

## **SEARCH REPORT**

**Search Report of property bearing - Survey No. 125/3/3**  
admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area  
**00 H 34 R** assessed at Rs.2 Paise 21 and **Survey No. 125/3/2**  
admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area  
**00 H 34 R** assessed at Rs.2 Paise 21 **situated at Village Pimple**  
**Saudagar, Tal. - Haveli, Dist. Pune**

**DEVELOPER - Divya Associates - Austin One**



# MAHESH S. MANE

B.S.L. LL.B.

(Advocate)

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## FORMAT A

To,

**MAHARERA**

**Divya Associates**

**Through Mr. Raju Tatyaba Bhise**

R/at – Pimple Saudagar, Pune 411027

## SEARCH REPORT/TITLE CERTIFICATE

**SUB: Title Clearance Certificate with respect to property bearing Survey No. 125/3/3 admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area 00 H 34 R assessed at Rs.2 Paise 21 and Survey No. 125/3/2 admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area 00 H 34 R assessed at Rs.2 Paise 21 situated at Village Pimple Saudagar, Tal. - Haveli, Dist. Pune.**

Sir,

I have investigated the title of the said land on the request of Divya Associates and following documents.

1) **Details of the property:**

All that piece and parcel of the property situated at village **Pimple Saudagar** Taluka Haveli Dist Pune being and lying within the limits of Pimpri Chinchwad Municipal Corporation and within the Registration limits of Sub Registrar Haveli which property bearing

(A) **Survey No. 125/3/3** admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area **00 H 34 R** assessed at Rs.2 Paise 21 and the same is bounded as under:-

ON OR TOWARDS

EAST : By property of Salim Meman

WEST : By property of Kisan Matani



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NORTH : By property of Ajay Sahebrao Kate

SOUTH : By 18 Mtrs. D.P. Road

- (B) **Survey No. 125/3/2** admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area **00 H 34 R** assessed at Rs.2 Paise 21 and the same is bounded as under:-

ON OR TOWARDS

EAST : By property out of S. No. 125

WEST : By property of Kisan Matani

NORTH : By property of Ajay Sahebrao Kate

SOUTH : By D. P. Road

Hereinafter referred as "**Said Property**"

- 2) I have perused the following Documents :

- a) 7/12 Extract & Mutation Entry
- b) Development Agreement and Power of Attorney on dated 19.11.2016 which is registered in the office of Sub Registrar Haveli No. 19 at Sr. No. 9657/2016 and 9658/2016.
- c) Sale Deed dated 03.04.2019 which is registered in the Office of Sub Registrar Haveli No. 18 at Sr. No. 5299/2019.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that **Survey No. 125/3/3** admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area **00 H 34 R** assessed at Rs.2 Paise 21 situated at Village Pimple Saudagar, Tal. - Haveli, Dist. Pune is absolutely owned by **Malhari Mahadu Kate** and others and **Survey No. 125/3/2** admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area **00 H 34 R** assessed at Rs.2 Paise 21 situated at Village Pimple Saudagar, Tal. - Haveli, Dist. Pune is absolutely owned by **M/s. Kriplani Associates** and the same are free from



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encumbrances and doubt and same are perfectly marketable and same is clear, marketable and without any encumbrances.

In pursuance of the respective Development Agreement, Power of Attorney and Sale Deed and being Developer of the land, **M/s. Divya Associates and M/s. Kriplani Associates** are absolutely entitled to implement ownership Flats Scheme on the said land & dispose of the Flat/Unit to the intending buyers on ownership basis.

## **FLOW OF TITLE OF THE SAID LAND**

### **3) Incident of S. No. 125/3/3:**

That the property bearing Survey No. 125/3 area admeasuring 2 Acer 22 Gunthas was owned by Mahadu Sawalaram Kate. The said owners got property vide partition in year 1932 and the name of said Mahadu Sawalaram Kate was entered vide mutation entry no. 438.

Thereafter said Mahadu Sawalaram Kate died on 22/12/1963 and his heirs namely Namdev, Sopan, Malhari and Muktabai Govindrao Ranawade entered on 7/12 extract vide mutation entry no. 1263. That as per statement of Muktabai Govindrao Ranawade recorded her statement and her name was deleted from 7/12 extract of the said property.

Thereafter, as per Deed of Partition dated 21.11.1989 said property was partitioned to the share of Malhari Mahadu Kate which is duly registered in the office of Sub Registrar Haveli No.1 at Sr. No. 17072 and accordingly name of said Malhari Mahadu Kate entered on 7/12 extract vide mutation entry no. 1858.

Thereafter said owners and their heirs Malhari Mahadu Kate and others executed registered Development Agreement and Power of Attorney in favour of **M/s. Divya Associates** on dated 19.11.2016 which is registered in the office of Sub Registrar Haveli No. 19 at Sr.



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No. 9657/2016 and 9658/2016 respectively on dated 17.12.2016.  
Hence as per said Development Agreement M/s. Divya Associates is  
Developer/Promoter of the said property.

## **Incident of Survey No. 125/3/2,**

That the property bearing Survey No. 125/3 area admeasuring  
2 Acer 22 Gunthas was owned by Mahadu Sawalaram Kate. The said  
owners got property vide partition in year 1932 and the name of said  
Mahadu Sawalaram Kate was entered vide mutation entry no. 438.

Thereafter said Mahadu Sawalaram Kate died on 22/12/1963  
and his heirs namely Namdev, Sopan, Malhari and Muktabai  
Govindrao Ranawade entered on 7/12 extract vide mutation entry no.  
1263. That as per statement of Muktabai Govindrao Ranawade  
recorded her statement and her name was deleted from 7/12 extract  
of the said property.

