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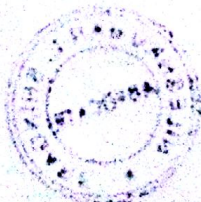
**SEARCH AND TITLE INVESTIGATION REPORT**

**1. INTRODUCTION**

**PRINCIPLE INFRA PROJECTS LIMITED** a Limited Company incorporated and registered under the Indian Companies Act 1956 and having its Registration No. U70200PN2015PLC153719 and having its registered office at B1/502 Celina, Pallod Farm, Baner Road, Pune 411045, through its Managing Director Mr. Solomon Peter, has requested me to scrutinize and examine the marketable title of the Property's/Land's described in Para No. 2 herein below mentioned.

**2. DESCRIPTION OF THE PROPERTY'S/LAND'S**

- A) All that Piece and Parcel Property/Land bearing Gat No. 290 Hissa No. 1 admeasuring 06 Hector 02 R and Potkharaba admeasuring 01 Hector 84 R totally admeasuring 07 Hector 86 R Assessed of Rs 03.91 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- B) All that Piece and Parcel Property/Land bearing Gat No. 653 admeasuring 04 Hector 07 R and Potkharaba admeasuring 01 Hector 86 R totally admeasuring 05 Hector 93 R Assessed of Rs 05.81 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- C) All that Piece and Parcel Property/Land bearing Gat No. 657 Hissa No. 1 admeasuring 07 Hector 09 R and Potkharaba admeasuring 08 Hector 74 R totally admeasuring 15 Hector 83 R Assessed of Rs 09.85 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- D) All that Piece and Parcel Property/Land bearing Gat No. 9, Hissa No. 2 (old) and having its New Gat No. 615 admeasuring 01 Hector 43 R and Potkharaba admeasuring 01 Hector 07 R totally admeasuring 02 Hector 50 R Assessed of Rs 00.94 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara
- E) All that Piece and Parcel Property/Land bearing Gat No. 636 Hiss No. 1 admeasuring 07 Hector 16 R and Potkharaba admeasuring 11 Hector 39 R totally admeasuring 18 Hector 55 R Assessed of Rs 05.40 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.



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- F) All that Piece and Parcel Property/Land bearing Gat No. 637 Hissa No. 1 admeasuring 00 Hector 98 R and Potkharaba admeasuring 03 Hector 54 R totally admeasuring 04 Hector 32 R Assessed of Rs 00.24 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- G) All that Piece and Parcel Property/Land bearing Gat No. 609 (Old Gat No. 223/6B) admeasuring area 02 Hector 69 R and Potkharaba admeasuring 01 Hector 93 R totally admeasuring 04 Hector 62 R Assessed of Rs 01.19 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- H) All that Piece and Parcel Property/Land bearing Gat No. 612 admeasuring 02 Hector 21 R and Potkharaba admeasuring 01 Hector 40 R totally admeasuring 03 Hector 61 R Assessed of Rs 01.81 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- I) All that Piece and Parcel Property/Land bearing Gat No. 622 Hissa No. 1 admeasuring 04 Hector 07 R and Potkharaba admeasuring 06 Hector 55 R totally admeasuring 10 Hector 62 R Assessed of Rs 01.98 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- J) All that Piece and Parcel Property/Land bearing Gat No. 623 Hissa No. 1 admeasuring 08 Hector 01 R and Potkharaba admeasuring 02 Hector 50 R totally admeasuring 10 Hector 51 R Assessed of Rs 03.3 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- K) All that Piece and Parcel Property/Land bearing Gat No. 627 admeasuring 06 Hector 10 R and Potkharaba admeasuring 02 Hector 53 R totally admeasuring 08 Hector 53 R Assessed of Rs 04.00 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- L) All that Piece and Parcel Property/Land bearing Gat No. 6, Hissa No. 1 (old) and having its New Gat No. 628 Hissa No. 1 admeasuring 06 Hector 53 R and Potkharaba admeasuring 02 Hector 83 R totally admeasuring 09 Hector 36 R Assessed of Rs 02.21 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- M) All that Piece and Parcel Property/Land bearing Gat No. 9, Hissa No. 3 (old) and having its New Gat No. 630 admeasuring 01 Hector 61 R and Potkharaba admeasuring 01 Hector 08 R totally admeasuring 08 Hector



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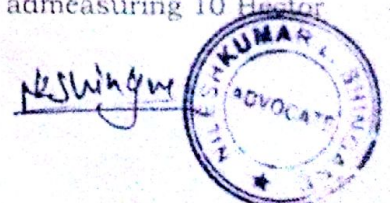
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69 R Assessed of Rs 1.06 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.

