00 H. 9.10 R. out of admeasuring about 00 H. 87 R. + Potkharaba admeasuring 00 H. 04 R. total area admeasuring 00 H. 91 R., assessed at 06 Rs. 44 Paise, at Village Punawale, Tal. Mulshi, Dist. Pune which is bounded as follows :-

On or towards East : Gat No. 49/3/3
 On or towards West : 12 Mtr. Road [Service Road]
 On or towards South : Survey No. 49/5/2
 On or towards North : 18 Mtr. DP Road

- E] All that piece and parcel of land situated at Survey No. 49/5/5 [Old Survey No. 49/5B/1+5B/2+5B/3B], admeasuring about 00 H. 30 R., assessed at 01 Rs. 88 Paise, at Village Punawale, Tal. Mulshi, Dist. Pune which is bounded as follows :

On or towards East : Survey No. 52 [Part]
 On or towards West : New Highway
 On or towards South : Survey No. 49/5A/A
 On or towards North : Mouje Punawale-Jambe village Boundary

Hereinafter and hereunder its collectively called and referred as "the said Land" or "the said Lands"

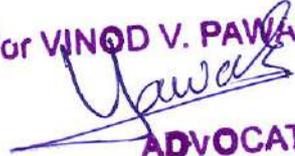
2] INSTRUCTIONS :-

- A] Under the instruction and information provided to me by 1] Mr. Balasaheb Kerba Jadhav, Residing at Survey No. 410, House No. 6, Near A-1 Bakery, Behind Asha Hotel, Kothrud Pune – 411038 [Maharashtra] and 2] Mr. Ashok Raghunath Mane, Residing at : village Chikhali, Tal. Haveli, Dist. Pune-411019 [Maharashtra] i.e. 7/12 Extracts, Ferfar, Sale Deed, Joint Venture Agreement, Power of Attorney and other records of last 30 years, made available in the office of Sub Registrar Haveli and Mulshi and other relevant revenue records, I here ascertained the following details and facts.
- B] That Sub-Registrar Haveli and Mulshi permitted to me to conduct me the search of aforesaid land for last 30 years i.e. form 1993 to 2023.

3] DOCUMENTS PROVIDED :-

On The Basis of documents provided to me by my Client 1] Mr. Balasaheb Kerba Jadhav, Residing at Survey No. 410, House No. 6, Near A-1 Bakery, Behind Asha Hotel, Kothrud Pune – 411038 [Maharashtra] and 2] Mr. Ashok Raghunath Mane, Residing at : village



For VINOD V. PAWAR

 ADVOCATE

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Chikhali, Tal. Haveli, Dist. Pune-411019 [Maharashtra] and the records for the last 30 years, made available in the office of the Sub-Registrar, Mulshi and Haveli, Dist. Pune and other relevant revenue records, I have ascertained the following details and facts.

LIST OF DOCUMENTS :-

- a. Photo Copies of 7/12 Extracts
- b. Photo Copies of Ferfars [Mutation Extracts]
- c. Photo Copies of Sale Deeds
- d. Photo Copies of Mortgage Deed
- e. Photo Copies of Cancellation Deed
- f. Photo Copies of Supplementary Deed of Mortgage
- g. Photo Copies of Joint Venture Agreement
- h. Photo Copies of Power of Attorney
- i. Photo Copy of N.A. Order
- j. Photo Copies of Building Sanction Plans
- k. Photo Copy of Commencement Certificate
- l. Photo Copy of Environment Clearance Certificate
- J. Photo Copy of Re-conveyance Deed
- K. Photo Copy of Joint Venture Development Agreement
- L. Photo Copy of General Power of Attorney

