



## SAPNA SANJAY SAGVEKAR

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Ref. No.

Date: 2/3 /2012

### SEARCH AND TITLE INVESTIGATION REPORT

Search / Title report in respect of the property bearing Gat No 725 (Old Gat no. 1088) admeasuring 00 Hectar 23 Ares & Gat No 731 (Old Gat no. 1094) admeasuring 00 Hectar 20 Ares situated at revenue village Borhadevadi Pune, Most Particularly Described in the schedule hereinafter (hereinafter Referred to as 'The Subject Captioned Property')

### TO WHOMSOEVER IT MAY CONCERN

M/S PHARANDE PROMOTERS & BUILDERS, a registered partnership firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosari, Pune through its Partner Mr. RAMESH JAYRAM PHARANDE has instructed me to scrutinize and examine the marketable title of the property described in the schedule hereinafter.

### SCHEDULE OF THE PROPERTY:

#### SCHEDULE - A

All the piece and the parcel of the property bearing Gat No 725 (Old Gat no. 1088) admeasuring 00 Hectar 23 Ares and assessed at 01 Rs. 75 Paisa, lying, being and situated at the revenue village Borhadevadi, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli No. 1 to 20, Pune and bounded as under:

|                         |   |                           |
|-------------------------|---|---------------------------|
| On or towards the East  | : | By Gat Nos 726, 727 & 730 |
| On or towards the South | : | By Gat Nos 723 & 724      |
| On or towards the West  | : | By Gat Nos 724 & 736      |
| On or towards the North | : | By Gat No 736             |

#### SCHEDULE - B

All the piece and the parcel of the property bearing Gat No 731 (Old Gat no. 1094) admeasuring 00 Hectar 20 Ares and assessed at 01 Rs. 56 Paisa, lying, being and situated at the revenue village Borhadevadi, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli No. 1 to 20, Pune and bounded as under:

|                         |   |               |
|-------------------------|---|---------------|
| On or towards the East  | : | By Gat No 697 |
| On or towards the South | : | By Gat No 729 |
| On or towards the West  | : | By Gat No 730 |
| On or towards the North | : | By Gat No 732 |

#### 1. THE APPLICANT HAS SUPPLIED ME THE FOLLOWING COPIES OF DOCUMENTS:

- 1) Copy of Sale Deed in respect of the property bearing Gat No 725 (Old Gat no. 1088) admeasuring 00 Hectar 23 Ares & Gat No 731 (Old Gat no. 1094) admeasuring 00 Hectar 20 Ares executed by and between Shri. Uday Krishna Bankar, Smt. Tarabai Krishna Bankar, Smt. Shanmbai Krishna Bankar, Smt. Chhabubai Krishna Bankar, & 4 others as the vendor/Owners to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosari Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as Developers dated 12/10/2011.
- 2) Copy of registration receipt and Index II for Sale Deed in respect of the property bearing Gat No 725 (Old Gat no. 1088) admeasuring 00 Hectar 23 Ares & Gat No

731 (Old Gat no. 1094) admeasuring 00 Hectar 20 Ares executed by and between Shri. Udhav Krishna Bankar, Smt. Tarabai Krishna Bankar, Smt. Shantabai Krishna Bankar, Smt. Chhabubai Krishna Bankar, & 4 others as the vendor/Owners to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as Developers dated 12/10/2011.

- 3) Copy of Power of Attorney in respect of the property bearing Gat No 725 (Old Gat no. 1088) admeasuring 00 Hectar 23 Ares & Gat No 731 (Old Gat no. 1094) admeasuring 00 Hectar 20 Ares executed by and between Shri. Udhav Krishna Bankar, Smt. Tarabai Krishna Bankar, Smt. Shantabai Krishna Bankar, Smt. Chhabubai Krishna Bankar, & 4 others as the vendor/Owners to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as Developers dated 12/10/2011.
- 4) Copy of registration receipt for Power of Attorney in respect of the property bearing Gat No 725 (Old Gat no. 1088) admeasuring 00 Hectar 23 Ares & Gat No 731 (Old Gat no. 1094) admeasuring 00 Hectar 20 Ares executed by and between Shri. Udhav Krishna Bankar, Smt. Tarabai Krishna Bankar, Smt. Shantabai Krishna Bankar, Smt. Chhabubai Krishna Bankar, & 4 others as the vendor/Owners to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as Developers dated 12/10/2011.
- 5) Village Form 7,7A and 12 of in respect of Gat No 725 (Old Gat no. 1088) for the period 1970-2012.
- 6) Village Form 7,7A and 12 of in respect of Gat No 731 (Old Gat no. 1094) for the period 1970-2012.
- 7) All mutation entries in respect of Gat No 725 (Old Gat no. 1088) & Gat No 731 (Old Gat no. 1094)

2. **OWNER OF THE SUBJECT CAPTIONED PROPERTY:**

M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE is present owner of the subject captioned property.

3. **BRIEF HISTORY OF DEVALUATION OF TITLE:**

History of the land bearing Gat No 725 (Old Gat no. 1088) & Gat No 731 (Old Gat no. 1094) of the revenue village Borhadewadi, Taluka Haveli, District Pune.

That on 01/08/1989 Borhadewadi has been given separate entity of revenue village from and out of village Moshi by order of Maharashtra Government and which has been duly mutated in the revenue records vide mutation entry no 1.

History of Gat No 725 (Old Gat no. 1088) & Gat No 731 (Old Gat no. 1094)

- a) That the Property bearing Gat No 725 (Old Gat no. 1088) admeasuring 00 Hectar 23 Ares, assessed at Rs. 01.75, & Gat No 731 (Old Gat no. 1094) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56 being and lying at Village Borhadewadi, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation originally belonged to Shri. Krishna Govind Bankar.

- b) That by mutation entry no 1691 it is seen that Shri. Krishna Govind Bankar expired intestate on dated 16/09/1988 leaving behind his legal heirs i.e. Adopted Son 1) Shri. Udhav Krishna Bankar and his three widows 2) Smt. Tarabai Krishna Bankar, 3) Smt. Shantabai Krishna Bankar, 4) Smt. Chhabubai Krishna Bankar. Accordingly the names of the aforesaid legal heirs of the deceased Shri. Krishna Govind Bankar had been mutated in the revenue records of the said property vide mutation entry no 1691 as the owners and the occupiers thereof.
- c) **SALE DEED:** (in respect of the property bearing Gat No 725 (Old Gat no. 1088) admeasuring 00 Hectar 23 Ares, assessed at Rs. 01.75, & Gat No 731 (Old Gat no. 1094) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56)

That 1) Shri. Udhav Krishna Bankar, 2) Smt. Tarabai Krishna Bankar, 3) Smt. Shantabai Krishna Bankar, 4) Smt. Chhabubai Krishna Bankar along with four other family members have executed sale deed in favour of M/s PHARANDE PROMOTERS & BUILDERS a registered partnership firm having its office at 98/2, Tarangan, Gururibar, Pune-Nashik Road, Ghosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE in respect of the land bearing Gat No 725 (Old Gat no. 1088) admeasuring 00 Hectar 23 Ares, assessed at Rs. 01.75, & Gat No 731 (Old Gat no. 1094) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56 on dated 12/10/2011.

That I have perused the copy of Sale deed in respect of the land bearing Gat No 725 (Old Gat no. 1088) admeasuring 00 Hectar 23 Ares, assessed at Rs. 01.75, & Gat No 731 (Old Gat no. 1094) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56 on dated 12/10/2011 executed by and between 1) Shri. Udhav Krishna Bankar, 2) Smt. Tarabai Krishna Bankar, 3) Smt. Shantabai Krishna Bankar, 4) Smt. Chhabubai Krishna Bankar along with four other family members to and in favour of M/s PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE which is duly registered in the office of Joint Sub-Registrar Haveli No 18 Pune at the serial No. 9759/11 dated 12/10/2011.

That by virtue of aforesaid sale deed M/s PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE has become the sole and absolute owner of the subject captioned land i.e. Gat No 725 (Old Gat no. 1088) admeasuring 00 Hectar 23 Ares, assessed at Rs. 01.75, & Gat No 731 (Old Gat no. 1094) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56.

- d) **7/12 EXTRACT:** (in respect of the property bearing Gat No 725 (Old Gat no. 1088) admeasuring 00 Hectar 23 Ares, assessed at Rs. 01.75, & Gat No 731 (Old Gat no. 1094) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56)  
That according to the aforesaid sale deed dated 12/10/2011 M/s PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE have filed an application along with other concerned documents before the concerned revenue authority and accordingly mutation entry No 4687 in respect of the subject captioned land has been certified on dated 07/12/2011. Therefore the name of the M/s PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE has been entered into the revenue records and the 7/12 extract as the owner and the occupier of the subject captioned property.

- e) **BUILDING PERMISSION:**  
Not obtained

4. **NAME OF TENURE:**  
As per the zone certificate issued by Town Planning Authority Pimpri Chinchwad in respect of the subject captioned property said land is under residential zone and



the portion of the land i.e. Gut No 725 is reserved for 18 meters wide DP road. That NA permission is required to be obtained from the concerned governmental authority.

5. IS THE SAID PROPERTY TENANTED  
- N.A. -
6. WHETHER PROPERTY IS AFFECTED BY ANY SPECIAL ENACTMENT SUCH AS TENANCY LAWS, DLFC ACT ETC.  
- N.A. -
7. WHETHER PROPERTY IS SUBJECT TO ANY RIGHT OF PRE-EMPTION  
- N.A. -
8. IS DOCUMENT PENDING FOR REGISTRATION  
- N.A. -
9. WHETHER PROPERTY BELONGS TO HINDU UNDIVIDED FAMILY  
- N.A. -
10. WHETHER THE PROPERTY IS ACQUIRED UNDER THE LAND ACQUISITION ACT 1894 AND APPLICABILITY OF OTHER STATE LEGISLATION.  
- N.A. -
11. MINORS DELINQUENT, UNTRACED PERSONS INTEREST  
- Not Involved -
12. HOLDING AND ACQUISITION IS IN ACCORDANCE WITH THE PROVISIONS OF LAND REFORMS ACT  
- YES -
13. PUBLIC NOTICE  
I Have Published a Notice in the daily News paper "Sakal" dated 05/11/2010 in respect of the subject captioned property for the purpose of ascertain the marketable title of the said owners towards the subject captioned property and had called objections from the public at large, but till today I have not received any objection from any person etc. In respect of the said property.
14. SEARCH AND ENCUMBRANCES:  
A search was taken for the 30 years from 1983 to 2012. It was carried out in the offices of Sub- Registrar Haveli No's 5, 17, 14 and 18, Pune vldc search receipt no. 991/12 dated 06/03/2012 by me for the last 30 years. However most of the index II registers in the offices of the Sub- Registrar Haveli no's 5, 17, 14 and 18 were not consistently available for inspection, some are either torn into pieces / leaves and mutilated and some of the registers were sent for binding or not available for inspection. From the available index II registers and records no adverse entry or encumbrances of any kind was noticed. I have gone through the revenue records, I have received mutation entries and 7 x 12 extracts in respect of the said properties and all documents and Title Deeds referred to in this search are also available for scrutiny and have perused the same.
15. NOTE:  
The registration of the properties is made centralized for all the properties after 31<sup>st</sup> October 2005 however the search is not centrally available hence I could not conduct search in that regards.

This search and title report is entirely based upon and relied on the documents supplied to me and Index registers made available to me in the Sub - Registrars office Haveli No. 5, 17, 14 and 18 Pune.

16. **CONCLUSION AND CERTIFICATE OF TITLE:**

On relying upon the aforesaid documents made available by M/s PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE to me for scrutiny and examination, registers available with the concern Sub Registrar Offices and non receipt of any objections to the Public Notice published by me, I am in the opinion that M/s PHARANDE PROMOTERS & BUILDERS is the owner of the Scheduled property and have good, clear and marketable title in respect of the scheduled property which is under non-agricultural Use for residential purpose and further the scheduled property is free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell / Assign the said property or otherwise deal with said property in any manner.

