



Department ID : _____ Mobile No. : 9850877741
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
सदर चनल "ट्राइप ऑफ पेमेंट" राख्ये नसुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.



Vishal Suresh Jagdale
Tejswee Suresh Jagdale
ADVOCATES

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Notice / Reply
Regd. A.D. / U.C.P.

Date :



SEARCH AND TITLE REPORT

I am instructed by **M/s. Vaishnavi Promoters & Developers**, having O/at:- Pimple Saudagar, Tal. Haveli, Pune - 411027., through its Partners **Mr. Sandip Vitthal Kate, Mr. Santosh Vitthal Kate and Mr. Nilesh Vitthal Kate**, to take search and give report of the property mentioned herein below and issue title certificate in respect of the said property.

DESCRIPTION OF THE PROPERTY

All the piece and parcel of properties bearing Gat No. 79, total area admeasuring 01 H 17 R., assessed at Rs. 01.75 Paise out of it area admeasuring 00 H 39.58 R situated at village Marunje, Tal. Mulshi, Dist. Pune and within the local limits of Pune Zilla Parishad & Taluka Panchayat Samiti Mulshi & within the jurisdiction of Sub-Registrar Mulshi.

Which is bounded as under:-

- | | | |
|---------------------|---|---|
| On or Towards East | - | By property of Ganpat Narayan Buchade. |
| On or Towards South | - | By property of Sopan Sakharam Kamble. |
| On or Towards West | - | By 20 Fts Road. |
| On or Towards North | - | By Remaining property of Sutar Family and thereafter property of Ganpat Bajirao Jagtap, Kailas Namdev Taware & Swati Kailas Taware. |

THE DOCUMENTS PERUSED

M/s. Vaishnavi Promoters & Developers, having O/at:- Pimple Saudagar, Tal. Haveli, Pune - 411027., through its Partners **Mr. Sandip Vitthal Kate, Mr. Santosh Vitthal Kate and Mr. Nilesh Vitthal Kate** have provided me following documents for search of the said property.

1. Copy of 7/12 Extracts.
2. Copy of Mutation Entries.
3. Copy of Partition Deed.



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4. Copy of Development Agreement.
5. Copy of Power of Attorney.
6. Copy of Complaint of Sp. C. S. No. 207/2016.
7. Copy of Demarcation Certificate.
8. Copy of Commencement Certificate.
9. Copy of N. A. Order.

I have carried out Search in respect of the said property in the office of Sub-Registrar, Haveli for last 30 years i.e. from 1988 to 2018 till today and after going through above referred documents I have found following information.

Mutation Entry No. 204 shows that, Vithu Krushna Sutar expired on 01/12/1933 leaving behind him Tukaram Vithu Sutar as his only legal heir. Accordingly after the demise of Vithu Krushna Sutar name of his legal heir was recorded in the record of rights as owner thereof.

Mutation Entry No. 634 shows that, Sopana Vithu Sutar was tenant to the property owned by Sopana Vithu Sutar under tenancy act and accordingly his name was recorded in the other right column.

Mutation Entry No. 930 shows that, Sopana Vithu Sutar was not having any occupancy and possession over the said property on tillers day and hence his name was declared as hollow and deleted from the other right column of 7/12 extract.

Mutation entry no. 977 is relating to Indian Weight and Measurement Act, 1956 and Indian Coinage Act, 1958.

Mutation Entry no. 1382 shows that, Maruti Vithu Sutar expired on 11/09/1961 leaving behind him following legal heirs namely:-

- | | | | |
|-----|-------------------------|---|----------------|
| 1. | Anant Maruti Sutar | - | Son |
| 2. | Baloba Maruti Sutar | - | Son |
| | Through his legal heir | | |
| 2A. | Tanubai Baloba Sutar | - | Widow Wife |
| 2B. | Sudam Baloba Sutar | - | Grandson |
| 2C. | Pandurang Baloba Sutar | - | Grandson |
| 2D. | Malan Anantrao Rairikar | - | Grand Daughter |
| 2E. | Shoba Ravindra Bankar | - | Grand Daughter |



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Accordingly after the demise of Maruti Vithu Sutar names of his above legal heirs were recorded in the 7/12 extract as owners thereof.

