



AMIT. A. CHOUDHARY
ADVOCATE

Residence :-

Bungalow No. A-3/1, Twenty Top
Duplex Bungalow Apartment, Sector No. 6,
Plot No. 9, Opp. Bhondwe Towers,
Moshi PCNTDA, Pune - 412105.
Mobile No :- 9921200786.

Office :-

Office No:- 23,24,25
"Sukhwani Chambers"
IInd Floor, Station Road,
Pimpri, Pune - 411 018.
Phone No. :- 020-66301835.

Date :- 03/03/2025.

SEARCH REPORT

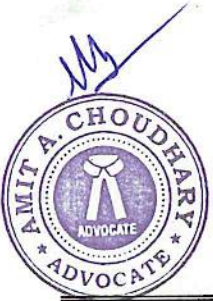
This is to certify that I have investigated the title of Property bearing Gat No. 115 having Old Gat No. 1235 having total admeasuring area of 00 H. 30 Ares out of area admeasuring 00 H. 15 Ares i.e. 1500 Sq. Mtrs., which is totally assessed at Rs. 2.62 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "A" written hereunder.

And Property bearing Gat No. 116 having Old Gat No. 1236 having total admeasuring area of 00 H. 11 Ares i.e. 1100 Sq. Mtrs., which is totally assessed at Rs. 1.00 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "B" written hereunder.

And Property bearing Gat No. 117 having Old Gat No. 1237 having total admeasuring area of 00 H. 17 Ares i.e. 1700 Sq. Mtrs., which is totally assessed at Rs. 1.15 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "C" written hereunder.

And Property bearing Gat No. 118 having Old Gat No. 1238 having total admeasuring area of 00 H. 15 Ares i.e. 1500 Sq. Mtrs., which is totally assessed at Rs. 1.31 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "D" written hereunder.

And Property bearing Gat No. 140/1 having Old Gat No. 1260 having total admeasuring area of 01 H. 19 Ares out of area admeasuring 00 H. 51.50 Ares i.e. 5150 Sq. Mtrs., alongwith area



admeasuring 1906 Sq. Mtrs., against the F.S.I. of 18 Mtrs., wide D.P. Road which is handed over to Pimpri Chinchwad Municipal Corporation and having total admeasuring area about 7056 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "E" written hereunder.

And Property bearing Gat No. 140/2 having Old Gat No. 1260 having admeasuring area of 01 H. 19 Ares Plus Potkharaba admeasuring area of 00 H. 1 Ares having total admeasuring area of 01 H. 20 Ares out of area admeasuring 00 H. 51.50 Ares i.e. 5150 Sq. Mtrs., alongwith area admeasuring 1906 Sq. Mtrs., against the F.S.I. of 18 Mtrs., wide D.P. Road which is handed over to Pimpri Chinchwad Municipal Corporation and having total admeasuring area about 7056 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "F" written hereunder.

And Property bearing Gat No. 143 having Old Gat No. 1263 having admeasuring area of 00 H. 54 Ares Plus Potkharaba admeasuring area of 00 H. 1 Ares having total admeasuring area of 00 H. 55 Ares i.e. 5500 Sq. Mtrs., which is totally assessed at Rs. 4.12 Paise situated at Village Borhadewadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "G" written hereunder.

"Hereinafter referred to as the.....Said Properties"

1) I was entrusted with an assignment by M/s. Vrunda Skyscrapers, A Registered Partnership Firm through its Partners Mr. Tarun Satbir Mittal and Others to have the search for the last 30 years and Title Report in respect of the said Properties.

2) Accordingly, the Search has been carried out in the concerned office of Sub - Registrar, Haveli, District Pune and as well as IGR web-portal for the period referred hereinabove. The said Search however, is subject to the registers not available in the said offices, the same either having been send for binding or most of the record was found to be in torn condition or not available. Therefore, this Report is solely based on the record that was made available for inspection.

3) That the said Search Report is subject to the available records only and besides that if any transaction regarding to the said property is carried out then those records are not available for my perusal. Therefore the said search is strictly based on the



records which are available for my inspection in respect of the said property.

HISTORY OF GAT NO. 115 :-

4) That the Property bearing Gat No. 115 having Old Gat No. 1235 having total admeasuring area of 00 H. 30 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune was originally owned and possessed by Mr. Arjun Maruti Borate and Mr. Nathu Maruti Borate and their names were recorded for the share of 8 anna each as owners of the aforesaid Property.