That M/S PHARANDE PROMOTERS & BUILDERS through its Partner Mr. RAMESH JAYRAM PHARANDE have full right to sell, mortgage, lease etc, the flats, shops, Tenements etc, and allot exclusive right to use parking space/s, Terrace/s, Spaces for advertisement etc, or scheduled property with or without building to the prospective buyers, mortgages, lessees, allottee etc and to receive consideration, premium, rent, allotment charges from them and also have right to deliver the possession to such person, buyers, allottee, mortgagee, lessee etc.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause /clauses which will be obstructing the present owners M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE for development of the said property and/or to sale/transfer the said land with or without building, flats/shops/offices/units to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

Hence, this Search and Title reports.

The documents supplied to me are returned herewith.

Place: Pune

Date: 08/03/2012

(Mrs. Sapna S. Sagavekar)

Advocate

SAPNA S. SAGAVEKAR

B.S.L.L.B

ADVOCATE

632/3004, Akshay Society, S. T. Nagar,  
Pimpri, Pune - 411 018.

पदवी क्र.

नॉबणी ३९ म.  
Regn. 39 m.

पस्ताऐवलाचा/कराचा अनुक्रमांक ९९७/९२

दिनांक ६/७/९२ तर १०

ऑक्टो २००२

१९८३-२०९२

पस्ताऐवलाचा प्रकार-

साधार करणाऱ्याचे नाव-

जारीसहपाती को विज्ञाती:-

नॉबणी को

मकसद पती (खेसिओ)

पुस्त्यावलाची मकसद को

उपाजखर्च

मकसद किंवा वापने (मकसद १४ ते १७)

गोष्ट किंवा निरीक्षण

देव-केलम २५ अन्वये

मकसद देव अन्वये

प्रमाणित मकसद (कलम १७) (खेसिओ)

इतर को (भागीत पात्रावरील) को क्र. ७३०, ७३७,

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"

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(५६) हजार पात्रावरील

|       |    |
|-------|----|
| १.    | २. |
| १०५०० | -  |
| ५     |    |
| १०५०० | -  |

पस्ताऐवज

मकसद

होली तयार होईल व

नॉबणीकृत झालेले पात्रावली काईस

या कार्यालयाला देण्याची होईल.

दुसरे निबंधक.

पस्ताऐवज खाती भाव विज्ञेच्या व्यक्तीच्या

नाव नॉबणीकृत झालेले पात्रावली निबंधक

हवाली करण. हवेली क्र. १७. पुणे

साक्षरकर्ता



## SAPNA SANJAY SAGVEKAR

BSL LL.B.  
(Advocate)

S39/3084, Akshay Society,

Sant Tukaram Nagar,

Pimpri - Pune - 411 018.

☎. (020) 27423012 / 9881376030

Sapna21205@yahoo.Com.

Ref. No.

Date: 8/3/2012

### SEARCH AND TITLE INVESTIGATION REPORT

Search / Title report in respect of the property bearing Gat No 728 (Old Gat No. 1091) admeasuring 00 Hectar 27 Ares & Gat No 734 (Old Gat no. 1097) admeasuring 00 Hectar 13 Ares of the revenue village Borhadewadi Pune, Most Particularly Described in the schedule hereinafter (hereinafter Referred to as 'The Subject Captioned Property')

#### TO WHOMSOEVER IT MAY CONCERN

M/S PHARANDE PROMOTERS & BUILDERS, a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri, Pune through its Partner Mr. RAMESH JAYRAM PHARANDE, has instructed me scrutinize and examine the marketable title of the property described in the schedule hereinafter.

#### SCHEDULE OF THE PROPERTY:

##### SCHEDULE - A

All the piece and the parcel of the property bearing Gat No 728 (Old Gat no. 1091) admeasuring 00 Hectar 27 Ares and assessed at 02 Rs. 06 Paisa, lying, being and situated at the revenue village Borhadewadi, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli No. 1 to 20, Pune and bounded as under:

|                         |   |                     |
|-------------------------|---|---------------------|
| On or towards the East  | : | By Gat No 697       |
| On or towards the South | : | By Gat No 715 & 714 |
| On or towards the West  | : | By Gat No 726 & 727 |
| On or towards the North | : | By Gat No 729       |

##### SCHEDULE - B

All the piece and the parcel of the property bearing Gat No 734 (Old Gat no. 1097) admeasuring 00 Hectar 13 Ares and assessed at 00 Rs. 97 Paisa, lying, being and situated at the revenue village Borhadewadi, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli No. 1 to 20, Pune and bounded as under:

|                         |   |                     |
|-------------------------|---|---------------------|
| On or towards the East  | : | By Gat No 733       |
| On or towards the South | : | By Gat No 732       |
| On or towards the West  | : | By Gat No. 735      |
| On or towards the North | : | By Gat No 149 & 154 |

#### 1. THE APPLICANT HAS SUPPLIED ME THE FOLLOWING COPIES OF DOCUMENTS:

- 1) Copy of Sale Deed in respect of the property bearing Gat No 728 (Old Gat no. 1091) admeasuring 00 Hectar 27 Ares & Gat No 734 (Old Gat no. 1097) admeasuring 00 Hectar 13 Ares executed by and between Mr. Ravindra Sitaram Bankar, Mr. Gorakh Sitaram Bankar, Mr. Amod Sitaram Bankar, Mr. Vinod Shivram Bankar, Mr. Bipin Shivram Bankar & others as the vendor/Owners to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as purchaser and Mr. Sitaram Rakhnaji Bankar and Shivram Rakhnaji Bankar as the consenting party dated 21/10/2011.

- 2) Copy of registration receipt and Index II for Sale Deed in respect of the property bearing Gat No 728 (Old Gat no. 1091) admeasuring 00 Hecfor 27 Ares & Gat No 734 (Old Gat no. 1097) admeasuring 00 Hecfor 13 Ares executed by and between Mr. Ravindra Sitaram Bankar, Mr. Gorakh Sitaram Bankar, Mr. Anod Sitaram Bankar, Mr. Vinod Shivram Bankar Mr. Bipin Shivram Bankar & others as the vendor/Owners to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as purchaser and Mr. Sitaram Rakhmaji Bankar and Shivram Rakhmaji Bankar as the consenting party dated 21/10/2011.
- 3) Copy of Power of Attorney in respect of the property bearing Gat No 728 (Old Gat no. 1091) admeasuring 00 Hecfor 27 Ares & Gat No 734 (Old Gat no. 1097) admeasuring 00 Hecfor 13 Ares executed by Mr. Ravindra Sitaram Bankar, Mr. Gomkh Sitaram Bankar, Mr. Anod Sitaram Bankar, Mr. Vinod Shivram Bankar Mr. Bipin Shivram Bankar & others as the Executant in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE and which is consented by Mr. Sitaram Rakhmaji Bankar and Shivram Rakhmaji Bankar dated 21/10/2011.
- 4) Copy of registration receipt for Power of Attorney in respect of the property bearing Gat No 728 (Old Gat no. 1091) admeasuring 00 Hecfor 27 Ares & Gat No 734 (Old Gat no. 1097) admeasuring 00 Hecfor 13 Ares executed by Mr. Ravindra Sitaram Bankar, Mr. Gorakh Sitaram Bankar, Mr. Anod Sitaram Bankar, Mr. Vinod Shivram Bankar Mr. Bipin Shivram Bankar & others as the Executant in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE and which is consented by Mr. Sitaram Rakhmaji Bankar and Shivram Rakhmaji Bankar dated 21/10/2011.
- 5) Village Form 7.7A and 12 of in respect of Gat No 728 (Old Gat no. 1091) for the period 1970-2012.
- 6) Village Form 7.7A and 12 of in respect of Gat No 734 (Old Gat no. 1097) for the period 1970-2012.
- 7) All mutation entries in respect of Gat No 728 (Old Gat no. 1091) & Gat No 734 (Old Gat no. 1097)

2. **OWNER OF THE SUBJECT CAPTIONED PROPERTY:**

M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE is present owner of the subject captioned property.

3. **BRIEF HISTORY OF DEVALUATION OF TITLE:**

History of the land bearing Gat No 728 (Old Gat no. 1091) & Gat No 734 (Old Gat no. 1097) of the revenue village Borhadewadi, Taluka Haveli, District Pune.

That on 01/08/1989 Borhadewadi has been given separate entry of revenue village from and out of village Moshi by order of Maharashtra Government and which has been duly mutated in the revenue records vide mutation entry no 1.

**History of Gat No 728 (Old Gat no. 1091) & Gat No 734 (Old Gat no. 1097)**

That the Property bearing Gat No 728 (Old Gat no. 1091) admeasuring 00 Hecfor 27 Ares, assessed at Rs. 02.06, & Gat No 734 (Old Gat no. 1097) admeasuring 00



Hector 13 Ares, assessed at Rs. 00.97 being and lying at Village Borhadewadi, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation was ancestral property of Shri. Sitaram Rakhmaji Bankar and Shri. Shivram Rakhmaji Bankar and the name of the Shri. Sitaram Rakhmaji Bankar has been appearing in the Village Form 7, 7A and 12 of the subject captioned properties as Karta of the Hindu undivided family.

That Shri. Sitaram Rakhmaji Bankar has submitted an application to the concerned revenue authority to include name of his brother Shri. Shivram Rakhmaji Bankar as co-owner of the subject captioned properties and accordingly the name Shri. Shivram Rakhmaji Bankar has been mutated into the revenue records of the subject captioned properties by mutation entry no 1765.

- a) **PARTITION DEED:** (in respect of the property bearing Gat No. 728 (Old Gat no. 1091) admeasuring 00 Hector 27 Ares, assessed at Rs. 02.06, & Gat No 734 (Old Gat no. 1097) admeasuring 00 Hector 13 Ares, assessed at Rs. 00.97)

That Shri. Sitaram Rakhmaji Bankar and Shri. Shivram Rakhmaji Bankar had executed partition deed on dated 11/8/2011 in respect of the subject captioned properties along with their other properties and therefore the subject captioned properties came to the share of 1) Mr. Ravindra Sitaram Bankar, 2) Mr. Gorakh Sitaram Bankar, 3) Mr. Amod Sitaram Bankar, 4) Mr. Vinod Shivram Bankar, 5) Mr. Bipin Shivram Bankar as per their shares. Therefore this transaction was given effect in the revenue records by the mutation entry No 4598 and since then the property bearing Gat No 728 (Old Gat no. 1091) & Gat No 734 (Old Gat no. 1097) came to the ownership and possession of Shri. Ravindra Sitaram Bankar, Shri. Gorakh Sitaram Bankar, Shri. Amod Sitaram Bankar, Shri. Vinod Shivram Bankar & Shri. Bipin Shivram Bankar as per their respective shares.

- b) **SALE DEED:** (in respect of the property bearing Gat No 728 (Old Gat no. 1091) admeasuring 00 Hector 27 Ares, assessed at Rs. 02.06, & Gat No 734 (Old Gat no. 1097) admeasuring 00 Hector 13 Ares, assessed at Rs. 00.97)

That 1) Mr. Ravindra Sitaram Bankar, 2) Mr. Gorakh Sitaram Bankar, 3) Mr. Amod Sitaram Bankar, 4) Mr. Vinod Shivram Bankar, 5) Mr. Bipin Shivram Bankar along with other family members has executed sale deed in favour of **M/S PHARANDE PROMOTERS & BUILDERS** a registered partnership firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Dhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE and which is consented by Mr. Sitaram Rakhmaji Bankar and Shivram Rakhmaji Bankar as the consenting party in respect of the land bearing Gat No 728 (Old Gat no. 1091) admeasuring 00 Hector 27 Ares, assessed at Rs. 02.06, & Gat No 734 (Old Gat no. 1097) admeasuring 00 Hector 13 Ares, assessed at Rs. 00.97 on dated 21/10/2011.