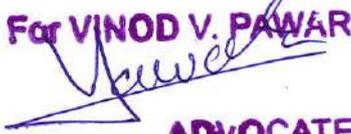
4] SCRUTINI OF MY SEARCH IS AS UNDER :-

A] Survey No. 49/3/3 [Old Survey No. 49/1/3B] :-

- a. The Land was purchased by Premchand Shivlal Agarwal from Dagadu Khandu Darshile and Pandurang Khandu Darshile vide Sale Deed bearing Sr.No.4169/1989 on 16/12/1989 and the said transaction was mutated on records of rights by Mutation Entry No. 2202 on 14/12/2000.
- b. That thereafter Premchand Shivlal Agarwal died on 08/08/2008 with leaving behind following his legal heirs i.e. :
 1. Vinod Premchand Agarwal = Son
 2. Pramod Premchand Agarwal = Son
 3. Kamlesh Premchand Agarwal = Son
 4. Manju Suresh Bansal = Daughter
 5. Savitri Premchand Agarwal = Wife

And the said heirs recorded on record of rights vide Mutation Entry No. 3099 on 09/05/2008.



For **VINOD V. PAWAR**

ADVOCATE

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- c. That thereafter Kamlesh Premchand Agarwal, Manju Suresh Bansal, Savitri Premchand Agarwal have executed a release deed bearing Sr.No. 2019/2010, on 06/03/2010 in favour of Vinod Premchand Agarwal and Pramod Premchand Agarwal and the said transaction has been recorded in the records of rights vide Mutation Entry No. 3553 on 08/03/2010.
- d. That thereafter Vinod Premchand Agarwal and Pramod Premchand Agarwal have executed Development Agreement bearing Sr. No. 4089/2010, dt. 15/05/2010 [SRO-HVL-9] and Power of Attorney bearing Sr. No. 4090/2010, dt. 15/05/2010 in favour of Suresh Premraj Katariya and thereafter both parties have executed a Cancellation Deed bearing Sr. No. 8208/2021, dt. 29/06/2021 [SRO-HVL-20] in respect of the said land.
- e. That thereafter Vinod Premchand Agarwal and Pramod Premchand Agarwal with Consenting party Suresh Premraj Katariya have executed Sale Deed bearing Sr. No. 8210/2021, dt. 28/06/2021 [SRO-HVL-20] in favour of Balasaheb Kerba Jadhav.
- f. That thereafter M/s. Sai Sawaraj Realtors through its partners Mr. Balasaheb Kerba Jadhav, Mr. Ashok Raghunath Mane, Mr. Deepak Ashok Mane and Mr. Vijay Balasahbe Jadhav have executed Joint Venture Development Agreement which is registered in Sub-Registrar Haveli 18 vide Sr.No. 11151/2023 and also executed General Power of Attorney bearing Sr.No. 11152/2023 which is registered in Sub-Registrar Office Haveli 18 on 05/06/2023 with transfer the development rights of the said land by the said landowners viz. Balasaheb Kerba Jadhav and Mrs. Manjula Rajendra Borge in favour of M/s. Sai Swaraj Realtors.
- g. That thereafter Balasaheb Kerba Jadhav availed loan from Kotak Mahindra Bank Limited with mortgage of the said land with executed MOE dt.28/05/2012 and 23/01/2013, Indenture of Mortgage/NOI dt.21/02/2014, NOI dt.24/03/2014, NOI dt. 31/08/2015, NOI dt. 22/07/2016, NOI dt.31/01/2019, NOI dt.27/07/2020, NOI dt.11/09/2020, NOI dt.29/06/2021, NOI dt.22/10/2021, NOI dt.25/07/2022, NOI dt.28/06/2023 and on 05/07/2023, Balasaheb Kerba Jadhav and Mrs. Manjula Rajendra Borge has been released the said mortgage charge of Kotak Mahindra Bank Limited on the said land with executed a Re-Conveyance Deed bearing Sr.No. 11796/2023, dt. 06 July, 2023 [SRO-HVL-17].