Mutation Entry no. 1403 shows that, Ramu Vithu Sutar expired on 12/09/1959 leaving behind him only nephew Tukaram Vithu Sutar as his only legal heir and no other than else such as son, daughter, wife and thus after the demise of Ramu Vithu Sutar name of Tukaram Vithu Sutar was recorded in the 7/12 extract as owners thereof.

Mutation entry no. 1598 shows that, Tukaram Vithu Sutar had borrowed loan on the said property from Society and accordingly charge of the same was kept in the other right column of 7/12 extract.

Mutation entry no. 2115 shows that, K. R. Malik had purchased an area admeasuring 6160 Sq. Fts from Tukaram Vithu Sutar alias Bhalerao, Dnyanoba Tukaram Sutar alias Bhalerao, Dattatray Tukaram Sutar alias Bhalerao & Anita Balu Sutar by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Maval noted at serial no. 4187/1999 on 05/11/1999. As there was mistake in the area described in mutation entry and hence the said mutation entry was rejected and new entry was created by No. 2292 and which is certified by Circle Officer, Thergaon. Accordingly as per the said Sale Deed name of K. R. Malik was recorded in the 7/12 extract as owner thereof.

Mutation entry no. 2292 shows that, K. R. Malik had purchased an area admeasuring 6160 Sq. Fts from Tukaram Vithu Sutar alias Bhalerao, Dnyanoba Tukaram Sutar alias Bhalerao, Dattatray Tukaram Sutar alias Bhalerao & Anita Balu Sutar by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Maval noted at serial no. 4187/1999 on 05/11/1999. Accordingly as per the said Sale Deed name of K. R. Malik was recorded in the 7/12 extract as owner thereof.

Mutation entry no. 2437 shows that, Santosh Bhagwan Sakhare had purchased an area admeasuring 00 H 01 R from Tukaram Vithu Sutar (HUF) by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar noted at serial no. 3292/2000 on 07/07/2000. Accordingly as per the said Sale Deed name of Santosh Bhagwan Sakhare was recorded in the 7/12 extract as owner thereof.



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Mutation entry no. 2630 shows that, Girish Bhaskar Borgaonkar had purchased an area admeasuring 00 H 04 R from Tukaram Vithu Sutar, Dnyanoba Tukaram Sutar, Dattatray Tukaram Sutar, Anita Balasaheb Sutar for herself and as a Natural Guardian Mother of Poonam Balasaheb Sutar, Rukhmini alias Rakhmabai Khandu Kshirsagar, Sindhu alias Baydabai Ashok Khillare & Kavita Vivek Bhagwan through their Power of Attorney Holder Narendra Krushnath Mejkar by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Mulshi noted at serial no. 5886/2001 on 16/12/2000. Accordingly as per the said Sale Deed name of Girish Bhaskar Borgaonkar was recorded in the 7/12 extract as owner thereof.

Mutation entry no. 2631 shows that, Nandkumar Suresh Dev, Jayashri Nandkumar Dev had purchased an area admeasuring 00 H 05 R from Tukaram Vithu Sutar, Dnyanoba Tukaram Sutar, Dattatray Tukaram Sutar, Anita Balasaheb Sutar for herself and as a Natural Guardian Mother of Poonam Balasaheb Sutar, Rukhmini alias Rakhmabai Khandu Kshirsagar, Sindhu alias Baydabai Ashok Khillare & Kavita Vivek Bhagwan through their Power of Attorney Holder Narendra Krushnath Mejkar by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Mulshi noted at serial no. 5886/2001 on 16/12/2000. Accordingly as per the said Sale Deed name of Nandkumar Suresh Dev, Jayashri Nandkumar Dev was recorded in the 7/12 extract as owner thereof.

