



Date:- 09/06/2017

SEARCH & TITLE REPORT

M/s. AKSHA ENTERPRISES

Office At :- Pimpri, Pune -411018

श्री. मन्मथ गणपतराव पांडे

बी एसी सी. एल एल. बी.
अॅडव्होकेट

MR. MANMATH GANPATRAO PANDE
(B.Sc.L.L.B.)
Advocate

पत्ता :- भोसरी, पुणे - ४११ ०३९.

Email No- advmanmathpande@yahoo.com

Mob.: 9960686001 / 9423829590

132/0

हजर पावती

Original/Duplicate

Friday, 21 August 2015 5:34 PM

हवेली क्र. 39M

Regn. 39M

पावती क्र. 6250 दिनांक: 21/08/2015

दाखल नाव: निवासी

दाखल ठिकाण: वसुधामाता हवेली-14-0-2015

दाखल ठिकाणाचा प्रकार :

सादर करवावाचे नाव: श्री. मन्मथ मणवतराव पाने

वर्गीत क्र. 832/2015 गांव मोजे निवासी येथील गट नं. 117 व 118 मधील प्लॉट नं. 2 याची क्षेत्र 7950 चौ.मी. निवासी
(2003 ते 2015) 12 वर्ष

श्री. मन्मथ मणवतराव पाने

रु. 300.00

रु. 300.00

रु. 300.00

सह इश्युम निवासी, हवेली-14

1), देयकाचा प्रकार: By Cash रक्कम: रु. 300/-

सह दुय्यम निबंधक (वर्ग-१)
हवेली क्र-१४, पुणेMR. MANMATH G. PANDE
ADVOCATEFlat No. 4, Shrut Residency,
Alandi Road, Bhosari, Pune-39
Mob. No.: 9960686001, 9423829500



CHALLAN
MTR Form Number-6

QRN	MF002136170201718E	BARCODE			Date	09/05/2017-14:00:50		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				HVLN_HAVELI 14 JOINT SUB REGISTRAR		Full Name		ADVOCATE MR. MANMATH GANPATRAO PANDE	
Location				PUNE		Flat/Block No.			
Year				2017-2018 One time		Premises/Building			
Account Head Details				Amount in Rs.		Road/Street		BHOSEARI	
003C072201 SEARCH FEE				50.00		Area/Locality		PUNE	
						Town/City/District			
						PIN		4 1 1 0 3 9	
						Remarks (If Any)			
						SEARCH 2016-2017 GAT NO. 117 P GAT NO. 116 P LAYOUT PLOT NO. -			
						2 Admeasuring Area 7879.88 Sq Mtrs			
						Amount in Words			
						Fifty Rupees Only			
Total				50.00					
Payment Details				BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		020039/2017060801104 57554030	
Cheque/DD No.				Date		09/05/2017-14:41:22			
Name of Bank				Bank Branch		BANK OF BARODA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 धातु चालण 'काय ऑफ पेंड' जाय नाल कलपणकारीय चालण आठे - इतर कलपणकारीय किंवा नोंदणी न कलपणकारीय पलपणकारीय चालण नाह.



Manmath G. Pande
Haveli 14

MR. MANMATH G. PANDE
ADVOCATE
(B.Sc., L.L.B.)

श्री मन्मथ ग. पंडे
अॅडवोकेट
(बी.एससी. एल. एल.बी.)

OFFICE ADD:- C/o. N. N. Kulkarni, Flat No. 4, First Floor, Shruti Residency, Vittal Darshan, Behind Gavhane Petrol Pump, Bhosari - Alandi Road, Bhosari Pune 411039.

Ref :

**SEARCH & TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN**

Subject: - Search Report in respect of all that piece and parcel of land is bearing a) Gat. No. 117, admeasuring area 01 H 08 Aar assessed at Rs. 4.39 Ps. + b) Gat. No. 118, Total admeasuring area 01 H 96 Aar assessed at Rs. 11.31 Ps. out of that admeasuring area 00 H 98 Aar, a) + b) i.e. Amalgamated property bearing Gat No- 117(P), and 118(P) from the said properties sanctioned layout bearing Plot No. 2 an admeasuring area 7879.88 Sq. Mtrs. situated at village Chikhali, Taluka - Haveli, Dist- Pune Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub- Registrar Haveli No.1 to 26.