For VINOD V. PAWAR
Yawar
ADVOCATE

VINOD V. PAWAR [B.S.L., LL.B.] ADVOCATE	 ADVOCATE	Office: C/o. M.D.Group, Sector No. 20, Plot No. 1 to 9, Shop No. 1, 20, 21 (LGF), Om Sai Market, Chikhali, Pune- 411114 [Maharashtra]
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B] SURVEY NO. 49/5/1 [OLD SURVEY NO. 49/5A/1] :-

- a. That Neela Vijendra Mehata, Maya Kamal Shah, Sunita Satyaprakash Agarwal, Nimesh Rasiklal Mehata, Tushar Rasiklal Mehata and Gunwanti Rasiklal Mehata were the owners of the said land.
- b. That thereafter Neela Vijendra Mehata, Maya Kamal Shah, Sunita Satyaprakash Agarwal, Nimesh Rasiklal Mehata, Tushar Rasiklal Mehata and Gunwanti Rasiklal Mehata have been executed a Sale Deed bearing Sr. No. 9847/2021, dt. 04/06/2021 [SRO-HVL-23] in favour of Balasaheb Kerba Jadhav and the said transaction was mutated on records of rights Mutation Entry No. 5573.
- c. That thereafter M/s. Sai Sawaraj Realtors through its partners Mr. Balasaheb Kerba Jadhav, Mr. Ashok Raghunath Mane, Mr. Deepak Ashok Mane and Mr. Vijay Balasahbe Jadhav have executed Joint Venture Development Agreement which is registered in Sub-Registrar Haveli 18 vide Sr.No. 11151/2023 and also executed General Power of Attorney bearing Sr.No. 11152/2023 which is registered in Sub-Registrar Office Haveli 18 on 05/06/2023 with transfer the development rights of the said land by the said landowners viz. Balasaheb Kerba Jadhav and Mrs. Manjula Rajendra Borge in favour of M/s. Sai Swaraj Realtors.
- d. That thereafter Balasaheb Kerba Jadhav availed loan from Kotak Mahindra Bank Limited with mortgage of the said land with executed MOE dt.28/05/2012 and 23/01/2013, Indenture of Mortgage/NOI dt.21/02/2014, NOI dt.24/03/2014, NOI dt. 31/08/2015, NOI dt. 22/07/2016, NOI dt.31/01/2019, NOI dt.27/07/2020, NOI dt.11/09/2020, NOI dt.29/06/2021, NOI dt.22/10/2021, NOI dt.25/07/2022, NOI dt.28/06/2023 and on 05/07/2023, Balasaheb Kerba Jadhav and Mrs. Manjula Rajendra Borge has been released the said mortgage charge on the said land with executed a Re-Conveyance Deed bearing Sr.No. 11796/2023, dt. 06 July, 2023 [SRO-HVL-17].

C] SURVEY NO. 49/5/2 [OLD SURVEY NO. 49/5A/2] :-

- a. That Dipika Jintendra Mehata, Kirti Jayantilal Mehata and Satish kumar Mittal were the owners of the said land.
- b. That thereafter Dipika Jintendra Mehata, Kirti Jayantilal Mehata and Satish kumar Mittal have been executed a Sale Deed bearing Sr. No. 9846/2021, dt. 04/06/2021 [SRO-HVL-23] in favour of Balasaheb Kerba Jadhav and the said transaction was mutated on records of rights Mutation Entry No. 5574.



For VINOD V. PAWAR

 ADVOCATE

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- c. That thereafter M/s. Sai Sawaraj Realtors through its partners Mr. Balasaheb Kerba Jadhav, Mr. Ashok Raghunath Mane, Mr. Deepak Ashok Mane and Mr. Vijay Balasahbe Jadhav have executed Joint Venture Development Agreement which is registered in Sub-Registrar Haveli 18 vide Sr.No. 11151/2023 and also executed General Power of Attorney bearing Sr.No. 11152/2023 which is registered in Sub-Registrar Office Haveli 18 on 05/06/2023 with transfer the development rights of the said land by the said landowners viz. Balasaheb Kerba Jadhav and Mrs. Manjula Rajendra Borge in favour of M/s. Sai Swaraj Realtors.
- d. That thereafter Balasaheb Kerba Jadhav availed loan from Kotak Mahindra Bank Limited with mortgage of the said land with executed MOE dt.28/05/2012 and 23/01/2013, Indenture of Mortgage/NOI dt.21/02/2014, NOI dt.24/03/2014, NOI dt. 31/08/2015, NOI dt. 22/07/2016, NOI dt.31/01/2019, NOI dt.27/07/2020, NOI dt.11/09/2020, NOI dt.29/06/2021, NOI dt.22/10/2021, NOI dt.25/07/2022, NOI dt.28/06/2023 and on 05/07/2023, Balasaheb Kerba Jadhav and Mrs. Manjula Rajendra Borge has been released the said mortgage charge on the said land with executed a Re-Conveyance Deed bearing Sr.No. 11796/2023, dt. 06 July, 2023 [SRO-HVL-17].