5) That Mr. Nathu Maruti Borate expired on 10/12/1988 leaving behind his legal heirs i.e. son Mr. Dnyanoba Nathu Borate, and two daughters Mrs. Alka Baban Zagade, Mrs. Sulochana alias Indubai Prabhakar Gavhane, and wife Smt. Shantabai Nathu Borate and their names were mutated vide Mutation Entry No. 1884 in 7/12 extract as Owners of the said property.

6) That Smt. Shantabai Nathuram Borate expired on 13/08/2001 leaving behind her legal heirs i.e. son Mr. Dnyanoba Nathu Borate, and two daughters Mrs. Alka Baban Zagade, Mrs. Sulochana alias Indubai Prabhakar Gavhane. That all the legal heirs of Smt. Shantabai Nathuram Borate was already on record therefore the name of Smt. Shantabai Nathuram Borate was deleted from the 7/12 extract vide Mutation Entry No. 1992.

7) That Mr. Arjun Maruti Borate expired on 08/08/2008 leaving behind his legal heirs i.e. four sons Mr. Kaluram Arjun Borate, Mr. Nivrutti Arjun Borate, Mr. Kantilal Arjun Borate, Mr. Vitthal Arjun Borate and three daughters Mrs. Chhabutai Kisan Jambhulkar, Mrs. Narmadabai Sambhaji Alhat and Mrs. Kusum Sopan Shinde and their names were mutated vide Mutation Entry No. 3269 in 7/12 extract as Owners of the said property.

8) That Mr. Dnyanoba Nathu alias Nathuram Borate and Others with the consent of Mr. Lal Chauhan and Others sold the Property bearing Gat No. 115 having Old Gat No. 1235 having total admeasuring area of 00 H. 30 Ares out of area admeasuring 00 H. 10 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune to Mr. Ganesh Atmaram Mokashi vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli, Pune at their Serial No. 12124/2008 dated 28/11/2008. That the same is recorded in the Revenue Records vide Mutation Entry No. 3311.

9) That Mr. Kantilal Arjun Borate expired on 13/09/2009 leaving behind his legal heirs i.e. two sons Mr. Raju Kantilal Borate, Mr. Umesh Kantilal Borate, and one daughter Mrs. Jayashree Santosh Bhujbal and wife Smt. Sanjana Kantilal Borate and their names were mutated vide Mutation Entry No. 3476 in 7/12 extract as Owners of the said property.



10) That the names of Mrs. Alka Baban Zagade, Mrs. Indubai Prabhakar Gavhane which were mentioned in the other rights column were deleted and was mutated in the possessor column along with Mr. Dnyanoba Nathuram Borate vide Mutation Entry No. 3975.

11) That Mrs. Alka Baban Zagade and Mrs. Indubai Prabhakar Gavhane sold the Property bearing Gat No. 115 having Old Gat No. 1235 having total admeasuring area of 00 H. 30 Ares out of area admeasuring 00 H. 5 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune to Mr. Kirankumar Shantilal Shah vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 4304/2011 dated 19/04/2011. That the same is recorded in the Revenue Records vide Mutation Entry No. 4385.

12) That Mrs. Chhabutai Kisan Jambhulkar, Mrs. Narmadabai Sambhaji Alhat and Mrs. Kusum Sopan Shinde have release their rights in favour of Mr. Kaluram Arjun Borate, Mr. Nivrutti Arjun Borate, Mr. Vitthal Arjun Borate, and Smt. Sanjana Kantilal Borate vide a Registered Release Deed. That the said Release Deed is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7599/2011 dated 02/08/2011. That the same is recorded in the Revenue Records vide Mutation Entry No. 4902.

13) That Mrs. Jayashri Santosh Bhujbal has release her rights in favour of Mr. Raju Kantilal Borate, Mr. Umesh Kantilal Borate and Smt. Sanjana Kantilal Borate vide a Registered Release Deed. That the said Release Deed is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7601/2011 dated 02/08/2011. That the same is recorded in the Revenue Records vide Mutation Entry No. 4903.

14) That Mr. Ganesh Atmaram Mokashi has gifted the Property bearing Gat No. 115 having Old Gat No. 1235 having total admeasuring area of 00 H. 30 Ares out of area admeasuring 00 H. 10 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune to Mr. Atmaram Kakasaheb Mokashi vide a Registered Gift Deed. That the said Gift Deed is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 3342/2012 dated 10/04/2012. That the same is recorded in the Revenue Records vide Mutation Entry No. 4943.

15) That thereafter Mr. Kaluram Arjun Borate and Others had executed Development Agreement and Power of Attorney in respect of Property bearing Gat No. 115 having Old Gat No. 1235 having total admeasuring area of 00 H. 30 Ares out of area admeasuring 00 H. 15 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune in favour of M/s. Aroha Construction & Developers Private Ltd., through its Director Mr. Kirankumar