Thereafter, as per Deed of Partition dated 21.11.1989 said  
property was partitioned to the share of Yamunabai Sopan Kate,  
Suresh Sopan Kate, Kamal Baban Kadam, Vimal Vishnu Pawar,  
Suman Ramesh Sanas, Alka Dnyaneshwar Thakur, Ratan Vijay  
Thakur, Mangal Balasaheb Lande which is duly registered in the office  
of Sub Registrar Haveli No.1 at Sr. No. 17072 and accordingly name of  
said owners entered on 7/12 extract vide mutation entry no. 1858.

Thereafter said owners and their heirs Yamunabai Sopan Kate  
and others executed registered Development Agreement and Power of  
Attorney in favour of M/s. Aaswani Associates through Shreechand  
Shamandas Aaswani on dated 31.10.2006 which is registered in the  
office of Sub Registrar Haveli No.5 at Sr. No. 8527/2006 and  
8528/2006 respectively.

Thereafter said M/s. Aaswani Associates through Shreechand  
Shamandas Aaswani as a Developer and Power of Attorney Holder of



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owners executed registered Development Agreement and Power of Attorney in favour of M/s. Opel Builders on dated 18.05.2007 which is registered in the office of Sub Registrar Haveli No.10 at Sr. No. 3757/2007 and 3758/2007 respectively.

Thereafter **M/s. Kriplani Associates** purchased said property from Vendors - Smt. Yamunabai Sopan Kate and others and Consenting Party - M/s. Open Builders by registered Sale Deed dated 03.04.2019 which is registered in the Office of Sub Registrar Haveli No. 18 at Sr. No. 5299/2019 then as per said Sale Deed the name of said promoter entered on 7/12 extract vide mutation entry no. 4713. Hence as per said Sale Deed, **M/s. Kriplani Associates** is Developer/Owner of the said property.

In the circumstances as per Development Agreement of Power of Attorney the said **M/s. Divya Associates** as a developer is absolutely entitled to implement ownership Flats Scheme on the above captioned land more particularly described in Para No. 1A - **Survey No. 125/3/3** admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area **00 H 34 R** assessed at Rs.2 Paise 21 situated at Village Pimple Saudagar, Tal. - Haveli, Dist. Pune and dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

In pursuance of the aforesaid Sale Deed dated 03/04/2019 and being owner of the property mentioned hereinabove Para No. 1B - **S. No. 125/3/3**, having area **00 H 34 R** is absolutely owned by **M/s. Kriplani Associates** and is absolutely entitled to the said land. In the circumstances the said **M/s. Kriplani Associates** have come to be absolutely seized and possessed of or otherwise well and sufficiently and absolutely entitled to implement ownership Flats Scheme to the above captioned land more particularly described in para No. 1B and dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.



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That the Promoter M/s. Kriplani Associates and M/s. Divya Associates have prepared building plan on said property and got building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. BP/Pimple Saudagar/48/2008 dated 01/09/2008 and has obtained Commencement Certificate for construction of buildings in respect of the said property and vide no. BP/Pimple Saudagar/25/2019 dated 21/06/2019.

That owners had filed an application before the office of Collector Pune, for granting permission to make use of said property for Non-Agricultural purpose i.e. for Residential purpose. Accordingly Collector Pune, has granted permission under order No. PCMC/NOC/SR/166/2015 dated 15/09/2015.

- 4) I also caused search in the office of Sub-Registrar Haveli Pune in respect of **Survey No. 125/3/3** admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area **00 H 34 R** assessed at Rs.2 Paise 21 and **Survey No. 125/3/2** admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area **00 H 34 R** assessed at Rs.2 Paise 21 **situated at Village Pimple Saudagar, Tal. - Haveli, Dist. Pune** (which property more particularly described in Para – 1 hereinabove) vide GRN No. MH007597837202021E dated 30/11/2020 from 1990 to 2020 and vide GRN No. MH000997981202122E dated 05/05/2021 from 2020 to 2021. During my search some year record could not be available because some register were in torn condition. During my search I did not come across with any entry showing any encumbrances charges or any other right, title or interest by any other person in any manner.

Adv. Mr. Kishor Patil through owners/promoters have published Notice in the Daily Prabhat which appeared on dated 01.01.2019 and Adv. Mr. Mahesh Pawar through owners/promoters have published



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Notice in the Daily Kesari which appeared on dated 07.01.2017 as part of investigation of title and further they have issued NOC.

**Opinion :-** Therefore on the basis of the relevant document & revenue record made available & information given to me, I am of the opinion that:-

- i) **Survey No. 125/3/3** admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area **00 H 34 R** assessed at Rs.2 Paise 21 situated at Village Pimple Saudagar, Tal. - Haveli, Dist. Pune is absolutely owned by **Malhari Mahadu Kate** and others and **Survey No. 125/3/2** admeasuring about 00 H 33 R and Pot Kharaba 00 H 1 R i.e. total area **00 H 34 R** assessed at Rs.2 Paise 21 situated at Village Pimple Saudagar, Tal. - Haveli, Dist. Pune is absolutely owned by **M/s. Kriplani Associates** and the same are free from encumbrances and doubt and same are perfectly marketable.
- ii) In pursuance of the respective Development Agreement, Power of Attorney and Sale Deed and being Developer of the land, **M/s. Divya Associates and M/s. Kriplani Associates** are absolutely entitled to implement ownership Flats Scheme on the said land & dispose of the Flat/Unit to the intending buyers on ownership basis.

Pune

Date: 05/05/2021

  
**ADVOCATE**  
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