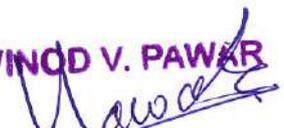
D] SURVEY NO. 49/4 [OLD SURVEY NO. 49/1/4] :-

- a. That thereafter Baban Yashwant Borge on 18/06/1979 with leaving behind following legal heirs :
1. Mahadu alise Mahadev Baban Borge = Son
 2. Shivaji Baban Borge = Son
 3. Tanaji Baban Borge = Son
 4. Sundarabai Baban Bahirat = Daughter
 5. Krushnabai Dagadu Shinde = Daughter

And said entry was mutated on 18/06/1989 vide Mutation Entry No. 845.

- b. That thereafter Krushnabai Dagadu Shinde through her legal heirs Son Kaluram Dagadu Shinde and daughter Sindubai Tukaram Pawar executed Release Deed bearing Sr. No. 381/2012 dt. 11/01/2012 SRO-HVL-19 in favour of Mr. Mahadu Baban Borge, Mr. Shivaji Baban Borge and Mr. Tanaji Baban Borge and the said entry was mutated on 28/03/2013 vide Mutation Entry No. 4258.
- c. That thereafter Krushnabai Dagadu Shinde through her legal heirs Son Malhari Dagadu Shinde executed Release Deed bearing Sr. No. 428/2012 dt. 11/01/2012



For VINOD V. PAWAR

 ADVOCATE

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SRO-HVL-19 in favour of Mr. Mahadu Baban Borge, Mr. Shivaji Baban Borge and Mr. Tanaji Baban Borge.

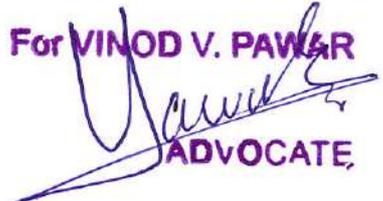
- d. That thereafter Sundarabai Baban Bahirat was died on 18/02/1992 leaving behind her legal heir i.e. Daughter – Bebi Anil Sathe and the said heirship was mutated on records of rights vide Mutation Entry No. 4341 on 02/09/2013.
- b. That thereafter Mrs. Manjula Rajendra Borge has been purchased land area admeasuring 00 H. 9.10 R. from Bebi Anil Sathe vide Sale Deed bearing Sr.No.4663/2014 (SRO-Haveli-26) dt. 19/07/2014 and this transaction was recorded on record of rights vide Mutation Entry No. 4549, dt. 22/07/2014.
- c. That thereafter Mrs. Manjula Rajendra Borge executed a Joint Venture Agreement in favour of Mr. Balasaheb Kerba Jadhav and Mr. Ashok Raghunath Mane which is registered in SRO-Haveli 20 vide Sr.No. 15471/2021 with Irrevocable Power of Attorney bearing Sr.No. 15472/2021, dt. 08/12/2021.
- d. That thereafter M/s. Sai Sawaraj Realtors through its partners Mr. Balasaheb Kerba Jadhav, Mr. Ashok Raghunath Mane, Mr. Deepak Ashok Mane and Mr. Vijay Balasahbe Jadhav have executed Joint Venture Development Agreement which is registered in Sub-Regisrar Haveli 18 vide Sr.No. 11151/2023 and also executed General Power of Attorney bearing Sr.No. 11152/2023 which is registered in Sub-Registrar Office Haveli 18 on 05/06/2023 with transfer the development rights of the said land by the said landowners viz. Balasaheb Kerba Jadhav and Mrs. Manjula Rajendra Borge in favour of M/s. Sai Swaraj Realtors.
- e. That thereafter Balasaheb Kerba Jadhav availed loan from Kotak Mahindra Bank Limited with mortgage of the said land with executed MOE dt.28/05/2012 and 23/01/2013, Indenture of Mortgage/NOI dt.21/02/2014, NOI dt.24/03/2014, NOI dt. 31/08/2015, NOI dt. 22/07/2016, NOI dt.31/01/2019, NOI dt.27/07/2020, NOI dt.11/09/2020, NOI dt.29/06/2021, NOI dt.22/10/2021, NOI dt.25/07/2022, NOI dt.28/06/2023 and on 05/07/2023, Balasaheb Kerba Jadhav and Mrs. Manjula Rajendra Borge has been released the said mortgage charge on the said land with executed a Re-Conveyance Deed bearing Sr.No. 11796/2023, dt. 06 July, 2023 [SRO-HVL-17].

