

SHRIDHARRAO YELMAR & ARCHANA JORE-PISE

ADVOCATE & NOTARY

B.S.L., LL.B.

M.No. 9850062906

ADVOCATE

B.COM., LL.M

Office:- G.P.85, Pote Chambers, MIDC G block, Shambhjinagar, Chinchwad, Pune 411019.

Date :- 23/12/2016



SEARCH REPORT AND TITLE CERTIFICATE

AT THE INSTANCE OF MRS. KAMALA HARISH WADHIYA, R/at: Ravet pune. ^{we} have investigated the title in respect of land bearing Survey No. 23/1 Admeasuring area OH=37R Land, Survey No. 37/1 Admeasuring area 00 H. 40 R. Land, Survey No. 37/2 Admeasuring area 00 H. 46 R. Land, and Survey No. 37/3 Admeasuring area 00 H. 54. 41 R. Land, Total Admeasuring area 01 H. 77. 41 R. i.e. 17741 sq. mtrs. Land situated at village Ravet, Tal- Haveli, Dist- Pune.

1) Survey No. 23/1

The Land Bearing Survey No. 23/1 Adm. 00 H. 41 R Is originally Belonged To Maruti Bala Bhondve And On Date. 25/04/1934 after his death the said land came in the names of his legal heirs namely son- Hanumanta Maruti Bhondve by mutation entry no. 348. Dated: 17/06/1934.

That in the year 1934 by phalni no. 12 the survey No. 23 is divided in pot hissa. Hence, Survey No. 23/1 adm. 00 H. 41 R (1 ACRE, 1 Guntha), Having Assessment 3 Anna 6 Paise came in the name of Hanumant Maruti Bhondve,. Rakhama Bala Bhondve, Aba Shripati Bhondve, Babu Kondaji Bhondve, Daulat Kondu Bhondve, Kesu Balaji Bhondve, as OWNERS by mutation entry No. 398, dated 02/10/1934.

THAT Mr. Dattu Sittaram Bhondve purchased 1/3 undivided share of Aba Shripati Bhondve and Baburao Kondaji Bhondve by mutation entry NO. 842 Dated: 08/05/1952.

Then Dattu Sitaram Bhondve purchased ½ undivided share of Hanumant Maruti Bhondve, Namdeo Kesu Bhondve, Yamunabai Tukaram Bahirat by mutation entry No. 843 dated: 21/06/1952.

Then Dattu Sitaram Bhondve purchased 2 anna 8 pai hissa of Pandurang Doulat Bhondve by mutation entry No. 1215 dated: 16/10/1965.

Then Dattu Sitaram Bhondve made ekarar with Kivle V.K.Society of Rs. 2500/- by mutation entry No. 1327 Dated: 24/06/1968.

That on dt. 12/04/1969 by Mution Entry No. 1375 the area of the said Land is converted from Acre, Guntha to Hector and Arc as under—

Then M/s. Om Sai Vivekanand Associates executed Development Agreement & Power of Attorney for admeasuring area 00 H. 37 R in fever of M/s. Twinstar Infrastructure and its registered in the office of Sub- register Haveli No.18 at serial No. 4444/ 2013 and 4445/2013 Dated : 29/05/2013.

2) Survey No. 37/2

THAT the land bearing Survey No. 37/2 adm. 00 H. 66 R comes in the share of Mr. Rama Namdeo Bhondve by phalani No. 12 and its effect recorded in the year 1934 by mutation entry No. 411 Dated : 04/10/1934 .

Survey No.	Acre- Guntha	Assessment	Area	Owners
	P. Kh	Anne-Paise		
37/1	1=04	0=2 10=6		Ganpat Maruti Bhondve
37/2	1=23	0=3 15=0		Rama N. Bhondve
37/3	1=21	0=2 14=6		Dattu Sitaram Bhondve

That on date : 06/05/1952. Survey No. 37/2 admeasuring area 63 R. Said Land's Owner is Rama Namdeo Bhondve & Simple Tenant of said Land Dattu Sitaram Bhondve . Which is recorded by mutation entry No. 585 dated : 06/05/1952.