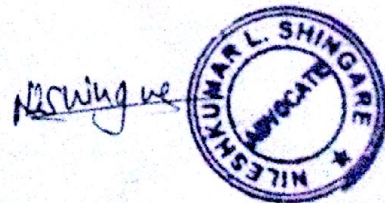
- N) All that Piece and Parcel Property/Land bearing Gat No. 631 admeasuring 01 Hector 33 R and Potkharaba admeasuring 00 Hector 72 R totally admeasuring 02 Hector 05 R Assessed of Rs 00.87 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- O) All that Piece and Parcel Property/Land bearing Gat No. 632 admeasuring 09 Hector 26 R and Potkharaba admeasuring 03 Hector 36 R totally admeasuring 12 Hector 72 R Assessed of Rs 03.00 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- P) All that Piece and Parcel Property/Land bearing Gat No. 634 admeasuring 03 Hector 50 R and Potkharaba admeasuring 04 Hector 02 R totally admeasuring 07 Hector 52 R Assessed of Rs 02.06 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- Q) All that Piece and Parcel Property/Land bearing Gat No. 635 admeasuring 02 Hector 26 R and Potkharaba admeasuring 02 Hector 97 R totally admeasuring 05 Hector 33 R Assessed of Rs 01.07 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- R) All that Piece and Parcel Property/Land bearing Gat No. 638 Hissa No. 1 admeasuring 00 Hector 84 R and Potkharaba admeasuring 03 Hector 41 R totally admeasuring 04 Hector 25 R Assessed of Rs 00.59 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- S) All that Piece and Parcel Property/Land bearing Gat No. 645 admeasuring 02 Hector 89 R and Potkharaba admeasuring 02 Hector 83 R totally admeasuring 05 Hector 72 R Assessed of Rs 02.21 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- T) All that Piece and Parcel Property/Land bearing Gat No. 646 Hissa No. 1 admeasuring 00 Hector 85 R and Potkharaba admeasuring 01 Hector 66 R totally admeasuring 02 Hector 31 R Assessed of Rs 00.75 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- U) All that Piece and Parcel Property/Land bearing Gat No. 208 (old) and having its New Gat No. 647 admeasuring 03 Hector 84 R and Potkharaba admeasuring 06 Hector 28 R totally admeasuring 10 Hector



- 12 R Assessed of Rs 5.00 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- V) All that Piece and Parcel Property/Land bearing 654 (Old Gat No. 210/2A) admeasuring 00 Hector 63 R and Potkharaba admeasuring 01 Hector 03 R totally admeasuring 01 Hector 66 R Assessed of Rs 00.56 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- W) All that Piece and Parcel Property/Land bearing Gat No. 655 admeasuring 00 Hector 19 R and Potkharaba admeasuring 01 Hector 85 R totally admeasuring 02 Hector 04 R Assessed of Rs 00.25 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- X) All that Piece and Parcel Property/Land bearing Gat No. 656 Hissa No. 1 admeasuring 02 Hector 99 R and Potkharaba admeasuring 01 Hector 54 R totally admeasuring 04 Hector 53 R Assessed of Rs 04.04 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- Y) All that Piece and Parcel Property/Land bearing Gat No. 644 Hissa No. 1 admeasuring 04 Hector 48 R and Potkharaba admeasuring 07 Hector 99 R totally admeasuring 13 Hector 47 R Assessed of Rs 03.44 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara.
- Z) All that Piece and Parcel Property/Land bearing Gat No. 669 admeasuring 04 Hector 63 R and Potkharaba admeasuring 00 Hector 04 R totally admeasuring 04 Hector 67 R Assessed of Rs 05.94 Paise situated at Revenue Village Koparde, Taluka Khandala, District Satara. Hereinafter for the sake of brevity and convenience aforesaid property referred to or called as "THE SAID PROPERTY'S/LAND'S"