That I have perused the copy of Sale deed in respect of the land bearing Gat No 728 (Old Gat no. 1091) admeasuring 00 Hector 27 Ares, assessed at Rs. 02.06, & Gat No 734 (Old Gat no. 1097) admeasuring 00 Hector 13 Ares, assessed at Rs. 00.97 on dated 21/10/2011 executed by 1) Mr. Ravindra Sitaram Bankar, 2) Mr. Gorakh Sitaram Bankar, 3) Mr. Amod Sitaram Bankar, 4) Mr. Vinod Shivram Bankar, 5) Mr. Bipin Shivram Bankar along with other family members to and in favour of **M/S PHARANDE PROMOTERS & BUILDERS** a registered partnership firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Dhosari Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as the purchaser and Mr. Sitaram Rakhmaji Bankar and Shivram Rakhmaji Bankar as the consenting party and which is duly registered in the office of Joint Sub-Registrar Haveli No 14 Pune at the serial No. 10688/11 dated 21/10/2011.

That by virtue of aforesaid sale deed M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE have become the sole and absolute owner and the occupier of the subject captioned properties i.e. Gat No 728 (Old Gat no. 1091) admeasuring 00 Hecter 27 Ares, assessed at Rs. 02.06, & Gat No 734 (Old Gat no. 1097) admeasuring 00 Hecter 13 Ares, assessed at Rs. 00.97.

- c) **7/12 EXTRACT:** (In respect of the property bearing Gat No 728 (Old Gat no. 1091) admeasuring 00 Hecter 27 Ares, assessed at Rs. 02.06, & Gat No 734 (Old Gat no. 1097) admeasuring 00 Hecter 13 Ares, assessed at Rs. 00.97)  
That according to the aforesaid sale deed dated 21/10/2011 M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE have filed an application along with other concerned documents before the concern revenue authority and accordingly mutation entry No 4792 in respect of the land bearing Gat No 728 (Old Gat no. 1091) admeasuring 00 Hecter 27 Ares, assessed at Rs. 02.06, & Gat No 734 (Old Gat no. 1097) admeasuring 00 Hecter 13 Ares, assessed at Rs. 00.97 has been certified on dated 18/02/2012. Therefore the name of the M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE has been entered into the revenue records and the 7/12 extract as the owner and the occupier of the subject captioned properties.

- d) **BUILDING PERMISSION:**  
Not obtained

4. **NAME OF TENURE:**  
As per the zone certificate issued by Town Planning Authority Plimpri Chinchwad in respect of the subject captioned property said land is under residential zone. That the NA permission is required to be obtained from the concerned governmental authority.

5. **IS THE SAID PROPERTY TENANTED**  
- N.A. -

6. **WHETHER PROPERTY IS AFFECTED BY ANY SPECIAL ENACTMENT SUCH AS TENANCY LAWS, ULC ACT ETC.**  
- N.A. -

7. **WHETHER PROPERTY IS SUBJECT TO ANY RIGHT OF PRE-EMPTION**  
- N.A. -

8. **IS DOCUMENT PENDING FOR REGISTRATION**  
- N.A. -

9. **WHETHER PROPERTY BELONGS TO HINDU UNDIVIDED FAMILY**  
- N.A. -

10. **WHETHER THE PROPERTY IS ACQUIRED UNDER THE LAND ACQUISITION ACT 1894 AND APPLICABILITY OF OTHER STATE LEGISLATION.**  
- N.A. -



**11. MINORS DELINQUENT, UNTRACED PERSONS INTEREST**

- Not Involved -

**12. HOLDING AND ACQUISITION IS IN ACCORDANCE WITH THE PROVISIONS OF LAND REFORMS ACT**

- YES -

**13. PUBLIC NOTICE**

I Have Published a Notice in the daily News paper "Sakat" dated 05/11/2010 in respect of the subject captioned property for the purpose of ascertain the marketable title of the said owners towards the subject captioned property and had called objections from the public at large, but till today I have not received any objection from any person etc. in respect of the said property.

**14. SEARCH AND ENCUMBRANCES:**

A search was taken for the 30 years from 1983 to 2012. It was carried out in the offices of Sub- Registrar Haveli No's 5, 17, 14 and 18, Pune vide search receipt no. 991/12 dated 06/03/2012 by me for the last 30 years. However most of the index II registers in the offices of the Sub- Registrar Haveli no's 5, 17, 14 and 18 were not consistently available for inspection, some are either torn into pieces / leaves and mutilated and some of the registers were sent for binding or not available for inspection. From the available index II registers and records no adverse entry or encumbrances of any kind was noticed. I have gone through the revenue records, I have received all mutation entries and 7 x 12 extracts in respect of the said property are available and all documents and Title Deeds referred to in this search are also available for scrutiny and have perused the same.

**15. NOTE:**

The registration of the properties is made centralized for all the properties after 31<sup>st</sup> October 2005 however the search is not centrally available hence I could not conduct search in that regards.

This search and title report is entirely based upon and relied on the documents supplied to me and Index registers made available to me in the Sub - Registrars office Haveli No. 5, 17, 14 and 18 Pune

**16. CONCLUSION AND CERTIFICATE OF TITLE:**

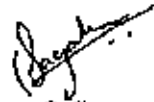
On relying upon the aforesaid documents made available by M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE to me for scrutiny and examination, registers available with the concern Sub Registrar Offices and non receipt of any objections to the Public Notice published by me, I am in the opinion that M/S PHARANDE PROMOTERS & BUILDERS is the owner of the subject-captioned properties and have good, clear and marketable title in respect of the scheduled property which is under non-agricultural Use for residential purpose and further the subject captioned properties are free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell / Assign the said property or otherwise deal with said property in any manner.

That M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE have full right to sell, mortgage, lease etc. the flats, shops, Tenements etc, and allot exclusive right to use parking space/s, Terrace/s, Spaces for advertisement etc. or scheduled property with or without building to the prospective buyers, mortgages, lessees, allottee etc and to receive consideration, premium, rent, allotment charges from them and also have right to deliver the possession to such person, buyers, allottee, mortgagee, lessee etc.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing the present owners **M/S PHARANDE PROMOTERS & BUILDERS** represented by its Partner Mr. RAMESH JAYRAM PHARANDI for development of the said property and/or to sale/transfer the said land with or without building, flats/shops/offices/units to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

Hence, this Search and Title reports.  
The documents supplied to me are returned herewith.

Place: Pune  
Date: 08/03/2012

  
(Mrs. Sapna S. Sagavekar)  
**SAPNA S. SAGAVEKAR**  
Advocate  
**ADVOCATE**  
B35/3004, Akshay Society, S. T. Nagar,  
Pune - 411 018.



पावली क्र.

नॉवणी ३९ म  
Regn. 39 m.

वस्तुऐवजाचा/वर्षाचा क्रमांक ९९७)१२

दिनांक ९/११/१२ म. ५

वस्तुऐवजाचा प्रकार-

ऑफिस २००५  
१९८३-२०१२

सावर करणाराचे नाव-

आलीसप्रमाणे पत्र मिळाली-

नॉवणी फ्री

नॉवणी फ्री (फोनिओ)

पुढावलाची नकल की

व्यावसायिक

नकल किंवा आपणे (कलम १४ ते १७)

सोप किंवा निरीक्षण

दंड-कलम २५ याचवे

कलम ३४ याचवे

प्रमाणित नकल (कलम ५७) (फोनिओ)

दंड फ्री (मागील पाचारणीत) बाब क्र ७३०, ७३७,

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(दंडा इजाफ्याचे)

|         |
|---------|
| १०५००१- |
| ५       |
| १०५००१- |

वस्तुऐवजाचा

प्रमाण

येथी तयार होईल व

नॉवणीच्या यंत्रणे पावली बाईल.

मा कार्यालयीन इजाफ्याचे

दंडाचे निराकरण

वस्तुऐवजाचा काही नांव विवेचना प्रत्यक्षाच्या

मावे नॉवणीकृत बाबे समजावण्यास निवेदन

इवाली करवा. खवेली क्र. १७, पुणे

सावरकर्ता



## SAPNA SANJAY SAGVEKAR

B.S.L.L.R.  
(Advocate)

439/3084, Akshay Society,

Sant Tukaram Nagar,

Pimpri - Pune - 411 018.

☎. (020) 27422012 / 9881376030

Sapna21206@yahoo. Co.in.

Ref. No.

Date: 8/3/2012

### SEARCH AND TITLE INVESTIGATION REPORT

Search / Title report in respect of the property bearing Gat No 729 (Old Gat no. 1092) admeasuring 00 Hectar 20 Ares & Gat No 733 (Old Gat no. 1096) admeasuring 00 Hectar 14 Ares of the revenue village Borhadewadi Pune, Most Particularly Described in the schedule hereinafter (hereinafter Referred to as 'The Subject Captioned Property')

### TO WHOMSOEVER IT MAY CONCERN

M/S PHARANDE PROMOTERS & BUILDERS, a registered partnership Firm having its registered address at 98/2, Tarangan, Gुरुविहार, Pune-Nashik Road, Bhosari, Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE has instructed me scrutinize and examine the marketable title of the property described in the schedule hereinafter.

### SCHEDULE OF THE PROPERTY:

#### **SCHEDULE - A**

All the piece and the parcel of the property bearing Gat No. 729 (Old Gat no. 1092) admeasuring 00 Hectar 20 Ares and assessed at 01 Rs. 56 Paisa, lying, being and situated at the revenue village Borhadewadi, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli No. 1 to 20, Pune and bounded as under:

|                         |   |                     |
|-------------------------|---|---------------------|
| On or towards the East  | : | By Gat No 697       |
| On or towards the South | : | By Gat No 728       |
| On or towards the West  | : | By Gat No 726 & 730 |
| On or towards the North | : | By Gat No 731       |

#### **SCHEDULE - B**

All the piece and the parcel of the property bearing Gat No 733 (Old Gat no. 1096) admeasuring 00 Hectar 14 Ares and assessed at 01 Rs. 12 Paisa, lying, being and situated at the revenue village Borhadewadi, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli No. 1 to 20, Pune and bounded as under:

|                         |   |               |
|-------------------------|---|---------------|
| On or towards the East  | : | By Gat No 697 |
| On or towards the South | : | By Gat No 732 |
| On or towards the West  | : | By Gat No.734 |
| On or towards the North | : | By Gat No.154 |

#### **1. THE APPLICANT HAS SUPPLIED ME THE FOLLOWING COPIES OF DOCUMENTS:**

- 1) Copy of Sale Deed in respect of the property bearing Gat No 729 (Old Gat no. 1092) admeasuring 00 Hectar 20 Ares & Gat No 733 (Old Gat no. 1096) admeasuring 00 Hectar 14 Ares executed by and between Mr. Popat Vishnu Bankar, Mr. Manik Vishnu Bankar, Smt. Bhimabai Vishnu Bankar & 8 others as the vendor/Owners to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Gुरुविहार, Pune-Nashik Road, Bhosari Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as Purchaser dated 12/10/2011.
- 2) Copy of registration receipt and Index II for Sale Deed in respect of the property bearing Gat No 729 (Old Gat no. 1092) admeasuring 00 Hectar 20 Ares & Gat No

733 (Old Gat no. 1096) admeasuring 00 Hecor 14 Ares executed by and between Mr. Popat Vishnu Bankar, Mr. Manik Vishnu Bankar, Smt. Bhimabai Vishnu Bankar & 8 others as the vendor/Owners to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosari Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as Purchaser dated 12/10/2011.