E] SURVEY NO. 49/5/5 [OLD SURVEY NO. 49/5B/1+5B/2+5B/3B] :-

- a. That the original land was owned and possessed by Balu alise Balasaheb Kerba Jadhav.



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For **VINOD V. PAWAR**

 ADVOCATE

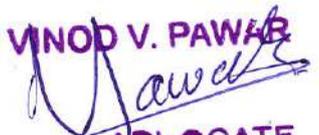
VINOD V. PAWAR [B.S.L., LL.B.] ADVOCATE	 ADVOCATE	Office: C/o. M.D.Group, Sector No. 20, Plot No. 1 to 9, Shop No. 1, 20, 21 (LGF), Om Sai Market, Chikhali, Pune- 411114 [Maharashtra]
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- e. That thereafter Balu Kerba Jadhav has availed loan from Kotak Mahindra Bank Ltd., Kalina Branch, Mumbai of Rs. 1,1,00,00,00/- with mortgage of the said land and the said transaction was mutated on records of rights vide Mutation Entry No. 2864 on 27/09/2006.
- f. That thereafter Balu Kerba Jadhav published a Gazzate vide Sr.No. Pune/SSPA/PUPUM/SA/204/2003-2004/WSP/196 No. PHM/192/VII/2001 dt. 10/02/2005 in order to change his name as Balasaheb Kerba Jadhav instead of Balu Kerba Jadhav and the said correction was recorded on records of rights vide Mutation Entry No. 3708 on 04/11/2010.
- d. That thereafter M/s. Sai Sawaraj Realtors through its partners Mr. Balasaheb Kerba Jadhav, Mr. Ashok Raghunath Mane, Mr. Deepak Ashok Mane and Mr. Vijay Balasahbe Jadhav have executed Joint Venture Development Agreement which is registered in Sub-Regisrar Haveli 18 vide Sr.No. 11151/2023 and also executed General Power of Attorney bearing Sr.No. 11152/2023 which is registered in Sub-Registrar Office Haveli 18 on 05/06/2023 with transfer the development rights of the said land by the said landowners viz. Balasaheb Kerba Jadhav and Mrs. Manjula Rajendra Borge in favour of M/s. Sai Swaraj Realtors.
- e. That thereafter Balasaheb Kerba Jadhav availed loan from Kotak Mahindra Bank Limited with mortgage of the said land with executed MOE dt.28/05/2012 and 23/01/2013, Indenture of Mortgage/NOI dt.21/02/2014, NOI dt.24/03/2014, NOI dt. 31/08/2015, NOI dt. 22/07/2016, NOI dt.31/01/2019, NOI dt.27/07/2020, NOI dt.11/09/2020, NOI dt.29/06/2021, NOI dt.22/10/2021, NOI dt.25/07/2022, NOI dt.28/06/2023 and on 05/07/2023, Balasaheb Kerba Jadhav and Mrs. Manjula Rajendra Borge has been released the said mortgage charge on the said land with executed a Re-Conveyance Deed bearing Sr.No. 11796/2023, dt. 06 July, 2023 [SRO-HVL-17].

