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TITLE CERTIFICATE

At the instance of AKSHAR BUILDER – AAKASH, Partnership firm having it's office at – 150, Bhavani Peth, Pune I had instructed Adv. Vibhavari Bidve to take the search of Index II registers in respect of the property described herein below which for the sake of brevity is referred hereinafter as the said plot. Adv. Vibhavari Bidve issued the search report to me.

A) Description of the Property : - All that piece and parcel of sub plot no. 80 admeasuring about 5400 sq. ft. i. e. 501.66 sq. mts. at Shri. Siddhivinayak Cooperative Housing Society at Gujratwala Colony/Vidyasagar Colony along with all the easmentory and other rights accrued/annexed to the said plot 80 out of land bearing S. No. 589/B situate at Bibwewadi, Pune City, Taluka Haveli falling within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar of Assurances – Haveli, District – Pune & bounded as under :

On or towards east : Plot No. 79
On or towards west : Plot No. 81
On or towards north : Road
On or towards south : Open land from same S. No.(firing range

B) I have gone through the said the search report issued to me by Adv. Vibhavari Bidve and also through the record made available to me in respect of the said property.

a) Sale deed registered in the office of the Sub Registrar, Haveli I on 14.7.1988 by document no. 11301.
b) Sale deed dated 30.9.1993 registered in the office of the Sub Registrar, Haveli I on 14.1.1994 by document no. 111/94

c) Sale deed dated 29.3.2014 registered in the office of the Sub Registrar, Haveli II on 29.3.2014 by document no. 2626/2014

d) 7/12 extract in respect of the said plot

e) Mutation entry no. 16493

f) Mutation entry no 25913

g) Mutation entry no 26073

h) Index II in respect of document registered in the office of the Sub Registrar, Haveli I on 14.7.1988 by document no. 11301

i) Index II in respect of document registered in the office of the Sub Registrar, Haveli I on 14.1.1994 by document no. 111/94

j) Index II in respect of document registered in the office of the Sub Registrar, Haveli II on 29.3.2014 by document no. 2626/2014

k) Measurement plan (मोजणीचा नकाशा) dated 30.1.1993 bearing no.3517 (मो. र. भ.)

l) Measurement plan (मोजणीचा नकाशा) dt 11.3.2014 bearing no.1409/2014 (मो. र. भ.)

m) lay out having sub plots in respect of the land at S. No. 589/B situate at Bibwewadi

C) On perusal of the above documents my observations are as under:-

All that piece and parcel of sub plot no. 80 admeasuring about 5400 sq. ft. i. e. 501.66 sq. mts. out of lay out at S. No. 589/B situate at Bibwewadi falling within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar of Assurances – Haveli District – Pune was purchased by one Mr. Madhukar Ramkrishna Deshmukh from it's previous owner Mr. Vedprakash Gulati by sale deed which was registered in the office of the Sub Registrar, Haveli I on 3.5.1978 by document no. 987.

Mr. Madhukar Ramkrishna Deshmukh by sale deed which was registered in the office of the Sub Registrar, Haveli I on 14.7.1988 by document no. 11301 sold the said plot to Shri. Deepak Motichand Doshi. Name of Shri. Deepak Motichand Doshi was entered on 7/12 extract of the said plot by mutation entry no. 16493 as the owner thereof.

Shri. Deepak Motichand Doshi by sale deed dated 30.9.1993 which was registered in the office of the Sub Registrar, Haveli I on 14.1.1994 by document no. 111/94 sold the said plot to M/S R. M Shah & Sons HUF Firm, represented by Mr. Satish Ramanlal Shah. Name of M/S R. M Shah & Sons HUF Firm, represented by Mr. Satish Ramanlal Shah. was entered on 7/12 extract of the said plot by mutation entry no. 25913 as the owner thereof.

.Said M/S R. M Shah & Sons HUF Firm, represented by Mr. Satish Ramanlal Shah and it's coparceners Mr. Ramanlal Manilal Shah, Mrs. Kamalaben Ramanlal Shah, Mrs. Sulbha Ravindra Shah, Mr. Satish Ramanlal Shah being the consenting parties sale deed dated 29.3.2014 which was registered in the office of the Sub Registrar, Haveli II on 29.3.2014 by document no. 2626/2014 sold the said plot AKSHAR BUILDER – AAKASH, Partnership firm having it's office at – 150, Bhavani Peth, Pune. Name of AKSHAR BUILDER – AAKASH was entered on 7/12 extract of the said plot by mutation entry no. 26073 as the owner thereof.

The search report issued to me by Adv. Vibhavari Bidve does not denote any entry evidencing any charge or any encumbrance of whatsoever nature in respect of the said plot.

D) AKSHAR BUILDER – AAKASH, Partnership firm having it's office at – 150, Bhavani Peth, Pune is absolutely seized and possessed of all that piece and parcel of parcel of sub plot no. 80 admeasuring about 5400 sq. ft. i. e. 501.66 sq. mts. at Shri. Siddhivinayak Cooperative Housing Society at Gujratwala Colony/Vidyasagar Colony along with all the easmentory and other rights accrued/annexed to the said plot 80 out of land bearing S. No. 589/B situate at Bibwewadi, Pune City, Taluka Haveli falling within the local limits of Pune Municipal Corporation and has otherwise clear and marketable title of the same. The said plot is free from all the encumbrances and it's title is clean and clear. Hence the title report.

Pune
Date : 11.06.2014

Anjali S Desai
Advocate