- 3) Copy of Power of Attorney in respect of the property bearing Gat No 729 (Old Gat no. 1092) admeasuring 00 Hecor 20 Ares & Gat No 733 (Old Gat no. 1096) admeasuring 00 Hecor 14 Ares executed by Mr. Popat Vishnu Bankar, Mr. Manik Vishnu Bankar, Smt. Bhimabai Vishnu Bankar, & 8 others as the Executants in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosari Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE dated 12/10/2011.
- 4) Copy of registration receipt for Power of Attorney in respect of the property bearing Gat No 729 (Old Gat no. 1092) admeasuring 00 Hecor 20 Ares & Gat No 733 (Old Gat no. 1096) admeasuring 00 Hecor 14 Ares executed by Mr. Popat Vishnu Bankar, Mr. Manik Vishnu Bankar, Smt. Bhimabai Vishnu Bankar, & 8 others as the Executants in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosari Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE dated 12/10/2011.
- 5) Village Form 7,7A and 12 in respect of Gat No 729 (Old Gat no. 1092)
- 6) Village Form 7,7A and 12 in respect of Gat No 733 (Old Gat no. 1096)
- 7) All mutation entries in respect of Gat No 729 (Old Gat no. 1092) & Gat No 733 (Old Gat no. 1096)

2. **OWNER OF THE SUBJECT CAPTIONED PROPERTY:**

M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosari Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE is present owner of the subject captioned property.

3. **BRIEF HISTORY OF DEVALUATION OF TITLE:**

History of the land bearing Gat No 729 (Old Gat no. 1092) & Gat No 733 (Old Gat no. 1096) of the revenue village Borhadewadi, Taluka Haveli, District Pune.

That on 01/08/1989 Borhadewadi has been given separate entity of revenue village from and out of village Moshi by order of Maharashtra Government and which has been duly mutated in the revenue records vide mutation entry no 1.

**History of Gat No 729 (Old Gat no. 1092) & Gat No 733 (Old Gat no. 1096)**

That the Property bearing Gat No 729 (Old Gat no. 1092) admeasuring 00 Hecor 20 Ares, assessed at Rs. 01.56, & Gat No 733 (Old Gat no. 1096) admeasuring 00 Hecor 14 Ares, assessed at Rs. 01.12 being and lying at Village Borhadewadi, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation was ancestral property of Shri. Vishnu Govind Bankar.

- a) That by mutation entry no 1693 of village moshi and 78 of the village Borhadewadi it is seen that Shri. Vishnu Govind Bankar had made an application before the concerned government revenue authority in respect of their entire properties along with the subject captioned properties i.e. Gat No 729 (Old Gat no. 1092) admeasuring 00 H 20 Arc & Gat No 733 (Old Gat no. 1096) admeasuring 00 H 14

Are to divide their all properties into three equal shares between himself and his two sons and the said transaction was given effect into the revenue records by the mutation entry No 1693 and the subject captioned properties had been divided into three equal shares of 5 Ann and 4 paisa each and since then the subject captioned properties came to the ownership and possession of Shri. Vishnu Govind Bankar, Mr. Popat Vishnu Bankar & Mr. Manik Vishnu Bankar in equal proportion.

- b) That by mutation entry no 1999 it is seen that, Shri. Vishnu Govind Bankar expired intestate on dated 06/02/2002 leaving behind his legal heirs i.e. widow Smt. Shri. Bhimabai Vishnu Bankar and two sons Mr. Popat Vishnu Bankar & Mr. Manik Vishnu Bankar. And accordingly names of the aforesaid legal heirs of the deceased Vishnu Bankar is duly mutated in the revenue records of the said property vide mutation entry no 1999 as the owners and the occupiers thereof.

- c) **SALE DEED:** (in respect of the property bearing Gat No 729 (Old Gat no. 1092) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56, & Gat No 733 (Old Gat no. 1096) admeasuring 00 Hectar 14 Ares, assessed at Rs. 01.12)

That Mr. Popat Vishnu Bankar, Mr. Manik Vishnu Bankar & Smt. Bhimabai Vishnu Bankar along with 8 other Family members have executed sale deed in favour of **M/S PHARANDE PROMOTERS & BUILDERS** a registered partnership firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE in respect of the land bearing Gat No 729 (Old Gat no. 1092) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56, & Gat No 733 (Old Gat no. 1096) admeasuring 00 Hectar 14 Ares, assessed at Rs. 01.12 on dated 12/10/2011.

That I have perused the copy of Sale deed in respect of the land bearing Gat No 729 (Old Gat no. 1092) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56, & Gat No 733 (Old Gat no. 1096) admeasuring 00 Hectar 14 Ares, assessed at Rs. 01.12 on dated 12/10/2011 executed by Mr. Popat Vishnu Bankar, Mr. Manik Vishnu Bankar & Smt. Bhimabai Vishnu Bankar & 8 other family members to and in favour of **M/S PHARANDE PROMOTERS & BUILDERS** a registered partnership firm having its address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE and which is duly registered in the office of Joint Sub-Registrar Haveli No 18 Pune at the serial No. 9757/11 dated 12/10/2011.

That by virtue of aforesaid sale deed **M/S PHARANDE PROMOTERS & BUILDERS** represented by its Partner Mr. RAMESH JAYRAM PHARANDE have become the sole and absolute owner of the land bearing Gat No 729 (Old Gat no. 1092) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56, & Gat No 733 (Old Gat no. 1096) admeasuring 00 Hectar 14 Ares, assessed at Rs. 01.12.

- d) **7/12 EXTRACT:** (in respect of the property bearing Gat No 729 (Old Gat no. 1092) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56, & Gat No 733 (Old Gat no. 1096) admeasuring 00 Hectar 14 Ares, assessed at Rs. 01.12)

That according to the aforesaid sale deed dated 12/10/2011 **M/S PHARANDE PROMOTERS & BUILDERS** represented by its Partner Mr. RAMESH JAYRAM PHARANDE have filed an application along with other concerned documents before the concern revenue authority and accordingly mutation entry No 4686 in respect of the land bearing Gat No 729 (Old Gat no. 1092) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56, & Gat No 733 (Old Gat no. 1096) admeasuring 00 Hectar 14 Ares, assessed at Rs. 01.12 has been certified on dated 07/12/2011. Therefore the name of the **M/S PHARANDE PROMOTERS & BUILDERS** represented by its Partner Mr. RAMESH JAYRAM PHARANDE has

been entered into the revenue records and the 7/12 extract as the owner of the subject captioned property.

e) **BUILDING PERMISSION:**

Not obtained

4. **NAME OF TENURE:**

As per the zone certificate issued by Town Planning Authority Pimpri Chinchwad in respect of the subject captioned property said land is under residential zone. That the NA permission is required to be obtained from the concerned governmental authority.

5. **IS THE SAID PROPERTY TENANTED**

- N.A. -

6. **WHETHER PROPERTY IS AFFECTED BY ANY SPECIAL ENACTMENT SUCH AS TENANCY LAWS, ULC ACT ETC.**

- N.A. -

7. **WHETHER PROPERTY IS SUBJECT TO ANY RIGHT OF PRE-EMPTION**

- N.A. -

8. **IS DOCUMENT PENDING FOR REGISTRATION**

- N. A. -

9. **WHETHER PROPERTY BELONGS TO HINDU UNDIVIDED FAMILY**

- N.A. -

10. **WHETHER THE PROPERTY IS ACQUIRED UNDER THE LAND ACQUISITION ACT 1894 AND APPLICABILITY OF OTHER STATE LEGISLATION.**

- N.A. -

11. **MINORS DELINQUENT, UNTRACED PERSONS INTEREST**

- Not Involved -

12. **HOLDING AND ACQUISITION IS IN ACCORDANCE WITH THE PROVISIONS OF LAND REFORMS ACT**

- YES -

13. **PUBLIC NOTICE**

I Have Published a Notice in the daily News paper "Sakal" dated 05/11/2010 in respect of the subject captioned property for the purpose of ascertain the marketable title of the said owners towards the subject captioned property and had called objections from the public at large, but till today I have not received any objection from any person etc. in respect of the said property.

14. **SEARCH AND ENCUMBRANCES:**

A search was taken for the 30 years from 1983 to 2012. It was carried out in the offices of Sub- Registrar Havell No's 5, 17, 14 and 18, Pune vide search receipt no. 991/12 dated 06/03/2012 by me for the last 30 years. However most of the index II registers in the offices of the Sub- Registrar Havell no's 5, 17, 14 and 18 were not consistently available for inspection, some are either torn into pieces / leaves and mutilated and some of the registers were sent for binding or not available for inspection. From the available Index II registers and records no adverse entry or encumbrances of any kind was noticed. I have gone through the revenue records, I have received all mutation entries and 7 x 12 extracts in respect of the said property



are available and all documents and Title Deeds referred to in this search are also available for scrutiny and have perused the same.

15. **NOTE:**

The registration of the properties is made centralized for all the properties after 31<sup>st</sup> October 2005 however the search is not centrally available hence I could not conduct search in that regards.

This search and title report is entirely based upon and relied on the documents supplied to me and Index registers made available to me in the Sub - Registrars office Haveli No. 5, 17, 14 and 18 Pune.

16. **CONCLUSION AND CERTIFICATE OF TITLE:**

On relying upon the aforesaid documents made available by M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE to me for scrutiny and examination, registers available with the concern Sub Registrar Offices and non receipt of any objections to the Public Notice published by me, I am in the opinion that M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE is the owner of the Scheduled property and have good, clear and marketable title in respect of the scheduled property which is under non-agricultural Use for residential purpose and further the scheduled property is free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell / Assign the said property or otherwise deal with said property in any manner.

That M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE have full right to sell, mortgage, lease etc. the flats, shops, Tenements etc. and allot exclusive right to use parking space/s, Terrace/s, Spaces for advertisement etc. or scheduled property with or without building to the prospective buyers, mortgagees, lessees, allottee etc and to receive consideration, premium, rent, allotment charges from them and also have right to deliver the possession to such person, buyers, allottee, mortgagee, lessee etc.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing the present owners M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE for development of the said property and/or to sale/transfer the said land with or without building, flats/shops/offices/units to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

Hence, this Search and Title reports.

The documents supplied to me are returned herewith.

Place: Pune  
Date: 08/03/2012

  
(Mrs. Sapna S. Sagavekar)  
Advocate  
**SAPNA S. SAGAVEKAR**  
ADVOCATE  
632/3004, Akshay Society, B. T. Nagar,  
Pimpri, Pune - 411 016.

पावती क्र.

नॉदणी १९ न.  
Regn. 39 m.

वस्तुपेक्षाचा/अर्जाचा अनुक्रमांक ९९७१२-

दिनांक ६/११/९२ मद्रास

वस्तुपेक्षाचा प्रकार-

कोटि ८० पैसे

बाबर कारागारचे नाव-

१९८३-२०१२

वासीलपत्राची नोंद मिळाली:-

नॉदणी १९

नक्कल फी (कोसिज)

पुण्यावनाची नक्कल फी

उपासवर्ध

नक्कल किंवा सापने (कलम १४ ते १७)

कोटि किंवा निरीक्षण

बंद-कलम २५ अन्वये

कलम १४ अन्वये

प्रदाणित नववसा (कलम ५७) (कोसिज)

दुतार फी (मागील पालावरील) बाबर क्र. ७३०, ७३७,

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(वहा इजाफा पत्रांश क्र.)

वस्तुपेक्षा

नक्कल

नॉदणी तयार होईल व

नॉदणीकृत अर्जाचे वास्तव्यी जाईल.

या कार्यालयाला देण्याची आज्ञा.

पुण्या दिवसक.

वस्तुपेक्षा धासी आज्ञा दिलेल्या व्यक्तीच्या

बाबे नॉदणीकृत अर्जाच्या मुख्य नियम निबंधक

हस्ताक्षर करावा. हजेरी क्र. १७, पुणे

बाबरकता



**SAPNA SANJAY SAGVEKAR**

Advocate  
KSA/MSA, Alkshay Society,  
Smt. Jyoti's Nagar,  
Pimpri - Pune - 411 018.  
☎ (920) 27422012 / 9881316030  
sagvekar2006@yahoo.com

Date: 8/12/2012

**SEARCH AND TITLE INVESTIGATION REPORT**

Search / Title report in respect of the property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Ares & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Ares of the revenue village Borhadewadi, Pune, More Particularly Described in the schedule hereinafter (hereinafter Referred to as 'The Subject Captioned Property')

**TO WHOMSOEVER IT MAY CONCERN**

M/S PHARANDE PROMOTERS & BUILDERS, a registered partnership firm having its registered address at 98/2, Tarangan, Gurnvihar, Pune-Nashik Road, Bhosari, Pune represented by its Partner Mr. ANIL JAYRAM PHARANDE has instructed me scrutinize and examine the marketable title of the property described in the schedule hereinafter.