Mutation entry no. 2632 shows that, Tejal Subhash Joshi & Sunanda Subhash Joshi had purchased an area admeasuring 00 H 05.2 R from Tukaram Vithu Sutar, Dnyanoba Tukaram Sutar, Dattatray Tukaram Sutar, Anita Balasaheb Sutar for herself and as a Natural Guardian Mother of Poonam Balasaheb Sutar, Rukhmini alias Rakhmabai Khandu Kshirsagar, Sindhu alias Baydabai Ashok Khillare & Kavita Vivek Bhagwan through their Power of Attorney Holder Narendra Krushnath Mejkar by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Mulshi noted at serial no. 5887/2001 on 16/12/2000. Accordingly as per the said Sale Deed name of Tejal Subhash Joshi & Sunanda Subhash Joshi was recorded in the 7/12 extract as owner thereof.

Mutation entry no. 2633 shows that, Pandurang K. Pai and Lata Pandurang Pai had purchased an area admeasuring 00 H 05.2 R from Tukaram Vithu Sutar, Dnyanoba Tukaram Sutar, Dattatray Tukaram Sutar, Anita Balasaheb Sutar for herself and as a Natural Guardian Mother of Poonam Balasaheb Sutar, Rukhmini alias Rakhmabai Khandu Kshirsagar, Sindhu alias Baydabai Ashok Khillare & Kavita Vivek Bhagwan through their Power of Attorney Holder Narendra Krushnath Mejkar by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Mulshi noted at serial no. 5887/2001 on 16/12/2000. Accordingly as per the said Sale Deed name of Pandurang K. Pai and Lata Pandurang Pai was recorded in the 7/12 extract as owner thereof.



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Mutation entry no. 2634 shows that, Sureshchandra Balwant Halkar & Smita Sureshchandra Halkar had purchased an area admeasuring 00 H 05.3 R from Tukaram Vithu Sutar, Dnyanoba Tukaram Sutar, Dattatray Tukaram Sutar, Anita Balasaheb Sutar for herself and as a Natural Guardian Mother of Poonam Balasaheb Sutar, Rukhmini alias Rakhmabai Khandu Kshirsagar, Sindhu alias Baydabai Ashok Khillare & Kavita Vivek Bhagwan through their Power of Attorney Holder Narendra Krushnath Mejkar by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Mulshi noted at serial no. 5889/2001 on 16/12/2001. Accordingly as per the said Sale Deed name of Pandurang K. Pai and Lata Pandurang Pai was recorded in the 7/12 extract as owner thereof.

Mutation entry no. 2635 shows that, Sureshchandra Balwant Halkar & Smita Sureshchandra Halkar had purchased an area admeasuring 00 H 05.3 R from Tukaram Vithu Sutar, Dnyanoba Tukaram Sutar, Dattatray Tukaram Sutar, Anita Balasaheb Sutar for herself and as a Natural Guardian Mother of Poonam Balasaheb Sutar, Rukhmini alias Rakhmabai Khandu Kshirsagar, Sindhu alias Baydabai Ashok Khillare & Kavita Vivek Bhagwan through their Power of Attorney Holder Narendra Krushnath Mejkar by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Mulshi noted at serial no. 5889/2001 on 16/12/2001. Accordingly as per the said Sale Deed name of Pandurang K. Pai and Lata Pandurang Pai was recorded in the 7/12 extract as owner thereof.