5] **MY OPINION :-** As per my opinion the said land stands on following situations :

Sr.No.	New Survey No.	Old Survey No.	Title	Status
1.	49/3/3 Area 00 H. 44.40 R.	49/1/3B	Balasaheb Kerba Jadhav	Balasaheb Kerba Jadhav is an absolute and lawful owner having lawful title Clean, Clear and Marketable Title without having any Encumbrances.



For VINOD V. PAWAR

 ADVOCATE

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2.	49/5/1 Area 00 H. 20.70 R.	49/5A/1	Balasaheb Kerba Jadhav	Balasaheb Kerba Jadhav is an absolute and lawful owner having lawful title Clean, Clear and Marketable Title without having any Encumbrances.
3.	49/5/2 Area 00 H. 20.70 R.	49/5/2	Balasaheb Kerba Jadhav	Balasaheb Kerba Jadhav is an absolute and lawful owner having lawful title Clean, Clear and Marketable Title without having any Encumbrance.
4.	49/4 Area 00 H. 9.10 R.	49/1/4	Manjula Rajendra Borge	Manjula Rajendra Borge is a absolute and lawful owner having lawful title Clean, Clear and Marketable Title without any Encumbrances.
5.	49/5/5 Area 00 H. 30 R.	49/5B/1+5 B/ 2+5B/3B	Balasaheb Kerba Jadhav	Balasaheb Kerba Jadhav is a absolute and lawful owner having lawful title Clean, Clear and Marketable Title without having any Encumbrances.

The said Search Report is made and prepared on the basis of the registers which are available at the time of conducting the Search in respect of the said land in the office of Sub-Registrar, Mulshi and Haveli and the documents submitted to me by 1] Mr. Balasaheb Kerba Jadhav, Residing at Survey No. 410, House No. 6, Near A-1 Bakery, Behind Asha Hotel, Kothrud Pune – 411038 [Maharashtra] and 2] Mr. Ashok Raghunath Mane, Residing at : village Chikhali, Tal. Haveli, Dist. Pune-411019 [Maharashtra].



For **VINOD V. PAWAR**

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TITLE CERTIFICATE

1] DESCRIPTION PROPERTIES :

Date : 10/07/2023

A] All that piece and parcel of land situated at Survey No. 49/3/3 [Old Survey No. 49/1/3B], admeasuring about 00 H. 42.20 R. + Potkharaba admeasuring 00 H. 02.00 R. total area admeasuring 00 H. 44.20 R., assessed at 03 Rs. 10 Paise, at Village Punawale, Tal. Mulshi, Dist. Pune which is bounded as follows :

On or towards East : Odha
 On or towards West : Portion of S. No. 49/4/4 [Borge & Bora]
 On or towards South : 18 Mtr. Wide Road, Survey No. 49/5/2
 On or towards North : Portion of Survey No. 49/4/4 [Mr. Bora]

B] All that piece and parcel of land situated at Survey No. 49/5/1 [Old Survey No. 49/5A/1], admeasuring 00 H. 20.70 R. out of admeasuring about 00 H. 30.50 R. + Potkharaba admeasuring 00 H. 2.60 R. total area admeasuring 00 H. 32.60 R., assessed at 01 Rs. 96 Paise, at Village Punawale, Tal. Mulshi, Dist. Pune which is bounded as follows :

On or towards East : Odha
 On or towards West : 12 Mtrs. Service Road
 On or towards South : Survey No. 49/5/5
 On or towards North : Survey No. 49/5/2

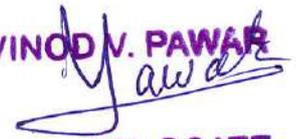
C] All that piece and parcel of land situated at Survey No. 49/5/2 [Old Survey No. 49/5/2], admeasuring 00 H. 20.70 R. out of admeasuring about 00 H. 30.50 R., assessed at 01 Rs. 95 Paise, at Village Punawale, Tal. Mulshi, Dist. Pune which is bounded as follows :