**3. HISTORY OF THE TITLE**

- a. It appears that the said lands belonged to Mr. Namdev Tukaram Pise and others since the year 1950.
- b. It further appears that as per Memorandum of Understanding dated 13/03/2016 the Land Owners viz. Mr. Namdev Tukaram Pise and others agreed to Sale said lands to Torana Infrastructure Pvt. Ltd. through its Managing Director Mr. Dattatray Ghore or any other Person/s or any



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other third party as per the request of the Torana Infrastructure Pvt. Ltd. through its Managing Director Mr. Dattatray Ghore therein.

- c. It further appears that as per Memorandum of Understanding dated 20/04/2016 the Torana Infrastructure Pvt. Ltd. through its Managing Director Mr. Dattatray Ghore agreed to Sale said lands to Principle Infra Projects Limited through its Managing Director Mr. Solomon Peter or any other Person/s or any other third party as per the request of the Principle Infra Projects Limited through its Managing Director Mr. Solomon Peter therein.

4. **DETAILS OF SEARCH :-**

While taking search in respect of the said property in the said office of Sub-Registrar, I have not found any adverse entries in respect of the said property. The scrutiny of my search in respect of the said property in Office of Sub-Registrar, It is pertinent to note that some of the records are in the form of loose sheets and some of the records are only available in computer for perusal. Therefore the search is taken on the available records and documents provided for the perusal.


5. **FINAL CERTIFICATE:**

As the available records did not show & disclose any entry adverse pertaining to the said Flat on that day.

So also on perusal of the Documents, and details mentioned hereinabove and available search in respect of the above referred property in the office of Sub-Registrar of Assurances Khandala from the year 1951 - 2016 (65 years) no adverse entries are found during the search.

6. **NOTE :-**

My Search/findings are purely based on the records which were made available to me and legible to me. It is pertinent to note that some records were missing from the bound books available for inspection and whereas some Index II were in loose sheets, not properly tagged and some records were not available for search. Also some Registers were in torn conditions and not maintain properly and not in conditions to inspect till today. Some Index II Registers were not available for search. Also many latest Index II were sent for binding the information

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provided by the concerned Authorities of the office of Sub-Registrar of Assurances, Khandale Hence therefore the Search was taken only on the basis of available records and search was also taken on computer with the help of computer operator of the concern Sub-Registrar of Assurances.

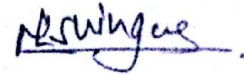
Mr. Solomon Peter, he has provided me the Xerox copies of the documents in respect of the above referred property, for my perusal and scrutiny, hence the SEARCH was taken only by the Oral Instructions & Xerox copies of the documents and relying upon the Information provided to me Mr. Solomon Peter.

7. On relying upon available Revenue Record, Title Deeds, Certificate, Index II registers available in the office of Sub-Registrar Khandala. I am opinion that, the said owners Mr. Namdev Tukaram Pise and others are the owners and possessor of the said PROPERTY and they have good, clear and marketable title in respect of the said property free from all encumbrances, charges or claims of whatsoever nature and further the as per the Memorandum Understanding dated 20/04/2016 said Principle Infra Projects Limited through its Managing Director Mr. Solomon Peter have full authority to deal with the said property. And the said owners Mr. Namdev Tukaram Pise and others stating, declaring and verifying that they have not created any charge or mortgage in respect of the said property with any other Bank, Financial Institution nor any third person/party interest and also their title to the said property is **CLEAN, CLEAR, AND MARKETABLE** and also they have valid marketable title which is free from all types of encumbrances/charges.

Hence this **SEARCH REPORT** is subject to the available records on that day.

Pune

Date: - 01/05/2016.



ADV. N. L. SHINGARE