That on date : 26/09/1953 Rama Namdeo Bhondve expired and his legal heirs nephew (brother's son) Dagdu Laxman Bhondve guardian Sitabai Laxman Bhondve's name entered on 7/12 extract by mutation entry No. 858 deated : 12/10/1953.

That on Date : 14/10/1965. Said land's simple tenant Dattu Sitaram Bhondve refused 32 G purchase of said land then Dattu Sitaram Bhondve's Name deleted from 7/12 extract by the mutation entry No. 1212, Dated 14/10/1965.

Then Dagdu Sitaram Bhondve take loan of tagai of Rs. 3500/- on 26/02/1966 said Taigai's charge recorded on 7/12 extract by the mutation entry No. 1236.

That on date : 12/04/1969 by Mutation Entry No. 1375 the area of the said Land is converted from Acre, Guntha to Hector and Aar as under—

S R. No.	Area	Assessment	Area	Assessment
	Acre- Guntha	Rs.=Anna Paise	H=R	R=Paise
37/2	1-26	15	00.66	93

Then Dagdu Sitaram Bhondve made ekarar with Kivle V.K.S. Society FOR RS. 1000/- And Its Effect Entered On 7/12 Extract By The Mutation Entry No. 1499 Dated: 25/06/1973.

Then Dagdu Sitaram Bhondve made ekarar with Kivle V.K.S. Society FOR RS. 2500/- And Its Effect Entered On 7/12 Extract By The Mutation Entry No. 1610 Dated: 03/07/1976.

Then Dated: 29/01/1989 by the Notification No. 23/89 of Maharastra govt. all loan dues has 100% exempted by govt. and loan charge deleted from 7/12 extract by mutation entry No. 2266 dated 10/04/1989.

Then Dated: 29/01/1989 by the Notification No. 23/89 of Maharashtra govt. all loan dues has 100% exempted by govt. and loan charge deleted from 7/12 extract by mutation entry No. 2266 dated 10/04/1989.

Then Tukaram Sitaram Bhondve paid all dues of Kivle V.K.S.Society and Society issued no dues certificate to Tukaram Sitaram Bhondve and said effect entered on 7/12 extract by the mutation entry No. 2306, Dated: 23/08/1989.

Then Tukaram Sitaram Bhondve take loan of Rs. 5000/- from State Bank of India branch Dehu road and bank's charge recorded in the 7/12 extract by the mutation entry No. 2325, Dated : 18/11/1989.

Then Tukaram Sitaram Bhondve and two sons Sambhaji and Dilip sold land admeasuring area 00H. 2R. to Balkrishna Baburao Kadam and its effect recorded on 7/12 extract by the Mutation Entry No. 2881, dated : 06/12/1994.

THAT on Date. 04/04/1997 Mr. Tukaram Sitaram Bhondve, Mr. Sambhaji Tukaram Bhondve, Mr. Rajaram Tukaram Bhondve, Mr. Dilip Tukaram Bhondve, Mr. Nandkumar Tukaram Bhondve and Mr. Chandrakant Tukaram Bhondve have sold the land adm. area 00 H. 7R out of survey No. 37/3 to Mr. Khandu Krushnaji Dhore by registered Sale Deed Document No. 3137/1997 and hence the name of Mr. Khandu Krushnaji Dhore is entered in the record of rights by Mutation Entry No. 3911 Date. 22/10/1997 as a OWNER.

THAT on Date. 30/05/1997, Mr. Balkrushna Baburao Kadam sold the said Land adm. 00 H. 2R out of Survey No. 37/3 to Dr. Narendra Ganeshmal Oswal by registered Sale Deed document No. 4785/1997 and hence his name is entered in record of rights by Mutation Entry No. 3912 Date. 22/10/1997 as OWNER.