Mutation entry no. 2635 shows that, Sureshchandra Balwant Halkar & Smita Sureshchandra Halkar had purchased an area admeasuring 00 H 05.3 R from Tukaram Vithu Sutar, Dnyanoba Tukaram Sutar, Dattatray Tukaram Sutar, Anita Balasaheb Sutar for herself and as a Natural Guardian Mother of Poonam Balasaheb Sutar, Rukhmini alias Rakhmabai Khandu Kshirsagar, Sindhu alias Baydabai Ashok Khillare & Kavita Vivek Bhagwan through their Power of Attorney Holder Narendra Krushnath Mejkar by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Mulshi noted at serial no. 5889/2001 on 16/12/2001. Accordingly as per the said Sale Deed name of Pandurang K. Pai and Lata Pandurang Pai was recorded in the 7/12 extract as owner thereof.



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Mutation entry no. 2637 shows that, Prasad Shashikant Thakar had purchased an area admeasuring 00 H 05.2 R from Tukaram Vithu Sutar, Dnyanoba Tukaram Sutar, Dattatray Tukaram Sutar, Anita Balasaheb Sutar for herself and as a Natural Guardian Mother of Poonam Balasaheb Sutar, Rukhmini alias Rakhmabai Khandu Kshirsagar, Sindhu alias Baydabai Ashok Khillare & Kavita Vivek Bhagwan through their Power of Attorney Holder Narendra Krushnath Mejkar by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Mulshi noted at serial no. 5891/2001 on 16/12/2001. Accordingly as per the said Sale Deed name of Prasad Shashikant Thakar was recorded in the 7/12 extract as owner thereof.

Mutation entry no. 3374 shows that, Tukaram Vithu Sutar had obtained loan of Rs. 3,00,000/- from Canara Bank, Hinjewadi, Branch, on the said property on 27/01/2004. Accordingly effect of the same was given in the other right column of 7/12 extract.

Mutation entry no. 3378 shows that, Tukaram Vithu Sutar had repaid the loan amount and accordingly effect of the same was given in the other right column of 7/12 extract.

Mutation entry no. 3651 shows that, Tukaram Vithu Sutar expired on 13/11/2004 leaving behind him following legal heirs namely:-

- | | | | |
|-----|----------------------------|---|-----------------|
| 1. | Vatslabai Tukaram Sutar | - | Widow Wife |
| 2. | Dattatray Tukaram Sutar | - | Son |
| 3. | Dnyanoba Tukaram Sutar | - | Son |
| | Through his legal heir | | |
| 3A. | Suman Dnyanoba Sutar | - | Daughter in law |
| 3B. | Prakash Dnyanoba Sutar | - | Grandson |
| 3C. | Mahesh Dnyanoba Sutar | - | Grandson |
| 3D. | Harshada Ganesh Mantode | - | Grand Daughter |
| 4. | Balu Tukaram Sutar | - | Son |
| | Through his legal heir | | |
| 4A. | Anita Balu Sutar | - | Daughter in law |
| 4B. | Poonam Balu Sutar | - | Grand Daughter |
| 5. | Rukhmini Khandu Kshirsagar | - | Daughter |
| 6. | Sindhu Ashok Khillare | - | Daughter |
| 7. | Kavita Eknath Bhagwant | - | Daughter |

Accordingly after the demise of Tukaram Vithu Sutar names of his above legal heirs were recorded in the 7/12 extract as owners thereof.

Mutation entry no. 3652 shows that, Tukaram Vithu Sutar had paid the full loan taken from Canara Bank, Hinjewadi Branch. Accordingly effect of the same was given in the other right column of 7/12 extract.



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Mutation entry no. 3943 shows that, Anita Balu Sutar expired on 02/03/2006 leaving behind her following legal heir namely:-

Poonam Balu Sutar - Daughter

Accordingly after the demise of Anita Balu Sutar name of her above legal heir was recorded in the 7/12 extract as owner thereof.