**SCHEDULE OF THE PROPERTY:**

**SCHEDULE - A**

All the piece and the parcel of the property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Ares and assessed at 03 Rs. 72 Paisa, lying, being and situated at the revenue village Borhadewadi, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli No. 1 to 20, Pune and bounded as under:

|                         |   |                     |
|-------------------------|---|---------------------|
| On or towards the East  | : | By Gat No 732 & 734 |
| On or towards the South | : | By Gat No 730       |
| On or towards the West  | : | By Gat No 736       |
| On or towards the North | : | By old Gat No 1269  |

**SCHEDULE - B**

All the piece and the parcel of the property bearing Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Ares and assessed at 01 Rs. 31 Paisa, lying, being and situated at the revenue village Borhadewadi, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli No. 1 to 20, Pune and bounded as under:

|                         |   |               |
|-------------------------|---|---------------|
| On or towards the East  | : | By Gat No 736 |
| On or towards the South | : | By Gat No 734 |
| On or towards the West  | : | By Gat No 739 |
| On or towards the North | : | By Gat No 737 |

**1. THE APPLICANT HAS SUPPLIED ME THE FOLLOWING COPIES OF DOCUMENTS:**

- 1) Copy of Sale Deed in respect of the property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Ares & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Ares executed by and between M/S RAMA BUILDERS & DEVELOPERS a Proprietary Firm having its registered address at Aundh, Pune through its Proprietor Mr. Moti Usharam Parjani as the vendor/Owner to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership firm having its registered address at 98/2, Tarangan, Gurnvihar, Pune-Nashik Road, Bhosari Pune represented by its Partner Mr. ANIL JAYRAM PHARANDE as Purchaser dated 17/02/2012.
- 2) Copy of registration receipt and Index II for Sale Deed in respect of the property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Ares & Gat No

738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Ares executed by and between M/S RAMA BUILDERS & DEVELOPERS a Proprietary Firm having its registered address at Aundh, Pune through its Proprietor Mr. Moti Udharam Panjabi as the vendor/Owner to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosari Pune represented by its Partner Mr. ANIL JAYRAM PHARANDE as Purchaser dated 17/02/2012.

3) Copy of Power of Attorney in respect of the property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Ares & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Ares executed by M/S RAMA BUILDERS & DEVELOPERS a Proprietary Firm having its registered address at Aundh, Pune represented by its Proprietor Mr. Moti Udharam Panjabi as the Executant in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosari Pune represented by its Partner Mr. ANIL JAYRAM PHARANDE dated 17/02/2012.

4) Copy of registration receipt for Power of Attorney in respect of the property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Ares & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Ares executed by and between M/S RAMA BUILDERS & DEVELOPERS a Proprietary Firm having its registered address at Aundh, Pune represented by its Proprietor Mr. Moti Udharam Panjabi as the Executant in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosari Pune represented by its Partner Mr. ANIL JAYRAM PHARANDE dated 17/02/2012.

5) Copy of Sale Deed in respect of the property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Ares & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Ares executed by and between Shri. Dnyanoba Rambhau Borhade, Shri. Shripati Dnyanoba Borhade, Rahul Shripati Borhade, Suresh Dnyanoba Walhekar, Jyoti Rajendra Tapkir, Surama Sachin Bodke, Gulab Dnyanoba Borhade, Sita Ramesh Saste, Shrikrushna Gulab Borhade, Uthas Dnyanoba Borhade, Priyanka Uthas Borhade, Akash Uthas Borhade, Sulochana Ramchandra Saste as the vendor/Owner to and in favour of M/S RAMA BUILDERS & DEVELOPERS a Proprietary Firm having its registered address at Aundh, Pune through its Proprietor Mr. Moti Udharam Panjabi as Purchaser and Bhimrao Sopan Borhade alongwith 38 other family members as consenting Party on dated 11/11/2008.

6) Copy of registration receipt and Index II for Sale Deed in respect of the property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Ares & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Ares executed by and between Shri. Dnyanoba Rambhau Borhade, Shri. Shripati Dnyanoba Borhade, Rahul Shripati Borhade, Suresh Dnyanoba Walhekar, Jyoti Rajendra Tapkir, Surama Sachin Bodke, Gulab Dnyanoba Borhade, Sita Ramesh Saste, Shrikrushna Gulab Borhade, Uthas Dnyanoba Borhade, Priyanka Uthas Borhade, Akash Uthas Borhade, Sulochana Ramchandra Saste as the vendor/Owner to and in favour of M/S RAMA BUILDERS & DEVELOPERS a Proprietary Firm having its registered address at Aundh, Pune through its Proprietor Mr. Moti Udharam Panjabi as Purchaser and Bhimrao Sopan Borhade alongwith 38 other family members as consenting Party on dated 11/11/2008.

- 7) Village Form 7, 7A and 12 of in respect of Gat No 735 (Old Gat no. 1098) for the period 1970-2012
- 8) Village Form 7, 7A and 12 of in respect of Gat No 738 (Old Gat no. 1101) for the period 1970-2012
- 9) All mutation entries in respect of Gat No 735 (Old Gat no. 1098)
- 10) All mutation entries in respect of Gat No 738 (Old Gat no. 1101).

2. OWNER OF THE SUBJECT CAPTIONED PROPERTY:

M/S PHARANDE PROMOTERS & BUILDERS a registered partnership firm having its registered address at 98/2, Tarangan, Gaurvihar, Pune-Nashik Road, Bhosari Pune represented by its Partner Mr. ANIL JAYRAM PHARANDE is present owner of the subject captioned property.

3. BRIEF HISTORY OF DEVALUATION OF TITLE:

History of the land bearing Gat No 735 (Old Gat No. 1098) & Gat No 738 (Old Gat no. 1101) of the revenue village Borhadewadi, Taluka Haveli, District Pune.

History of Gat No 735 (Old Gat no. 1098) & Gat No 738 (Old Gat no. 1101)  
That the Property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Acre, assessed at Rs. 03.72, & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Acre, assessed at Rs. 01.31 being and lying at Village Borhadewadi, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation is the ancestral property of Shri. Nivruti Rambhau Borhade and his name was entered into the 7/12 extract as the karta/manager of hindu undivided family.

- a) That by mutation entry no 1176 it is seen that Shri. Nivruti Rambhau Borhade made an application before the concerned revenue authority dt. 28/07/85 to delete his name as karta/manager of hindu undivided family and record the names of other family members as per their share as above

|                                    |               |
|------------------------------------|---------------|
| 1) Shri. Nivruti Rambhau Borhade   | 1 Acre 10 pai |
| 2) Shri. Bhikman Shyam Borhade     | 1 Acre 10 pai |
| 3) Shri. Parshuram Rambhau Borhade | 1 Acre 09 pai |
| 4) Shri. Dnyanoba Rambhau Borhade  | 1 Acre 09 pai |
| 5) Shri. Sudam Rambhau Borhade     | 1 Acre 09 pai |
| 6) Shri. Ranganath Rambhau Borhade | 1 Acre 09 pai |
| 7) Shri. Shankar Rambhau Borhade   | 1 Acre 09 pai |
| 8) Shri. Devram Rambhau Borhade    | 1 Acre 09 pai |
| 9) Shri. Hanuman Rambhau Borhade   | 1 Acre 09 pai |

According to the application abovesaid names has been duly mutated to the revenue records of the said property vide mutation entry no 1176 as the owners and the occupants thereof as per their respective shares.

- b) That by mutation entry no 145 it is seen that Shri. Nivruti Rambhau Borhade expired intestate on dated 17/03/90 leaving behind his legal heirs i.e. Son 1) Shri. Bhagwan Nivruti Borhade, three daughter 2) Sou. Kaushalya Hiraman Saste, 3) Sou. Indubai Nandev muluk, 4) Sou. Lilabai Praladh Butte, 5) Smt. Chandrabhaga Nivruti Borhade. Out of the abovesaid legal heirs of Shri. Nivruti Rambhau Borhade the daughters i.e. Sou. Kaushalya Hiraman Saste, Sou. Indubai Nandev muluk, Sou. Lilabai Praladh Butte had released their share and accordingly the names of Shri. Bhagwan Nivruti Borhade & Smt. Chandrabhaga Nivruti Borhade has been duly mutated in the revenue records of the said property vide mutation entry no 145 as the owners and the occupants thereof.

- c) That by mutation entry no 145 it is seen that Shri. Nivruti Rambhau Borhade expired intestate on dated 17/03/90 leaving behind his legal heirs i.e. Son 1) Shri. Bhagwan Nivruti Borhade, three daughter 2) Sou. Kaushalya Hiraman Saste, 3) Sou. Indubai Nandev muluk, 4) Sou. Lilabai Praladh Butte, 5) Smt. Chandrabhaga Nivruti Borhade. Accordingly the names of the abovesaid legal heirs of the deceased Shri. Nivruti Rambhau Borhade has been duly mutated in the revenue records of the said property vide mutation entry no 145 as the owners and the occupants thereof.

- d) That by mutation entry no. 1675 it is seen that Shri. Ranganath Rambhau Borhade expired intestate on dated 09/01/2000 leaving behind his legal heirs i.e. Son 1) Shri. Madhukar Ranganath Borhade, two daughter 2) Son. Alka Dhondibha More, 3) Son. Sadhana Sanjay Tapkir, and widow 4) Smt. Gijabai Ranganath Borhade. Accordingly the names of the aforesaid legal heirs of the deceased Shri. Ranganath Rambhau Borhade has been duly mutated in the revenue records of the said property as per their share vide mutation entry no 1675 as the owners and the occupants thereof.
- e) That by mutation entry no 2088 it is seen that Shri. Parashuram Rambhau Borhade expired intestate on dated 28/08/2002 leaving behind his legal heirs i.e. Son 1) Vitthal Parashuram Borhade, 2) Shivaji Parashuram Borhade, 3) Bapusaheb Parashuram Borhade, three daughter 2) Son. Sindhubai Vitthal Muluk, 3) Son. Mandabai Yashwanji Kute, 4) Son. Ranjana Nivrutti Kalbhor. Accordingly the names of the aforesaid legal heirs of the deceased Shri. Parashuram Rambhau Borhade has been duly mutated in the revenue records of the said property as per their share vide mutation entry no 2088 as the owners and the occupants thereof.
- f) That by mutation entry no 3387 it is seen that Shri. Sudam Rambhau Borhade expired intestate on dated 04/08/2008 leaving behind his legal heirs i.e. Son 1) Murlidhar Sudam Borhade, three daughter 2) Son. Nanda Shivaji Muluk, 3) Son. Kalpana Govind Muluk, 4) Son. Sunita Raghunath Kalbhor. That out of aforesaid legal heirs Murlidhar Sudam Borhade was already expired leaving behind his legal heir i.e. his widow Meena Murlidhar Borhade & daughter Smita Nitin Sate. Accordingly the names of the aforesaid legal heirs of the deceased Shri. Sudam Rambhau Borhade has been duly mutated in the revenue records of the said property as per their share vide mutation entry no 3387 as the owners and the occupants thereof.
- g) **SALE DEED:** (In respect of the property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Ares, assessed at Rs. 03.72 & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Ares, assessed at Rs. 01.31)  
That Shri. Dnyanoba Rambhau Borhade, Shri. Shripati Dnyanoba Borhade, Ratul Shripati Borhade, Suresh Santosh Walbekar, Jyoti Rajendra Tapkir, Suvana Sachin Bode, Gulab Dnyanoba Borhade, Sita Ramesh Sate, Shrikrushna Gulab Borhade, Ulhas Dnyanoba Borhade, Priyanka Uthas Borhade, Akash Uthas Borhade, Salochana Ramchandra Sate as the vendor/Owner with the consent of Bhimrao Sopan Borhade, Sandip Bhimrao borhade, Vitthal Parashuram Borhade, Dattatray Vitthal Borhade, Baban Vitthal Borhade, Bapusaheb Parashuram Borhade, Shivaji Parashuram Borhade, Nikhil Shivaji Borhade, Shamad Parashuram Borhade, Sindhubai Vitthal Muluk, Mandabai Yashwanji Kute, Ranjana Nivrutti Kalbhor, Nanda Shivaji Muluk, Kalpana Govind Muluk, Sunita Raghunath Kalbhor, Shankar Rambhau Borhade, Abhinav Shankar Borhade, Subhash Shankar Borhade, Asha Dattatray Bhonde, Chaya Chaurangnath Dherange, Devram Rambhau Borhade, Aranda Devram Borhade, Narayan Devram Borhade, Santosh Devram Borhade, Mathura Dashrath Tapkir, Hanuman Ramchandra Borhade, Madhura Hanuman Ramchandra Borhade, Shantabai Arun Gavane, Bhagwan Nivrutti Borhade, Ghanesh Bhagwan Borhade, Rohidas Bhagwan Borhade, Madhukar Ranganath Borhade, Amit Madhukar Borhade, Alka Dhondibha Thorva, Sadhana Sanjay Tapkir, Gijabai Ranganath Borhade, Kantsya Hiranman Sate, Indubai Nandev Muluk, Lilabai Prithvira Sute as the consenting party have executed sale deed in favour of M/S RAMA BUILDERS & DEVELOPERS a Proprietary Firm having its registered address at Auradh, Pune through its Proprietor Mr. Moti Utharam Panjale as Purchaser in respect of the land bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Ares, assessed at Rs. 03.72, & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Ares, assessed at Rs. 01.31 on dated 11/11/2008.