That on date. 10/06/1997 Tukaram Sitaram Bhondve along with Conccent Sambhaji Tukaram Bhondve, Rajaram Tukaram Bhondve, Dilip Tukaram Bhondve Nandakumar Tukaram Bhondve and Chandrakant Tukaram Bhondve sold the Land adm. 00 H. 25 R out of Survey No. 37/3 to Dr. Narendra Ganeshmal Oswal Mr. Vasantkumar Chaganlal Mehta, Smt. Pavanibai Kantilal Oswal. By Registered Sale Deed No. 5076/1997. And purchasers name entered in 7/12 extract by mutation entry No. 4002 on date: 11/11/1997.

Then Tukaram Sitaram Bhondve and others 14 Sold Land admeasuring area 00 H. 20.41R to Kohinoor Development Corporation by Sale Deed Registration No. 3825/2008 Dated: 16/04/2008 (D. A. NO. 2239/2007 AND P.O.A. No. 2240/2007.) And Its Effect Entered On 7/12 Extract By The Mutation Entry No. 6444 Dated: 13/08/2008.

Then Tukaram Sitaram Bhondve purchased Land 00 H. 7 R from Khandu Krushnnaji Dhore by registered sale deed No. 5600/1998 and its effect recorded by the Mutation Entry No. 6908 dated 23/11/2009-

Then Sagar Subhash Surana purchased Land admeasuring area 278.55 sq. mtr. from Tukaram Sitaram Bhondve and others . By registered documents. (POA-175/2005, DA-2215/2005, POA-3404/2005 Sale Deed - 3512/2009 and correction Deed - 646/2010) and its effect recorded by the Mutation Entry No. 7008 dated : 15/01/2010.

Then Mavura Vijay Tamhane purchased Land admeasuring area 278. 55 sq. mtr.

Then by application of M. B. Bhondve & by Civil Suit No. 211/1980 and by Mutually partition of coparcener of said Land by the letter of Tahshildar Haveli No. 90/91. Dated : 02/01/1991. Said property comes in share of Jayawant alias Baban Ganpat Bhondve. And its effect recorded by the Mutation Entry No. 2735, Dated : 15/01/1993.

Then that on date : 10/03/1997 Baban Ganpat Bhondve is expired and his legal heirs Shevantabai Baban Bhondve, Maruti Baban Bhondve, Aankush Baban Bhondve, Lavaji Baban Bhondve, Tukaram Baban Bhondve, Shakuntala Maruti Bodake, Shalan Jijaba Shedge's name comes on 7/12 extract by the Mutation Entry No. 3568. Dated: 22/09/1997.

Hence Shewantabai Baban Bhondve and others is absolute owner of said property i.e. Survey No. 37/1 admeasuring area 00 H. 47 R.

Then Shewantabai Baban Bhondve and others executed Development Agreement & Power of Attorney for admeasuring area 00 H. 40 R in favor of M/s. Twinstar Infrastructure and its registered in the office of Sub-register Haveli No. 24 at Serial No. 7152/2015 and 7153/2015 Dated : 03/09/2015.

we I have taken a search of Index -II registers from Sub-registrar Offices, Haveli Pune and on other dealing or Transaction is traced out from the available records.

IN these circumstances, in our opinion M/s. Om Sai Vivekanand Associates is a absolutely OWNER and M/s. Twinstar Infrastructure. have a right to develop, construct and sale (Except owners consideration/share of construction) the said property and have clear, clean and marketable title in respect of Land Bearing Survey No. 23/1 admesasuring area 00 H. 37R + Survey No. 37/2 adm. 00 H. 46 R and survey No. 37/3. admesasuring area 00 H. 54.41 total admesasuring area 137.41 R (13741 sq. mtrs). Situated at Ravet, Tal. Haveli, Dist. Pune. And the same is free from all the encumbrances.