Sir,

1) NAME & ADDRESS OF THE PERSON ON WHOSE BEHALF I AM PREPARING THE REPORT:

The Search & Title Report of above mentioned Property is furnished herewith at the instruction of M/s Aksha Enterprises Through its Partner Mr. Zikrullah Abbasali Chaudhary, Office/at:- Shop No- 12 and 13, Sukhwani Imperial, Phase No. III, Plot No. 10, Survey No. 150-153, Morwadi, Pimpri, Pune-411018.

2) NAME & ADDRESS OF THE OWNER OF THE PROPERTY:

M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary Mr. Zikarullah Abbas Ali Chaudhary, Mrs. Sahirubano Zikarullah Chaudhary and Shabana Zikarullah Chaudhary Office/at:- Shop No- 12 and 13, Sukhwani Imperial, Phase No. III, Plot No. 10, Survey No. 150-153, Morwadi, Pimpri, Pune-411018 are the absolute owners of the property and has absolute Development rights of the property bearing Gat No. 117(P) and 118(P) having amalgamated sanctioned layout bearing Plot No. 2 an admeasuring area 7879.88 Sq. Mtrs. situated at village Chikhali, Taluka - Haveli, Dist- Pune and is well seized and possessed of or otherwise well and sufficiently entitled of the said land.



*Zikrullah
12/11/21*

Taluka - Haveli, Dist- Pune Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub- Registrar Haveli No.1 to 26.

-----Hereinafter referred as 'Said Property'

4) **OBJECT OF THE REPORT:**

M/s Aksha Enterprises Through its Partner Mr. Zikrullah Abbasali Chaudhary developed above said land hence this Search Report done for submits in to the Pimpri Chinchwad Municipal Corporation for all purpose and Financial Institute for the loan purpose.

5) **LIST OF DOCUMENT PRODUCED BY M/s Aksha Enterprises Through its Partner Mr. Zikrullah Abbasali Chaudhary,**

- a) Xerox copy of registered Sale Deeds.
- b) Xerox copy of registered Power of Attorneys.
- c) Xerox copy of registered Development Agreements.
- d) Xerox copy of registered Agreements.
- e) Xerox copy of Index II & Registration receipt of above mentioned registered Documents.
- f) Xerox copy of 7/12 Extract of property Gat No. 117, 118 at Village Chikhali From 1977 to 2015.
- g) Xerox copy of Mutation Entry No. 16570, 21591, 473, 4816, etc
- h) Xerox copy of Zone Certificate of Gat No. - 117, Zone Certificate bearing No. NARAVI/KAVI/ZONE CERTIFICATE/319/2013, dated 15/01/2013 issued by Pimpri Chinchwad Municipal Corporation.



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Mahadu Jadhav and Mrs. Baby Ramchandra Jadhav as his ancestral property and his name is entered in the 7/12 extract vide Mutation Entry No. 21591.

It is further perused from Mutation No. 21591 dated 07/04/2011 that the partition of the various property, including Gat No 117 taken place amongst the co-share of the said property. The Gat No- 117 admeasuring 00 Hectar 54 Aar, assessed at Rs. 02.20 Ps. Came to the share of Mr. Dnyanoba Mahadu Jadhav, Mr. Vishnu Mahadu Jadhav, jointly and severally and The Gat No- 117 admeasuring 00 Hectar 54 Aar, assessed at Rs. 02.20 Ps. Came to the share of Mr Pandit Mahadu Jadhav and Mrs. Baby Ramchandra Jadhav, jointly and severally.

Then after Mr. Dnyanoba Mahadu Jadhav, Mr. Vishnu Mahadu Jadhav, Mr Pandit Mahadu Jadhav and Mrs. Baby Ramchandra Jadhav and Others executed registered **Development Agreement and Power of Attorney** on admeasuring area 01 Hectar 08 Aar, in favour of M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary, which is registered in the office of Sub Registrar Haveli No. 18 at Serial No. **8151/2011, 8152/2011, dt. 20/08/2011** respectively as per the Development Agreement 60000 Sq. Ft. Built up area residential construction is given to Mr. Dnyanoba Mahadu Jadhav and others as consideration of said plot and also refundable security deposit of Rs. 1,60,00,000/- (Rupees One Cror Sixty Lac only) is given to Mr. Dnyanoba Mahadu Jadhav and others till the performance.