That I have perused the copy of Sale deed in respect of the land bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Area, assessed at Rs. 03.72, & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Area, assessed at Rs. 01.31 on dated 11/11/2008 executed by Shri. Dnyanoba Ramkisan Borhade, Shri. Shipad Dnyanoba Borhade, Rahul Shripati Borhade, Suresh Santosh Walhicker, Jyoti Rajendra Tapkir, Suyama Sachin Bédke, Oulab Dnyanoba Borhade, Sita Ramkisan Saste, Shrikantam Gulab Borhade, Uthas Dnyanoba Borhade, Priyanka Uthas Borhade, Akash Uthas Borhade, Sulochana Ramkisan Saste as the vendor/Owner with the consent of Bhimrao Sopan Borhade, Sandip Bhimrao Borhade, Vitthal Parashuram Borhade, Vitthal Parashuram Borhade, Dattatray Vitthal Borhade, Baban, Vitthal Borhade, Ramesh Parashuram Borhade, Shivaji Parashuram Borhade, Nikhil Shivaji Borhade, Shriad Parashuram Borhade, Shadhrubai Vitthal Muluk, Mandabai Yashwanth Kato, Rajana Nivruti Kalbhur, Nanda Shivaji Muluk, Kalpana Govind Muluk, Sumta Raghunath Kalbhur, Shankar Ramkisan Borhade, Abhinath Shankar Borhade, Subhash Shankar Borhade, Asha Dattatray Bhonde, Chaya Channugoud Dharanga, Devraj Ramkisan Borhade, Ananda Devraj Borhade, Narayan Devraj Borhade, Santosh Devraj Borhade, Madhura Dashrath Tapkir, Ramkisan Ramkisan Borhade, Madhura Hammanji Borhade, Shantaji Arun Gavane, Bhagwan Nivanti Borhade, Chansham Bhagwan Borhade, Rohidas Bhagwan Borhade, Madhukar Ranganath Borhade, Amit Madhukar Borhade, Alka Dhondibhai Thorve, Sadhana Sanjay Tapkir, Mubhai Ranganath Borhade, Kamalysa Hiranjan Saste, Indubai Naradov Muluk, Lilebai Prhadro Butte as the consenting party in favour of M/S RAMA BUILDERS & DEVELOPERS a Proprietary Firm having its registered address at Aundh, Pune through its Proprietor Mr. Moti Udharam Panjabi as Purchaser and which is duly registered in the office of Joint Sub-Registrar Havell No 17 Pune at the serial No. 11461/08 dated 11/11/2008.

That by virtue of aforesaid sale deed M/S RAMA BUILDERS & DEVELOPERS a Proprietary Firm having its registered address at Aundh, Pune through its Proprietor Mr. Moti Udharam Panjabi as Purchaser had become the sole and absolute owner of the land bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Area, assessed at Rs. 03.72, & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Area, assessed at Rs. 01.31.

- 10) **7/12 EXTRACT:** (In respect of the property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Area, assessed at Rs. 03.72, & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Area, assessed at Rs. 01.31)  
That according to the aforesaid sale deed dated 11/11/2008 M/S RAMA BUILDERS & DEVELOPERS through its Proprietor Mr. Moti Udharam Panjabi had filed an application along with other concerned documents before the concerned revenue authority and accordingly mutation entry No 4395 in respect of the land bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Area, assessed at Rs. 03.72, & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Area, assessed at Rs. 01.31, has been certified by the concerned revenue authority. Therefore the name of the M/S RAMA BUILDERS & DEVELOPERS through its Proprietor Mr. Moti Udharam Panjabi had been entered into the revenue records and the 7/12 extract as the owner of the subject captioned property.

- 11) **SALE DEED:** (In respect of the property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Area, assessed at Rs. 03.72 & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Area, assessed at Rs. 01.31)  
That M/S RAMA BUILDERS & DEVELOPERS a Proprietary Firm having its registered address at Aundh, Pune through its Proprietor Mr. Moti Udharam Panjabi have executed sale deed in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Taringan, Gurnivihar, Pune-Nasik Road, Bhosari Pune represented by its Partner

Mr. ANIL JAYRAM PHARANDE in respect of the land bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Area, assessed at Rs. 03.72, & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Area, assessed at Rs. 01.31 on dated 17/02/2012.

That I have perused the copy of Sale deed in respect of the land bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Area, assessed at Rs. 03.72, & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Area, assessed at Rs. 01.31 on dated 17/02/2012 executed by M/S RAMA BUILDERS & DEVELOPERS a Proprietary Firm having its registered address at Aundh, Pune through its Proprietor Mr. Mosi Udhamram Panjahi as the vendor to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership firm having its registered address at 98/2, Turangwa, Gunavihar, Pune-Nashik Road, Bhamburda Pune represented by its Partner Mr. ANIL JAYRAM PHARANDE and which is duly registered in the office of Joint Sub-Registrar Haveli No 17 Pune at the serial No. 1679/12 dated 17/02/2012.

That by virtue of aforesaid sale deed M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. ANIL JAYRAM PHARANDE has become the sole and absolute owner of the land bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Area, assessed at Rs. 03.72, & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Area, assessed at Rs. 01.31.

- D) 7/12 EXTRACT (In respect of the property bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Area, assessed at Rs. 03.72, & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Area, assessed at Rs. 01.31).  
That according to the aforesaid sale deed dated 17/02/2012 M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. ANIL JAYRAM PHARANDE have filed an application along with other concerned documents before the concern revenue authority and accordingly mutation entry No. 4837 in respect of the land bearing Gat No 735 (Old Gat no. 1098) admeasuring 00 Hectar 50 Area, assessed at Rs. 03.72, & Gat No 738 (Old Gat no. 1101) admeasuring 00 Hectar 17 Area, assessed at Rs. 01.31, has been certified. Therefore the name of the M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. ANIL JAYRAM PHARANDE has been entered into the revenue records and the 7/12 extract as the owner of the subject captioned property.

- K) BUILDING PERMISSION  
Not obtained

4. NAME OF TENURE

As per the zone certificate issued by Town Planning Authority Pimpri Chinchwad in respect of the subject captioned property said land is under residential zone. That no NA permission is required to be obtained from the concerned governmental authority.

5. IS THE SAID PROPERTY TENANTED  
- N.A. -

6. WHETHER PROPERTY IS AFFECTED BY ANY SPECIAL ENACTMENT SUCH AS TENANCY LAWS, ULC ACT ETC.  
- N.A. -

7. WHETHER PROPERTY IS SUBJECT TO ANY RIGHT OF PRE-EMPTION  
- N.A. -

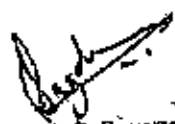
8. IS DOCUMENT PENDING FOR REGISTRATION

absolute authority to develop, sell / Assign the said property or otherwise deal with said property in any manner.

That M/S PHARANDE PROMOTERS & BUILDERS through its Partner Mr. ANIL JAYRAM PHARANDE have full right to sell, mortgage, lease etc, the flats, shops, Tenements etc, and allot exclusive right to use parking space/s, Terrace/s, Spaces for advertisement etc. or scheduled property with or without building to the prospective buyers, mortgages, lessees, allottee etc and to receive consideration, premium, rent, allotment charges from them and also have right to deliver the possession to such person, buyers, allottee, mortgages, lessee etc.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause /clauses which will be obstructing the present owners M/S PHARANDE PROMOTERS & BUILDERS through its Partner Mr. ANIL JAYRAM PHARANDE for development of the said property and/or to sale/transfer the said land with or without building, flats/shops/offices/units to any prospective buyers, allottee, mortgages, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

Place: Pune  
Date: 08/03/2012

  
(Mrs. Sapna S. Sagavekar)  
Advocate

**SAPNA S. SAGAVEKAR**  
BELLUR  
ADVOCATE  
SAPNA SAGAVEKAR & T. HEGDE  
Plot, Pata - 411 018.



## SAPNA SANJAY SAGVEKAR

ISIL L.L.L.  
(Advocate)

539/3084, Akshay Society,  
Smt Tukaram Nagar,

Pimpri - Pune - 411 018,

☎. (020) 37422012 / 9881376030

Sapun21306@yahoo.Com.

Ref. No.

Date: 9/3/2012

### SEARCH AND TITLE INVESTIGATION REPORT

Search / Title report in respect of the property bearing Gat No 730 (Old Gat no. 1093) admeasuring 00 Hector 31 Ares of the revenue village Borhadevadi Pune, Most Particularly Described in the schedule hereinafter (hereinafter Referred to as 'The Subject Captioned Property')

### TO WHOMSOEVER IT MAY CONCERN

M/S PHARANDE PROMOTERS & BUILDERS, a registered partnership firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri, Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE has instructed me scrutinize and examine the marketable title of the property described in the schedule hereinafter.

### SCHEDULE OF THE PROPERTY:

All the piece and the parcel of the property bearing Gat No 730 (Old Gat no. 1093) admeasuring 00 Hector 31 Ares and assessed at 62 Rs. 34 Paisa, lying, being and situated at the revenue village Borhadevadi, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli No. 1 to 20, Pune and bounded as under:

|                         |   |                     |
|-------------------------|---|---------------------|
| On or towards the East  | : | By Gat No 729 & 731 |
| On or towards the South | : | By Gat No 726       |
| On or towards the West  | : | By Gat No 725 & 736 |
| On or towards the North | : | By Gat No 735       |

#### **i. THE APPLICANT HAS SUPPLIED ME THE FOLLOWING COPIES OF DOCUMENTS:**

- 1) Copy of Sale Deed in respect of the property bearing Gat No 730 (Old Gat no. 1093) admeasuring 00 Hector 31 Ares executed by and between Shri. Anil Krishna Borhade, Ranjana Babasaheb Hawaldar, Bhagubai Krishna Borhade & others as the vendor/Owners to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as Purchaser dated 18/05/2011.
- 2) Copy of registration receipt and Index II for Sale Deed in respect of the property bearing Gat No 730 (Old Gat no. 1093) admeasuring 00 Hector 31 Ares executed by and between Shri. Anil Krishna Borhade, Ranjana Babasaheb Hawaldar, Bhagubai Krishna Borhade & others as the vendor/Owners to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as Purchaser dated 18/05/2011.
- 3) Copy of Power of Attorney in respect of the property bearing Gat No 730 (Old Gat no. 1093) admeasuring 00 Hector 31 Ares executed by and between Shri. Anil Krishna Borhade, Ranjana Babasaheb Hawaldar, Bhagubai Krishna Borhade & others as Executant in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership firm having its registered address at 98/2,

favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Gुरुविहार, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE and which is duly registered in the office of Joint Sub-Registrar Haveli No 18 Pune at the serial No. 4822/11 dated 18/05/2011.