IN these circumstances, in our opinion Shewantabai Baban Bhondve and others is a absolutely OWNER and M/s. Twinstar Infrastructure. have a right to develop, construct and sale (Except owners consideration/share of construction) the said property and have clear, clean and marketable title in respect of Land Bearing Survey No. 37/1 admeasuring area 00 H. 40 R (4000 sq. mtrs). Situated at Ravet, Tal. Haveli, Dist. Pune. And the same is free from all the encumbrances.

Hence this search report and title certificate.



Shridharrao Yelmar & Archana Jore-Pise
23/12/2016
Jore-Pise

That on date. 29/09/2011 Mrs. Mayura Vijay Thamhane and Sagar Subhash Surana sold the land admeasuring area 557 sq. mtrs. of Survey No. 37/3 to M/s. Om Sai Vivekanand Associates by registered sale deed documents No. 10593/2011 on dated. 04/10/2011, the said land of 557 sq. mtrs. And its effect recorded on 7/12 extract by the Mutation Entry No. 8014, dated: 18/10/2011.

Then M/s. Om Sai Vivekanand Associates purchased Land admeasuring area 27 R from Vasantkumar Mehta and others 2 by the registered sale deed No. 11492/2010. Dated : 27/12/2010, and its effect recorded on 7/12 extract by the Mutation Entry No. 7606. Dated 25/01/2011.

Then M/s. Om Sai Vivekanand Associates purchased Land admeasuring area 20.41 R from M/s. Kohinoor Development Corporation by registered Sale Deed No. 9847/2011. Date: 09/09/2011 and its effect recorded on 7/12 extract by the Mutation Entry No. 7953. Dated : 12/09/2011.

Then M/s. Om Sai Vivekanand Associates purchased Land admeasuring area 1 R from Tukaram Sitaram Bhondve and others by registered Sale Deed No. 10595/2011. Dated: 29/09/2011 and its effect recorded on 7/12 extract by the Mutation Entry No. 8015. Dated : 18/10/2011.

Then Bank of India branch Dehu road issued no dues certificate for survey No. 37/3 and Banks name deleted from 7/12 extract by the Mutation Entry NO. 8073, dated : 21/12/2011.

Hence M/s. Om Sai Vivekanand Associates is absolute owner of said property i.e. Survey No. 37/3 admeasuring area 00 H. 54.41 R.

Then M/s. Om Sai Vivekanand Associates executed Development Agreement & Power of Attorney for admeasuring area 00 H. 54. 41 R in fever of M/s. Twinstar Infrastructure and its registered in the office of Sub- register Haveli No.18 at serial No. 4444/ 2013 and 4445/2013 Dated : 29/05/2013.

4) Survey No. 37/1

THAT the land bearing Survey No. 37/1 admeasuring area 00 H. 46 R comes in the share of Ganpati Maruti Bhondve by Phalani No. 12 and its effect recorded in the year 1934 by Mutation Entry No. 411 Dated : 04/10/1934.

Survey No.	Acre- Guntha	Assessment Area	Owners
	P. Kh	Anne-Paise	
37/1	1=04	0=2 10=6	Ganpat Maruti Bhondve
37/2	1=23	0=3 15=0	Rama N. Bhondve
37/3	1=20	0=2 14=6	Dattu Sitaram Bhondve

Then that on date : 13/12/1938 Ganpati Maruti Bhondve expired and his legal heirs (1) Kesu Ganpat Bhondve (2) Kashinath Ganpat Bhondve (3) Yashwant Ganpat Bhondve (4) Jaywant Alias Baban Ganpat Bhondve 's comes on record and Kesu Ganpat Bhondve's name comes on 7/12 extract as a Manager of H.U.F. by Mutation Entry No. 563, dated : 27/12/1938

That on date : 12/04/1969 by Mutation Entry No. 1375 the area of the said Land is

Then Dattu Sitaram Bhondve paid loan dues of Kivle V.K.Society and Society issued no dues Certificate and the charge of society released by mutation entry No. 1382. Dated : 21/10/1969.