**History of Devolution of title in respect of the Property Mentioned in the
SCHEDULE "B"**

All that piece and parcel of the land all that piece and parcel of the property, bearing Gat. No. 118, Total admeasuring area 01 H 96 Aar assessed at Rs. 11.31 Ps. out of that admeasuring area 00 H 98 Aar situated at village Chikhali, Taluka - Haveli, Dist- Pune Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub- Registrar Haveli No.1 to 26 Initially belonged to Mr. Keshav Balkrishna Kahane as his ancestral property.

Than after Mr. Keshav Balkrishna Kahane expired on dated 16/03/1981. His Legal heirs file application for entry of legal heirs in to the 7/12 extract in the office of village



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**History of Devolution of title in respect of the Property Mentioned in the
SCHEDULE "C"**

That Mr. Zikarullah Abbas Ali Chaudhary and others amalgamate the Gat No. 116(P), 117(P) and 118(P) as mentioned in Schedule 'A', Schedule 'B' and Schedule 'C' with sanctioned layout. As per the sanctioned layout the said plot divided into bearing Plot No. 1 an admeasuring area 8337.58 Sq. Mtrs., bearing Plot No. 2 an admeasuring area 7879.88 Sq. Mtrs. And bearing Plot No. 3 an admeasuring area 9490.18 Sq. Mtrs. And open space an admeasuring area 2842.36 Sq. Mtrs. situated at village **Chikhali**, Taluka - Haveli, Dist- Pune Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub- Registrar Haveli No.1 to 26 and Sanctioned Layout plan issued by Pimpri Chinchwad Municipal Corporation vide order No. BP / LAYOUT / CHIKHALI / 6 / 2013, dated 13/02/2013.

Then after Mr. Dnyanoba Mahadu Jadhav and others 30 through its Power of Attorney holder M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary obtained Sanction Layout in respect of Gat No. 117(P) and 118(P) having amalgamated sanctioned layout bearing Plot No. - 2 an admeasuring area 7879.88 Sq. Mtrs. situated at village **Chikhali**, Taluka - Haveli, Dist - Pune from Pimpri Chinchwad Municipal Corporation.

Than after M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary also obtained Building Commencement Certificate bearing No. BP / LAYOUT / CHIKHALI / 50 / 2013, dated 27/11/2013, issued by Pimpri Chinchwad Municipal Corporation in respect of sanction plan.

Than after M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary got the revised Commencement Certificate No. BP / CHIKHALI / 49 / 2014, dt. 15/09/2014 issued by Pimpri Chinchwad Municipal Corporation in respect of sanction plan.

Than after Mr. Dnyanoba Mahadu Jadhav and Others made an application to the District Collectorate Pune, Revenue Branch Pune dated 28/01/2014 and 17/03/2015 for the Non Agricultural Permission for the area 7879.88 Sq. Mtrs out of the Gat No. 117(part)



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Pune*

books of Index II and carried out B-Search by online also, I have no adverse entry or encumbrance was found in respect of the said property.

I also referred the Search Report given by Advocate Mr. Gurunath S. Setty for 30 years from 1983 to 2012 on dated 19/06/2012 and Search Report given by Advocate and Notary Mr. Dasharth V. Gaikwad for 2 years from 2012 to 2013 on dated 21/10/2013 in respect of the property bearing Gat No. 117(P) and 118(P) having amalgamated sanctioned layout bearing Plot No. 2 an admeasuring area 7879.88 Sq Mtrs. situated at village Chikhali, Taluka - Haveli, Dist- Pune.

7) **CONCLUSION:-**

Considering the above facts,

A) I have come to the conclusion that M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary, Mr. Zikarullah Abbas Ali Chaudhary, Mrs. Sabirabano Zikarullah Chaudhary and Shabana Zikarullah Chaudhary are the absolute owners of the property bearing Gat No. 117(P) and 118(P) having amalgamated sanctioned layout bearing Plot No. 2 an admeasuring area 7879.88 Sq. Mtrs. situated at village Chikhali, Taluka - Haveli, Dist- Pune and is well seized and possessed of or otherwise well and sufficiently entitled of the said land and is free from encumbrances and attachment.