On or towards East : Odha
 On or towards West : Survey No. 49/5/1
 On or towards South : 12 Mtr. Service Road
 On or towards North : Survey No. 49/3/3

D] All that piece and parcel of land situated at Survey No. 49/4 [Old Survey No. 49/1/4], area admeasuring 00 H. 9.10 R. out of admeasuring about 00 H. 87 R. + Potkharaba admeasuring 00 H. 04 R. total area admeasuring 00 H. 91 R., assessed at 06 Rs. 44 Paise, at Village Punawale, Tal. Mulshi, Dist. Pune which is bounded as follows :

On or towards East : Gat No. 49/3/3
 On or towards West : 12 Mtr. Road [Service Road]
 On or towards South : Survey No. 49/5/2
 On or towards North : 18 Mtr. DP Road



For VINOD V. PAWAR

 ADVOCATE

VINOD V. PAWAR

[B.S.L., LL.B.]
ADVOCATE



ADVOCATE

Office: C/o. M.D.Group,
Sector No. 20, Plot No. 1 to 9,
Shop No. 1, 20, 21 (LGF), Om
Sai Market, Chikhali, Pune-
411114 [Maharashtra]

- E] All that piece and parcel of land situated at Survey No. 49/5/5 [Old Survey No. 49/5B/1+5B/2+5B/3B], admeasuring about 00 H. 30 R., assessed at 01 Rs. 88 Paise, at Village Punawale, Tal. Mulshi, Dist. Pune which is bounded as follows :

On or towards East : Survey No. 52 [Part]
On or towards West : New Highway
On or towards South : Survey No. 49/5A/A
On or towards North : Mouje Punawale-Jambe village Boundary

Hereinafter and hereunder its collectively called and referred as "the said Land" or "the said Lands"

2] INSTRUCTIONS :-

- A] Under the instruction and information provided to me by 1] Mr. Balasaheb Kerba Jadhav, Residing at Survey No. 410, House No. 6, Near A-1 Bakery, Behind Asha Hotel, Kothrud Pune – 411038 [Maharashtra] and 2] Mr. Ashok Raghunath Mane, Residing at : village Chikhali, Tal. Haveli, Dist. Pune-411019 [Maharashtra]
- B] That Sub-Registrar Haveli and Mulshi permitted to me to conduct me the search of aforesaid land for last 30 years i.e. form 1993 to 2023.

3] DOCUMENTS PROVIDED :-

On The Basis of documents provided to me by my Client 1] Mr. Balasaheb Kerba Jadhav, Residing at Survey No. 410, House No. 6, Near A-1 Bakery, Behind Asha Hotel, Kothrud Pune – 411038 [Maharashtra] and 2] Mr. Ashok Raghunath Mane, Residing at : village Chikhali, Tal. Haveli, Dist. Pune-411019 [Maharashtra] and the records for the last 30 years, made available in the office of the Sub-Registrar, Mulshi and Haveli, Dist. Pune and other relevant revenue records, I have ascertained the following details and facts.

LIST OF DOCUMENTS :-

- Photo Copies of 7/12 Extracts
- Photo Copies of Ferfars [Mutation Extracts]
- Photo Copies of Sale Deeds
- Photo Copies of Mortgage Deed
- Photo Copies of Cancellation Deed
- Photo Copies of Supplementary Deed of Mortgage
- Photo Copies of Joint Venture Agreement



For VINOD V. PAWAR

ADVOCATE

VINOD V. PAWAR [B.S.L., LL.B.] ADVOCATE	 ADVOCATE	Office: C/o. M.D.Group, Sector No. 20, Plot No. 1 to 9, Shop No. 1, 20, 21 (LGF), Om Sai Market, Chikhali, Pune- 411114 [Maharashtra]
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- h. Photo Copies of Power of Attorney
- i. Photo Copy of N.A. Order
- j. Photo Copies of Building Sanction Plans
- k. Photo Copy of Commencement Certificate
- l. Photo Copy of Environment Clearance Certificate
- J. Photo Copy of Re-conveyance Deed
- K. Photo Copy of Joint Venture Development Agreement
- L. Photo Copy of General Power of Attorney