Then that on date. 07/01/1986 by Partition between two brothers Dattu Sitaram Bhondve & Tukaram Sitaram Bhondve and by order of Tahsildar, Haveli, by its Order No. 98/85, the above Land Survey No. 23/1 came in the share of Tukaram Sitaram Bhondve and Owners name entered in the record of rights by Mutation Entry No. 2104 dated : 27/01/1986 as OWNER.

Then Tukaram Sitaram Bhondve take loan of Rs. 5000/- from State Bank of India branch Dehu road and bank's charge recorded in the 7/12 extract by the mutation entry No. 2325. Dated : 18/11/1989.

That on date. 10/06/1997 Tukaram Sitaram Bhondve along with Conccent Sambhaji Tukaram Bhondve, Rajaram Tukaram Bhondve, Dilip Tukaram Bhondve Nandakumar Tukaram Bhondve and Chandrakant Tukaram Bhondve sold the Land adm. 00 H.15 R out of Survey No. 23/1 to Dr. Narendra Ganeshmal Oswal Mr. Vasantkumar Chaganlal Mehta, Smt. Pavanibai Kantilal Oswal. By Registered Sale Deed No. 5076/1997. AND purchasers name entered in 7/12 extract by mutation entry No. 4002 on date: 11/11/1997.

Then Sagar Subhash Surana purchased Land admeasuring area 278.55 sq. mtr. from Tukaram Sitaram Bhondve and others . By registered documents. (POA-175/2005, DA-2215/2005, POA-3404/2005 Sale Deed - 3512/2009 and correction Deed - 646/2010) and its effect recorded by the Mutation Entry No. 7008 dated : 15/01/2010.

Then Mayura Vijay Tamhane purchased Land admeasuring area 278. 55 sq. mtr. from Tukaram Sitaram Bhondve and others.By registered documents. (POA-175/2005, DA-2221/2005, POA-3408/2005 Sale Deed - 3834/2009 and correction Deed - 645/2010) and its effect recorded by the Mutation Entry No. 7009 dated : 15/01/2010.

That on date. 29/09/2011 Mrs. Mayura Vijay Thamhane and Sagar Subhash Surana sold the land adm. 557 aq. mtrs. of Survey No. 23/1 to M/s. Om Sai Vivekanand Associates by registered sale deed documents No. 10594 on dt. 29/09/2011, the said land of 557 sq. mtrs is not found till today and such land is not entered and counted on 7/12 extract, even though M/s. Om Sai Vivekanana Associates purchased the said land.

Then Tukaram Sitaram Bhondve and others 14 Sold Land admeasuring area 00 H. 22 R to Kohinoor Development Corporation by Sale Deed Registration No. 3825/2008 Dated: 16/04/2008 And Its effect entered On 7/12 extract by the Mutation Entry No. 6444 Dated: 13/08/2008.

That on Dated : 27/12/2010 Dr. Narendra Ganeshmal Oawal, Mr. Basantkumar Changanlal Mehta and Smt. Pavanibai Kantilal Oswal sold the Land adm. 00 H. 15 R of Survey No. 23/1 by registered Sale Deed to M/s. Om Sai Vivekanand Associate's by document No. 11492/2010 and M/s. Om Sai Vivekanand Associate's name is entered in the record of rights by Mutation Entry No. 7606, Dated 25/01/2011.

THAT on dt. 09/09/2011 Kohinoor Development Corporation sold the land adm. 00 H. 22 R of Survey No. 23/1 to M/s. Om Sai Vivekananad Associates by registered sale deed document No. 9847/2011 on dated: 29/09/2011 and hence by Mutation Entry No. 7953, their names are entered in the record of rights as OWNER.