B) M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary Mr. Zikarullah Abbas Ali Chaudhary, Mrs. Sabirabano Zikarullah Chaudhary and Shabana Zikarullah Chaudhary has a clear and marketable title to the said Land/property.

Place: Bhosari, Pune.

Date:- 09/06/2017.

(Signature)
M. M. Pande

Mr. Mannath G. Pande

Advocate

Flat No. 4, Shrut Residency,
Alandi Road, Bhosari, Pune-39
Mob. No.: 9950686001, 9423825590

3) **DESCRIPTION OF PROPERTY:-****SCHEDULE "A"**

All that peace and parcel of land is bearing Gat. No. 117, admeasuring area 01 H 08 Aar assessed at Rs. 4.39 Ps. situated at village Chikhali, Taluka - Haveli, Dist- Pune Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub- Registrar Haveli No.1 to 26 And bounded as under:-

- On or towards East : 20 Ft Road and Gat No 119.
- On or towards West : Remaining Property of Gat No 117.
- On or towards South: Property of Gat No. 118.
- On or towards North: Property of Mr. Zikrullah Abbas Ali Chaudhary and Others.

SCHEDULE "B"

All that peace and parcel of land is bearing Gat. No. 118, Total admeasuring area 01 H 96 Aar assessed at Rs. 11.31 Ps. out of that admeasuring area 00 H 98 Aar situated at village Chikhali, Taluka - Haveli, Dist- Pune Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub- Registrar Haveli No.1 to 26 And bounded as under:-

- On or towards East : Property of Gat No 119.
- On or towards West : Remaining Property of Gat No 118.
- On or towards South: Property of Gat No. 182 and 174.
- On or towards North: Property of Gat No 117.

SCHEDULE "C"

All that peace and parcel of land is bearing Schedule A + Schedule B, i.e. Amalgamated property bearing Gat No- 117(P), and 118(P) from the said properties sanctioned layout bearing Plot No. - 2 an admeasuring area 7879.88 Sq. Mtrs. situated at village Chikhali,



- i) Xerox copy of Zone Certificate of Gat No. - 118, Zone Certificate bearing No. NARAVI/KAVI/ZONE CERTIFICATE/318/2013, dated 15/01/2013 issued by Pimpri Chinchwad Municipal Corporation.
- j) Xerox copy of The Search Report given by Advocate Mr. Gurnath S. Shetty for 30 years from 1983 to 2012 on dated 19/06/2012 and Advocate and Notary Mr. Dusharth V. Gaikwad for 2 years from 2012 to 2013 and for 2 years from 2012 to 2013.
- k) Xerox copy of Sanctioned Layout plan issued by Pimpri Chinchwad Municipal Corporation vide order No. BP / LAYOUT / CHIKHALI / 6 / 2013, dated 13/02/2013 of Gat No. - 116, 117, and 118.
- l) Xerox copy of commencement certificate issued by The Pimpri Chinchwad Municipal Corporation Building Permission Department vide Commencement Certificate No. BP / LAYOUT / CHIKHALI / 50 / 2013, dated 27/11/2013 and revised Commencement Certificate No. BP / CHIKHALI / 49 / 2014, dt. 15/09/2014 and revised Commencement Certificate No. BP / CHIKHALI / 39 / 2016, dt. 07/04/2016 and revised Commencement Certificate No. BP / CHIKHALI / 75 / 2016, dt. 07/04/2016.
- m) Xerox copy of N. A. Order No. PMH/NA/SR/76/2014, dated 12/08/2015.

6) HISTORY OF DEVOLUTION OF TITLE:-

History of Devolution of title in respect of the Property Mentioned in the SCHEDULE "A"

All that piece and parcel of the land all that piece and parcel of the property, bearing Gat. No. 117, admeasuring area 01 H 08 Aar assessed at Rs. 4.39 Ps. situated at village Chikhali, Taluka - Haveli, Dist- Pune Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub- Registrar Haveli No.1 to 26 Initially belonged to Mr. Dnyanoba Mahadu Jadhav, Mr. Vishnu Mahadu Jadhav, Mr Pandit



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officer. The village officer entered the name of his legal heirs i.e. his wife Krishnabai Keshav Kahane and his sons 1) Mr. Begaji Keshav Kahane, 2) Mr. Digamber Keshav Kahane. The appropriate land authority entered name in the 7/12 Extract which is confirmed by Circle Officer vide Mutation Entry No. 473, dated 11/05/1981.