4] INCIDENT :-

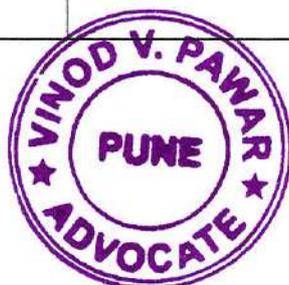
This is to certify that, I have investigated the title of the said land, which is more particularly described hereinabove, for the last 30 years [i.e. from 1992 to 2023], from the Index II Registers and other revenue records, also by 1] Mr. Balasaheb Kerba Jadhav, Residing at Survey No. 410, House No. 6, Near A-1 Bakery, Behind Asha Hotel, Kothrud Pune – 411038 [Maharashtra] and 2] Mr. Ashok Raghunath Mane, Residing at : village Chikhali, Tal. Haveli, Dist. Pune-411019 [Maharashtra] hand handover to me the Xerox copies of abovementioned documents which are available at the time of this Search, for scrutiny and examination. On relying upon the aforesaid documents and registers I had prepared this Search Report.

I HEREBY CERTIFY THAT :-

The title of the said land bearing Survey No. 49/5/1, Survey No. 49/5/2, Survey No. 49/5/5, Survey No. 49/3/3 and Survey No. 49/4 are is clean clear and marketable and as per records mentioned hereinabove.

Rest,

Sr.No.	New Survey No.	Old Survey No.	Title	Status
1.	49/3/3 Area 00 H. 44.40 R.	49/1/3B	Balasaheb Kerba Jadhav	Balasaheb Kerba Jadhav is a absolute and lawful owner having lawful title and no any Suit or any third party interest exist thereon.
2.	49/5/1 Area 00 H. 20.70 R.	49/5A/1	Balasaheb Kerba Jadhav	Balasaheb Kerba Jadhav is a absolute and lawful owner having lawful title Clean, Clear and Marketable Title and no any Suit or any third party interest exist thereon.



For VINOD V. PAWAR

 ADVOCATE

VINOD V. PAWAR [B.S.L., LL.B.] ADVOCATE	 ADVOCATE	Office: C/o. M.D.Group, Sector No. 20, Plot No. 1 to 9, Shop No. 1, 20, 21 (LGF), Om Sai Market, Chikhali, Pune- 411114 [Maharashtra]
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3.	49/5/2 Area 00 H. 20.70 R.	49/5/2	Balasaheb Kerba Jadhav	Balasaheb Kerba Jadhav is a absolute and lawful owner having lawful title and no any Suit or any third party interest exist thereon.
4.	49/4 Area 00 H. 9.10 R.	49/1/4	Manjula Rajendra Borge	Manjula Rajendra Borge is a absolute and lawful owner having lawful title and no any Suit or any third party interest exist thereon.
5.	49/5/5 Area 00 H. 30 R.	49/5B/1+5B/ 2+5B/3B	Balasaheb Kerba Jadhav	Balasaheb Kerba Jadhav is a absolute and lawful owner having lawful title Clean, Clear and Marketable Title and no any Suit or any third party interest exist thereon.

The said Search Report is made and prepared on the basis of the available land records and register deeds at the time of conducting the search in respect of the said land in the office of Sub-Registrar Office, Mulshi & Haveli and the documents submitted to me by 1] Mr. Balasaheb Kerba Jadhav, Residing at Survey No. 410, House No. 6, Near A-1 Bakery, Behind Asha Hotel, Kothrud Pune – 411038 [Maharashtra] and 2] Mr. Ashok Raghunath Mane, Residing at : village Chikhali, Tal. Haveli, Dist. Pune-411019 [Maharashtra].
Pune.

Date : 10/07/2023



For VINOD V. PAWAR

 ADVOCATE