That by virtue of aforesaid sale deed M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE have become the sole and absolute owner of the land bearing Gat No 730 (Old Gat no. 1093) admeasuring 00 Hectar 31 Ares, assessed at Rs. 02.34.

- c) **7/12 EXTRACT:** (in respect of the property bearing Gat No 730 (Old Gat no. 1093) admeasuring 00 Hectar 31 Ares, assessed at Rs. 02.34)

That according to the aforesaid sale deed dated 18/05/2011 M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE have filed an application along with other concerned documents before the concerned revenue authority and accordingly mutation entry No 4408 in respect of the land bearing Gat No 730 (Old Gat no. 1093) admeasuring 00 Hectar 31 Ares, assessed at Rs. 02.34, has been certified on dated 23/06/2011. Therefore the name of the M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE has been entered into the revenue records and the 7/12 extract as the owner of the subject captioned property.

- d) **BUILDING PERMISSION:**  
Not obtained

4. **NAME OF TENURE:**

As per the zone certificate issued by Town Planning Authority Pimpri Chinchwad in respect of the subject captioned property said land is under residential zone. That the NA permission is required to be obtained from the concerned governmental authority.

5. **IS THE SAID PROPERTY TENANTED**

- N.A. -

6. **WHETHER PROPERTY IS AFFECTED BY ANY SPECIAL ENACTMENT SUCH AS TENANCY LAWS, ULC ACT ETC.**

- N.A. -

7. **WHETHER PROPERTY IS SUBJECT TO ANY RIGHT OF PRE-EMPTION**

- N.A. -

8. **IS DOCUMENT PENDING FOR REGISTRATION**

- N.A. -

9. **WHETHER PROPERTY BELONGS TO HINDU UNDIVIDED FAMILY**

- N.A. -

10. **WHETHER THE PROPERTY IS ACQUIRED UNDER THE LAND ACQUISITION ACT 1894 AND APPLICABILITY OF OTHER STATE LEGISLATION.**

- N.A. -

11. **MINORS DELINQUENT, UNTRACED PERSONS INTEREST**

- Not Involved -

**12. HOLDING AND ACQUISITION IS IN ACCORDANCE WITH THE PROVISIONS OF LAND REFORMS ACT**

- YES -

**13. PUBLIC NOTICE**

I Have Published a Notice in the daily News paper "Sakal" dated 5/11/2010 in respect of the subject captioned property for the purpose of ascertain the marketable title of the said owners towards the subject captioned property and had called objections from the public at large, but till today I have not received any objection from any person etc. in respect of the said property.

**14. SEARCH AND ENCUMBRANCES:**

A search was taken for the 30 years from 1983 to 2012. It was carried out in the offices of Sub- Registrar Haveli No's 5, 17, 14 and 18, Pune vide search receipt no. 991/12 dated 06/03/2012 by me for the last 30 years. However most of the Index II registers in the offices of the Sub- Registrar Haveli no's 5, 17, 14 and 18 were not consistently available for inspection, some are either torn into pieces / leaves and mutilated and some of the registers were sent for binding or not available for inspection. From the available Index II registers and records no adverse entry or encumbrances of any kind was noticed. I have gone represented by the revenue records, I have received all mutation entries and 7 x 12 extracts in respect of the said property are available and all documents and Title Deeds referred to in this search are also available for scrutiny and have perused the same.

**15. NOTE:**

The registration of the properties is made centralized for all the properties after 31<sup>st</sup> October 2005 however the search is not centrally available hence I could not conduct search in that regards.

This search and title report is entirely based upon and relied on the documents supplied to me and Index registers made available to me in the Sub - Registrars office Haveli No. 5, 17, 14 and 18 Pune.

**16. CONCLUSION AND CERTIFICATE OF TITLE:**

On relying upon the aforesaid documents made available by M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE to me for scrutiny and examination, registers available with the concern Sub Registrar Offices and non receipt of any objections to the Public Notice published by me, I am in the opinion that M/S PHARANDE PROMOTERS & BUILDERS is the owner of the Scheduled property and have good, clear and marketable title in respect of the scheduled property which is under non-agricultural Use for residential purpose and further the scheduled property is free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell / Assign the said property or otherwise deal with said property in any manner.

That M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE have full right to sell, mortgage, lease etc. the flats, shops, Tenements etc, and allot exclusive right to use parking space/s, Terrace/s, Spaces for advertisement etc. or scheduled property with or without building to the prospective buyers, mortgages, lessees, allottee etc and to receive consideration, premium, rent, allotment charges from them and also have right to deliver the possession to such person, buyers, allottee, mortgagee, lessee etc.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause /clauses which will be obstructing the present owners M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE for development of the said property and/or to sale/transfer the said land with or without building, flats/shops/offices/units to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

Hence, this Search and Title reports.  
The documents supplied to me are returned herewith.

Place: Pune  
Date: 08/03/2012

  
(Mrs. Sapna S. Sagsvekar)  
Advocate

**SAPNA S. SAGVEKAR**  
BELLB  
ADVOCATE  
20/3204, Gokul Society, B. T. Nagar,  
Pune - 411 016.



पावती क.

नॉदणी ३१ म.  
Regn. ३९ म.

वस्तुऐवजाचा/मर्बाचा अनुक्रमांक ८८९)९२

दिनांक ८/९/९२ सन १०

वस्तुऐवजाचा प्रकार-

कोट ३०००

घात करणाराचे नाव-

१८१३-२०९२

जातीलगावणे मी मिळवली:-

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मकला मी (कोटिओ)

मुद्रांकलाची मकला मी

मकला मी

मकला मी (कला १४ ते १७)

मोप किंवा निरीक्षण

मकला २५ मकला

कला १४ मकला

मकला मी (कला ५७) (कोटिओ)

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# SAPNA SANJAY SAGVEKAR

BSL, LL.B.  
(Advocate)

539/3084, Akshay Society,

Sant Tukaram Nagar,

Pimpri - Pune - 411 018.

☎. (020) 27422011 / 9881376030

Sapna21206@yahoo.com.

Ref. No.

Date: 8/5/2012



## SEARCH AND TITLE INVESTIGATION REPORT

Search / Title report in respect of the property bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hecor 20 Ares & Gat No 736 (Old Gat no. 1099) admeasuring 00 Hecor 36 Ares of the revenue village Borhadewadi Pune, Most Particularly Described in the schedule hereinafter (hereinafter Referred to as "The Subject Captioned Property")

### TO WHOMSOEVER IT MAY CONCERN

M/S PHARANDE PROMOTERS & BUILDERS, a registered partnership Firm having its registered address at 98/2, Tarangan, Gुरुविहार, Pune-Nashik Road, Bhosri, Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE has instructed me scrutinize and examine the marketable title of the property described in the schedule hereinafter.

### SCHEDULE OF THE PROPERTY:

#### **SCHEDULE - A**

All the piece and the parcel of the property bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hecor 20 Ares and assessed at 01 Rs. 56 Paisa, lying, being and situated at the revenue village Borhadewadi, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub- registrar Haveli No. 1 to 20, Pune and bounded as under:

|                         |   |                     |
|-------------------------|---|---------------------|
| On or towards the East  | : | By Gat No 697       |
| On or towards the South | : | By Gat No 731       |
| On or towards the West  | : | By Gat No 735       |
| On or towards the North | : | By Gat No 733 & 734 |

#### **SCHEDULE - B**

All the piece and the parcel of the property bearing Gat No 736 (Old Gat no. 1099) admeasuring 00 Hecor 36 Ares and assessed at 02 Rs. 81 Paisa, lying, being and situated at the revenue village Borhadewadi, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub- registrar Haveli No. 1 to 20, Pune and bounded as under:

|                         |   |                      |
|-------------------------|---|----------------------|
| On or towards the East  | : | By Gat No 730 & 735  |
| On or towards the South | : | By Gat No 725        |
| On or towards the West  | : | By Gat No. 737 & 738 |
| On or towards the North | : | By Gat No 144 & 148  |

#### **1. THE APPLICANT HAS SUPPLIED ME THE FOLLOWING COPIES OF DOCUMENTS:**

- 1) Copy of Sale Deed in respect of the property bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hecor 20 Ares & Gat No 736 (Old Gat no. 1099) admeasuring 00 Hecor 36 Ares executed by and between Shri. Sanjay Baban Bankar, Shri. Arvind Baban Bankar, Shri. Dyaneshwar Baban Bankar, Smt. Saraswati Baban Bankar, Smt. Shukuntala Haribhai Alhat, Smt. Subhadra Sopanrao Dedage, Sou. Sangeta Devdas Shinde, Sou. Surekha Ashok Dhadge, Sou. Jayashree Vishaynath dugane, Shri. Chandrakant Anant Waghmare & 3 others as the vendor/Owners to and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2,

Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as Purchaser dated 03/02/2012.

- 2) Copy of registration receipt and Index II for Sale Deed in respect of the property bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hectar 20 Ares & Gat No 736 (Old Gat no. 1099) admeasuring 00 Hectar 36 Ares executed by and between Shri. Sanjay Baban Bankar, Shri. Arvind Baban Bankar, Shri. Dyaneshwar Baban Bankar, Smt. Saraswati Baban Bankar, Smt. Shakuntala Haribhau Alhat, Smt. Subhadra Sopanrao Dedage, Sou. Sangeeta Devidas Shinde, Sou. Surekha Ashok Dhadge, Sou. Jayashree Vishavnath dugane, Shri. Chandrakant Anant Waghmare & 3 others as the vendor/Owners in and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE as Purchaser dated 03/02/2012.
- 3) Copy of Power of Attorney in respect of the property bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hectar 20 Ares & Gat No 736 (Old Gat no. 1099) admeasuring 00 Hectar 36 Ares executed by Shri. Sanjay Baban Bankar, Shri. Arvind Baban Bankar, Shri. Dyaneshwar Baban Bankar, Smt. Saraswati Baban Bankar, Smt. Shakuntala Haribhau Alhat, Smt. Subhadra Sopanrao Dedage, Sou. Sangeeta Devidas Shinde, Sou. Surekha Ashok Dhadge, Sou. Jayashree Vishavnath dugane, Shri. Chandrakant Anant Waghmare & 3 others as the Executants in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE dated 03/02/2012.
- 4) Copy of registration receipt for Power of Attorney in respect of the property bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hectar 20 Ares & Gat No 736 (Old Gat no. 1099) admeasuring 00 Hectar 36 Ares executed by Shri. Sanjay Baban Bankar, Shri. Arvind Baban Bankar, Shri. Dyaneshwar Baban Bankar, Smt. Saraswati Baban Bankar, Smt. Shakuntala Haribhau Alhat, Smt. Subhadra Sopanrao Dedage, Sou. Sangeeta Devidas Shinde, Sou. Surekha Ashok Dhadge, Sou. Jayashree Vishavnath dugane, Shri. Chandrakant Anant Waghmare & 3 others as the Executants in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE dated 03/02/2012.
- 5) Village Form 7,7A and 12 of in respect of Gat No 732 (Old Gat no. 1095) for the period 1970-2012.
- 6) Village Form 7,7A and 12 of in respect of Gat No 736 (Old Gat no. 1099) for the period 1970-2012.
- 7) All mutation entries in respect of Gat No 732 (Old Gat no. 1095) & Gat No 736 (Old Gat no. 1099)

2. **OWNER OF THE SUBJECT CAPTIONED PROPERTY:**

M/S PHARANDE PROMOTERS & BUILDERS a registered partnership Firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE is present owner of the subject captioned property.