Mutation entry no. 4758 shows that, Laxmibai Dattatraya Sutar had purchased an area admeasuring 00 H 39.58 R from Vatsalabai Tukaram Sutar, Rukmini Khandu Kshirsagar, Sindhu Ashok Khilare, Kavita Eknath alias Vivek Bhagavat through their Power of Attorney Holder Dattatraya Tukaram Sutar by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Mulshi, Paud noted at serial no. 52/11 on 04/01/2011. Accordingly as per the said Sale Deed name of Laxmibai Dattatraya Sutar was recorded in the 7/12 extract as owner thereof.

Mutation entry no. 6016 shows that, Prakash Dnyanoba Sutar expired on 21/10/2015 leaving behind him following legal heir namely:-

1. Ujwala Prakash Sutar - Wife
2. Aditi Prakash Sutar - Daughter

Accordingly after the demise of Prakash Dnyanoba Sutar names of his above legal heir was recorded in the 7/12 extract as owner thereof.

Mutation Entry No. 6205 shows that Harshada Ganesh Manmode (name after marriage), Harshada Dnyanoba Sutar (name before Marriage) have released her right, title and interest in favour of Suman Dnyanoba Sutar, Prakash Dnyanoba Sutar through legal heirs Ujwala and Aditi Prakash Sutar and Mahesh Dnyanoba Sutar by registered released deed. The said Release Deed is registered in the office of Sub Registrar Mulshi, noted at Sr. No. 6172/2015 on 17/07/2015. Accordingly effect of the same was given in the revenue record.

Mutation Entry No. 6571 shows that Poonam Balu Sutar with the consent of Dattatraya Tukaram Sutar, Laxmibai Dattatraya Sutar have sold an area admeasuring 124 Sq. Mtrs. to Navnath Maruti Kawade by registered sale Deed. The said sale deed is



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registered in the office of Sub Registrar Mulshi- 2 noted at Sr. No. 12467/2017 on 18/09/2017. Accordingly effect of the same was given in the revenue record as owner.

That Laxmibai Dattatraya Sutar and Poonam Balu Sutar with the consent of Dattatraya Tukaram Sutar, Mansi Prashant Bhagwat, Priya Dattatraya Sutar, Akshay Dattatraya Sutar have assigned their Development rights in respect of the said property in favour of M/s. Vaishnavi Promoters and Developers Through its Partners Mr. Sandeep Vitthal Kate, Mr. Santosh Vitthal Kate & Mr. Nilesh Vitthal Kate. The said Development Agreement along with Power of Attorney are registered in the office of Sub Registrar Mulshi No. 2 noted at Sr. No. 786/2014 & 787/2014 on 27/01/2014. Thus as per the said Development Agreement M/s. Vaishnavi Promoters and Developers Through its Partners Mr. Sandeep Vitthal Kate, Mr. Santosh Vitthal Kate & Mr. Nilesh Vitthal Kate got rights to deal and develop the said property subject to the terms and conditions mentioned in the said Development Agreement.

That Dattatraya Tukaram Sutar and others through their Power of Attorney Holder M/s. Vaishnavi Promoters and Developers through Mr. Nilesh Vitthal Kate and others have applied for carrying out demarcation in respect of the said property in the office of Dy. Superintendent of Land Record, Mulshi (Paud). Accordingly Dy. Superintendent of Land Record, Mulshi (Paud) had got demarcated the said property and issued demarcation certificate by its No. 11020/2013 on 20/03/2014.

Dnyanoba Tukaram Sutar deceased through legal heirs Smt. Suman Dnyanoba Sutar, Prakash Dnyanoba Sutar, Mahesh Dnyanoba Sutar, Dattatraya Tukaram Sutar, Laxmibai Dattatraya Sutar & Balu Tukaram Sutar (deceased through legal heir) Poonam Balu Sutar have got parted the said Gat No. 79 and 78 along with other properties among themselves by registered Partition Deed. The said Partition Deed is registered in the office of Sub Registrar Mulshi- 2 noted at Sr. No. 6173/2015 on 17/07/2015. As per the said Partition Deed balance area which is owned by owners i.e. 00 H 60 R of Gat No. 79 was divided into following manner :-