Then after Mr. Begaji Keshav Kahane sold his share admeasuring area 00 H 98 Aar to Mr. Krishnakumar Kishorilal Goyal with consent of Mr. Gorakhnath Begaji Kahane, Mr. Hanumant Begaji Kahane, and Mrs. Leelabai Begaji Kahane by registered Sale Deed on 21/03/1997. Then after the appropriate land revenue authority enters the name Mr. Krishnakumar Kishorilal Goyal in to the 7/12 extract vide mutation entry no. 4816; dated 15/07/1997.

Then after Smt. Krishnabai Keshav Kahane expired and Mr. Digamber Keshav Kahane and Mr. Kishor Digamber Kahane, Mr. Satish Digamber Kahane, Mr. Santosh Digamber Kahane, Mr. Rakesh Kishor Kahane, Yatish Kishor Kahane and Sou Rohini Dilip Dahitule, being legal heirs.

Mr. Digamber Keshav Kahane repaid the loan amount with interest of the society on dated 01/03/2008. Then after the appropriate land revenue authority released the boja on other rights column. charge released is mentioned in brackets in to the 7/12 extract vide mutation entry no. 16570.

Then after Mr. Digamber Keshav Kahane Mr. Digamber Keshav Kahane and Mr. Kishor Digamber Kahane, Mr. Satish Digamber Kahane, Mr. Santosh Digamber Kahane, Mr. Rakesh Kishor Kahane, Yatish Kishor Kahane and Sou Rohini Dilip Dahitule executed registered **Development Agreement and Power of Attorney** an admeasuring area 00 H 98 Aar, in favour of M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chandhary, which is registered in the office of Sub Registrar Haveli No. 18 at Serial No. 11140/2011, 11141/2011, dt. 22/11/2011 respectively as per the Development Agreement 54390 Sq. Ft. Built up area residential construction is given to Mr. Digamber Keshav Kahane and others as consideration of said plot and also refundable security deposit of Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lac only) is given to Mr. Digamber Keshav Kahane and others till the performance.



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admeasuring area 10800 sq. Mtrs. and Gat No. 118(Part) admeasuring area 4900 sq. Mtrs. total area 15700 sq. Mtrs and got the N. A. order for Non Agricultural Land from Gat No. 117(Part) and Gat No. 118(Part) of Village Chikhali, Taluka Haveli, Dist. Pune for admeasuring area 7879.88 Sq. Mtrs. bearing N. A. order No. PMH/NA/SR/76/2014, dated 12/08/2015,

Than After M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary got the revised Commencement Certificate No. BP / CHIKHALI / 39 /2016, dt. 07/04/2016 and revised Commencement Certificate No. BP / CHIKHALI / 75 / 2016, dt. 07/04/2016.

Therefore, on the basis of relevant Registered Document and record made available and information given to me, that M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary Mr. Zikarullah Abbas Ali Chaudhary, Mrs. Sabirabano Zikarullah Chaudhary and Shabana Zikarullah Chaudhary are the absolute owners of the property bearing Gat No. 117(P) and 118(P) having amalgamated sanctioned layout bearing Plot No. 2 an admeasuring area 7879.88 Sq. Mtrs. situated at village Chikhali, Taluka - Haveli, Dist- Pune and is well seized and possessed of or otherwise well and sufficiently entitled of the said land.

I have go through all the documents which was shown by M/s Aksha Enterprises Through its Partner Mr. Zikrullah Abbas Ali Chaudhary.

I have caused Search after paying the requisite fees Rs 50/- for 2 years from 2016 to 2017 by E Challan i.e. GRN No. - MH00213079201718E, Date - 08/06/2017.

And also I have caused Search for application No. 832/2015, Pavati No-6256/2015 dated 21/08/2015 after paying the requisite fees Rs 300/- for 12 years from 2004 to 2015 in the office of Sub Registrar, Haveli No - 14.

On the perusal of the documents and files produced before me in respect of the property as mentioned above and also I have gone through the records in the office of Sub Registrar, Haveli made available for inspection at the time of Search, by examining the



*General
Haveli*