3. **BRIEF HISTORY OF DEVALUATION OF TITLE:**

History of the land bearing Gat No 732 (Old Gat no. 1095) & Gat No 736 (Old Gat no. 1099) of the revenue village Borhadewndi, Taluka Haveli, District Pune.

That on 01/08/1989 Borthadewadi has been given separate entity of revenue village from and out of village Moshi by order of Maharashtra Government and which has been duly mutated in the revenue records vide mutation entry no 1.

**History of Gat No 732 (Old Gat no. 1095) & Gat No 736 (Old Gat no. 1099)**

That the Property bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56, & Gat No 736 (Old Gat no. 1099) admeasuring 00 Hectar 36 Ares, assessed at Rs. 02.81 being and lying at Village Borthadewadi, Taluka and Sub-Registration District Ilaveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation was ancestral property of Shri. Nivruti Govind Bankar.

- a) That by mutation entry no 419 it is seen that Shri. Nivruti Govind Bankar expired intestate on dated 02/05/1993 leaving behind his legal heirs i.e. Son 1) Shri. Baban Nivruti Bankar, three daughter 2) Sou. Janabai Anant Waghmare, 3) Sou. Shakuntala Haribhau Alhat, 4) Sou. Subhadra Sopanrao Dedage & 5) Venubai Jayavant Lokhande. Since Venubai Jayavant Lokhande was expired her name was not recorded into 7/12 extract. Accordingly the names of the aforesaid legal heirs of the deceased Shri. Nivruti Govind Bankar i.e. 1) Shri. Baban Nivruti Bankar, three daughter 2) Sou. Janabai Anant Waghmare, 3) Sou. Shakuntala Haribhau Alhat, 4) Sou. Subhadra Sopanrao Dedage has been duly mutated in the revenue records of the said property vide mutation entry no 419 as the owners and the occupiers thereof.
- b) That by mutation entry no 1822 it is seen that Shri. Baban Nivruti Bankar expired intestate on dated 15/05/2001 leaving behind his legal heirs i.e. Son 1) Shri. Sanjay Baban Bankar, 2) Shri. Arvind Baban Bankar, 3) Shri. Dyaneshwar Baban Bankar, and daughter 4) Sou. Sangeeta Devidas Shinde, 5) Sou. Surekha Ashok Dhadge, 6) Sou. Jayashree Vishavnath dugane, 7) Smt. Saraswati Baban Bankar. Accordingly the names of the aforesaid legal heirs of the deceased Shri. Baban Nivruti Bankar has been duly mutated in the revenue records of the said property vide mutation entry no 1822 as the owners and the occupiers thereof.
- c) That by mutation entry no 4458 it is seen that Sou. Janabai Anant Waghmare expired intestate on dated 27/10/1999 leaving behind his legal heirs i.e. Son Shri. Chandrakant Anant Waghmare. Accordingly the name of the aforesaid legal heir of the deceased Sou. Janabai Anant Waghmare has been duly mutated in the revenue records of the said property vide mutation entry no 4458 as the owners and the occupiers thereof.
- d) **SALE DEED:** (In respect of the property bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56, & Gat No 736 (Old Gat no. 1099) admeasuring 00 Hectar 36 Ares, assessed at Rs. 02.81)  
That 1) Shri. Sanjay Baban Bankar, 2) Shri. Arvind Baban Bankar, 3) Shri. Dyaneshwar Baban Bankar, 4) Smt. Saraswati Baban Bankar, 5) Smt. Shakuntala Haribhau Alhat, 6) Smt. Subhadra Sopanrao Dedage, 7) Sou. Sangeeta Devidas Shinde, 8) Sou. Surekha Ashok Dhadge, 9) Sou. Jayashree Vishavnath dugane, 10) Shri. Chandrakant Anant Waghmare & others has executed sale deed in favour of **M/S PHARANDE PROMOTERS & BUILDERS** a registered partnership firm having its registered address at 98/2, Tarangan, Guruvihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE in respect of the land bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56, & Gat No 736 (Old Gat no. 1099) admeasuring 00 Hectar 36 Ares, assessed at Rs. 02.81 on dated 03/02/2012.



That I have perused the copy of Sale deed in respect of the land bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56, & Gat No 736 (Old Gat no. 1099) admeasuring 00 Hectar 36 Ares, assessed at Rs. 02.81 on dated 03/02/2012 executed by 1) Shri. Sanjay Baban Bankar, 2) Shri. Arvind Baban Bankar, 3) Shri. Dyaneshwar Baban Bankar, 4) Smt. Saraswati Baban Bankar, 5) Smt. Shakuntala Haribhau Alhat, 6) Smt. Subhadra Sopanrao Dedage, 7) Sou. Sangeeta Devidas Shinde, 8) Sou. Surekha Ashok Dhadge, 9) Sou. Jayashree Vishavnath dugane, 10) Shri. Chandrakant Anant Waghmare & others and in favour of M/S PHARANDE PROMOTERS & BUILDERS a registered partnership firm having its registered address at 98/2, Tarangan, Gurusihar, Pune-Nashik Road, Bhosri Pune represented by its Partner Mr. RAMESH JAYRAM PHARANDE and which is duly registered in the office of Joint Sub-Registrar Haveli No 18 Pune at the serial No. 1340/12 dated 03/02/2012.

That by virtue of aforesaid sale deed M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE have become the sole and absolute owner of the land bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56, & Gat No 736 (Old Gat no. 1099) admeasuring 00 Hectar 36 Ares, assessed at Rs. 02.81.

- c) **7/12 EXTRACT:** In respect of the property bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hectar 20 Ares, assessed at Rs. 01.56, & Gat No 736 (Old Gat no. 1099) admeasuring 00 Hectar 36 Area, assessed at Rs. 02.81)  
That according to the aforesaid sale deed dated 03/02/2012 M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE have filed an application along with other concerned documents before the concern revenue authority and accordingly mutation entry No 4823 in respect of the land bearing Gat No 732 (Old Gat no. 1095) admeasuring 00 Hectar 20 Ares, & Gat No 736 (Old Gat no. 1099) admeasuring 00 Hectar 36 Area, assessed at Rs. 02.81, has been certified. Therefore the name of the M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE has been entered into the revenue records and the 7/12 extract as the owner of the subject captioned property.

- 1) **BUILDING PERMISSION:**  
Not obtained

4. **NAME OF TENURE:**  
As per the zone certificate issued by Town Planning Authority Pimpri Chinchwad in respect of the subject captioned property said land is under residential zone. That the NA permission is required to be obtained from the concerned governmental authority.

5. **IS THE SAID PROPERTY TENANTED**  
- N.A. -

6. **WHETHER PROPERTY IS AFFECTED BY ANY SPECIAL ENACTMENT SUCH AS TENANCY LAWS, ULC ACT ETC.**  
- N.A. -

7. **WHETHER PROPERTY IS SUBJECT TO ANY RIGHT OF PRE-EMPTION**  
- N.A. -

8. **IS DOCUMENT PENDING FOR REGISTRATION**  
- N.A. -

9. WHETHER PROPERTY BELONGS TO HINDU UNDIVIDED FAMILY  
- N.A. -

10. WHETHER THE PROPERTY IS ACQUIRED UNDER THE LAND ACQUISITION ACT 1894 AND APPLICABILITY OF OTHER STATE LEGISLATION.  
- N.A. -

11. MINORS DELINQUENT, UNTRACED PERSONS INTEREST  
- Not Involved -

12. HOLDING AND ACQUISITION IS IN ACCORDANCE WITH THE PROVISIONS OF LAND REFORMS ACT  
- YES -

13. PUBLIC NOTICE

I Have Published a Notice in the daily News paper "Sakal" dated 05/11/2010 in respect of the subject captioned property for the purpose of ascertain the marketable title of the said owners towards the subject captioned property and had called objections from the public at large, but till today I have not received any objection from any person etc. in respect of the said property.

14. SEARCH AND ENCUMBRANCES:

A search was taken for the 30 years from 1983 to 2012. It was carried out in the offices of Sub- Registrar Haveli No's 5, 17, 14 and 18, Pune vide search receipt no. 991/12 dated 06/03/2012 by me for the last 30 years. However most of the index II registers in the offices of the Sub- Registrar Haveli no's 5, 17, 14 and 18 were not consistently available for inspection, some are either torn into pieces / leaves and mutilated and some of the registers were sent for binding or not available for inspection. From the available index II registers and records no adverse entry or encumbrances of any kind was noticed. I have gone represented by the revenue records, I have received all mutation entries and 7 x 12 extracts in respect of the said property are available and all documents and Title Deeds referred to in this search are also available for scrutiny and have perused the same.

15. NOTE:

The registration of the properties is made centralized for all the properties after 31<sup>st</sup> October 2005 however the search is not centrally available hence I could not conduct search in that regards.

This search and title report is entirely based upon and relied on the documents supplied to me and Index registers made available to me in the Sub - Registrars office Haveli No. 5, 17, 14 and 18 Pune.

16. CONCLUSION AND CERTIFICATE OF TITLE:

On relying upon the aforesaid documents made available by M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDE to me for scrutiny and examination, registers available with the concern Sub Registrar Offices and non receipt of any objections to the Public Notice published by me, I am in the opinion that M/S PHARANDE PROMOTERS & BUILDERS is the owner of the Scheduled property and have good, clear and marketable title in respect of the scheduled property which is under non-agricultural Use for residential purpose and further the scheduled property is free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell / Assign the said property or otherwise deal with said property in any manner.

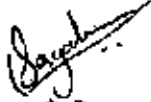
That M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDI have full right to sell, mortgage, lease etc. the flats, shops, Tenements etc. and allot exclusive right to use parking space/s, Terrace/s, Spaces for advertisement etc. or scheduled property with or without building to the prospective buyers, mortgages, lessors, allottee etc and to receive consideration, premium, rent, allotment charges from them and also have right to deliver the possession to such person, buyers, allottee, mortgagee, lessee etc.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing the present owners M/S PHARANDE PROMOTERS & BUILDERS represented by its Partner Mr. RAMESH JAYRAM PHARANDI for development of the said property and/or to sale/transfer the said land with or without building, flats/shops/offices/units to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

Hence, this Search and Title reports.  
The documents supplied to me are returned herewith.

Place: Pune  
Date: 08/03/2012



  
(Mrs. Sapna S. Sagavekar)  
Advocate  
**BAPNA B. SAGAVEKAR**  
B.S.L.L.R.  
ADVOCATE  
139/2004, Akshay Society, B. T. Nagar,  
Pimpri, Pune - 411 012.

पावती क.

नॉबपी ३९ म.  
Regd. 39 m.

वस्तुपेवनाचा/वर्जाचा अनुक्रमंक ९९९/१२

दिनांक ९/९/१२ म. १०

वस्तुपेवनाचा प्रकार-

कोई ८० वज  
९९९३-२०१२

सावर करणाऱ्याचे नाव-

वालीसपुत्राची की मिळावी:-

नॉबपी की

मकला की (कोमिती)

मकलाची मकला की

व्यासधर्च

मकला किंवा सावने (कलम १४ ते १७)

कोय किंवा निरीक्षण

वज-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित मकला (कलम ५७) (कोमिती)

वज की (मागील पल्लावरील) म. १०, १३७,

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(५९) हजार पंचशे ०)

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| ५     |    |
| १०५०० | -  |

वस्तुपेवना

मकला

शेजी तयाग होईल व

नॉबपीकृत डाकने पावली जाईल.

या वस्तुपेवनाचा/वर्जाचा अनुक्रमंक

९९९/१२

वस्तुपेवनाचा/वर्जाचा नाव दिलेल्या व्यक्तीच्या

नावे नॉबपीकृत डाकने पावली जाईल.

हवाली करावा. शेजी तयाग. १३, पुणे

सावरकर्ता