Sr. No.	Owner	Area came to the share
1.	Dattatraya Tukaram Sutar & Laxmi Dattatraya Sutar	00 H 22.79 R
2.	Suman Dnyanoba Sutar Prakash Dnyanoba Sutar Mahesh Dnyanoba Sutar	00 H 02.50 R
3.	Poonam Balu Sutar	00 H 34.71 R

Thereafter Smt. Laxmibai Dattatraya Sutar and through Power of Attorney Holder M/s. Vaishnavi Promoters and Developers through Mr. Sandeep Vitthal Kate and others have applied for plan sanction in respect of the said property in the office of Pune



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Metropolitan Regional Development Authority, Pune. Accordingly Pune Metropolitan Regional Development Authority, Pune had issued commencement certificate by its No. BMU/Village Marunji/Gat No. 79P/Pra.Kra.1155/15-16 on 16/12/2017.

It is seen from the record that Dattatraya Tukaram Sutar and others in order to develop the said property have executed one MOU in favour of Vishal Vishnu Waghare and Alankar Amrut Dhane have filed Sp. C. S. No. 207/2016 against Dattatraya Tukaram Sutar, Laxmibai Dattatraya Sutar, Suman Dyanoba Sutar, Prakash Dnyanoba Sutar deceased through legal heir Ujwalla Prakash Sutar, Mahesh Dnyanoba Sutar, Poonam Balu Sutar Alias Poonam Lakhan Bhalerao, Harshada Ganesh Manmode, Mansi Prashant Bhagwat, Priya Dattatraya Sutar alias Priya Sushil Bhalerao, Akshay Dattatraya Sutar and Vaishnavi Promoter and Developers through its Partner Mr. Sandeep Vitthal Kate, Santosh Vitthal Kate and Nilesh Vitthal Kate for cancellation, Specific Relief and other reliefs on the basis of alleged so called document called "Memorandum of Understanding" in the court of Civil Judge Senior Division Pune at Pune. That till date the Hon'ble Civil Judge Senior Division Pune at Pune have not given any relief in favour of Vishal Vishnu Waghare and Alankar Amrut Dhane. The said search report is subject to outcome of said suit.

That Dattatraya Tukaram Sutar and others through Power of Attorney Holder M/s. Vaishnavi Promoters and Developers Through its Partners Mr. Sandeep Vitthal Kate had applied and obtained NA order in respect of said property by No. Mulshi/NA/SR/140/2017 on 29/06/2017.

Other mutation entries which are reflecting on the record of 7/12 extract of said properties are not related with the said search report, so history relating to the same is not described in this search report.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) That Laxmibai Dattatraya Sutar & Poonam Balu Sutar are absolute owner of property bearing Gat No. 79, area admeasuring 00 H 39.58 R, of village Marunji, Tal. Mulshi, Dist, Pune.

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B) That Laxmibai Dattatraya Sutar & Poonam Balu Sutar had assigned their Development rights in respect of property bearing Gat No. 79, area admeasuring 00 H 39.58 R, of village Marunji, Tal. Mulshi, Dist, Pune. in favour of M/s. Vaishnavi Promoters and Developers Through its Partners Mr. Sandeep Vitthal Kate, Mr. Santosh Vitthal Kate & Mr. Nilesh Vitthal Kate have got exclusive development rights in respect of the said properties.

C) I am of the opinion that the said properties are clean, clear and marketable and without any encumbrances whatsoever subject to outcome of Sp. C.S. No. 207/2016.

The Title Certificate and Search Report is issued on perusing documents regarding the said properties made available to me and after going through the records in the office of Sub Registrar Mulshi.

Place : Pune

Date : 22/08/2018



A handwritten signature in black ink, appearing to read "Vishal Jagdale".

ADVOCATE

Vishal Suresh Jagdale

Tejswhee Suresh Jagdale

Advocates

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