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Resi. : 395, Gharonda Society,
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 Office : Shop No. 1, Premlok Plaza,
 Near Madhuban Society,
 Vishrantwadi, Pune- 411015.

Date : 20/06/2017

SEARCH AND TITLE REPORT

For the piece and parcel of land property bearing Survey No. 3, Hissa No. 6 admeasuring 0 H = 16 ARE situated at Dhanori Taluka Haveli Dist. Pune and within the limits of Sub Registrar Haveli No. 1 to 28 Pune and within the limits of Pune Municipal Corporation Pune which is bounded as follows :-

On or towards East : by land property of S. No. 3/9
 On or towards South : by land property of S. No. 317
 On or towards West : by land property of S. No. 3/5
 On or towards North : by land property of S. No. 3/4

Under the given instruction and suggestion of client **M/S. V. V. M. GROUP** (a registered Partnership firm under Indian Partnership Act 1932) having its Office at : C/o Rupali Department store, Nagpur Chal, Yerawada, Pune 411006 through its Partner **MR. VIKAS PANNALAL GUPTA** R/at: Nagpur Chal, Yerawada, Pune 411006

I have

- 1] The copies of 7/12 extract for 30 years i.e. 1987 to 2017 issued by Tahasildar Haveli.
- 2] The Index II registers maintained by Sub Registrar Haveli No. 1 to 28 Pune.

HISTORY OF PROPERTY

The land bearing Survey No. 3 Hissa No. 6 admeasuring 0 H



= 16 ARE was previously owned by Genu Vithoji Tingare And the said Genu Vithoji Tingare expired on date 11/5/1960 and he has left behind him following legally heirs according Hindu Succession Act i.e. 1) Mr. Ganpat Genu Tingare (Son) 2) Mr. Nivrutti Genu Tingare (Son) 3) Mrs. Shantabai Nivrutti Choudhari (daughter) 4) Mrs. Gajarabai Balasaheb Tapkir (daughter) 5) Smt. Mathabai Genu Tingare (wife) and the said all leglay heirs names are recorded on 7/12 extract by mutation entry no. 998 dated 7/8/1960 as legally owners and occupiers for the said land property.

And then Mrs. Shantabai Nivrutti Choudhari and Gajarabi Balasaheb Tapkir have deleted theirs names from 7/12 extract by theirs own application by mutation entry no. 1190 on date 20/2/1960.

And then Mr. Ganpat Genu Tingare and Mr. Nivrutti Genu Tingare have executed Partition deed for theirs various land properties on dated 26/10/1970 and then by virtue of said partition Mr. Ganpat Genu Tingare has got/allotted S. No. 3/6 admeasuring 0 H = 16 ARE and then his name is recorded on 7/12 extract by mutation entry no. 1361 on dated 26/10/1970 for S. No. 3/6 as legally owner and occupier for the said land property.

And then 1) Mr. Ganpat Genu Tingare and 2) Mr. Shivaji Ganpat Tingare have sold and transfer the said land property to Mr. Nivrutti Genu Tingare and then said land purchasers name i.e. Mr. Nivrutti Genu Tingare has recorded his name on 7/12 extract by mutation entry no. 1363 on dated 26/10/1970 as legally owner and occupier for the said land property.

And then Mr. Nivrutti Genu Tingare has sold and transfer



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the said land to Mrs. Shantabai Tukaram Choudhari on dated 18/6/1971 by way of registered sale deed and the said sale deed is duly registered in the office of the sub registrar Haveli No. 1 under serial No. 1225/1971 and the said land purchasers name i.e. Mrs. Shantabai Tukaram Choudhari has recorded her name on 7/12 extract by mutation entry no. 1605 on dated 31/10/1972 as legally owner and occupier for the said land property.

And then Mrs. Shantabai Tukaram Choudhari has taken loan from Dhanori Vividh Karyakari Seva Society against the said land property and the said loan encumbrance is recorded on 7/12 extract by mutation entry no. 2021 on dated 28/7/1977.

And then Mrs. Shantabai Tukaram Choudhari has taken loan from Canara Bank Pune against the said land property on dated 7/1/1980 and the said loan encumbrance is recorded on 7/12 extract by mutation entry no. 3202 on dated 28/6/1983.

And then Mrs. Shantabai Tukaram Choudhari has repaid said loan amount to Canara Bank Pune and the said loan encumbrance of Canara Bank is removed from 7/12 extract by mutation entry no. 7134 on dated 18/9/1995.

And then Mrs. Shantabai Tukaram Choudhari has repaid loan of Dhanori Vividh Karyakari Seva Society and then said loan encumbrance of Dhanori Vividh Karyakari Seva Societies name is removed from 7/12 extract by mutation entry no. 10517 on dated 4/9/1998.

And then Indubai Tukaram Choudhari has filed an application for partition for various lands properly against Mrs. Shantabai Tukaram Choudhari at Hon'ble civil Judge Senior



Division Pune vide its special suit no. 224/2002. And then the court have passed their order for partition for various land properties against Smt. Shantabai Tukaram Choudhari on dated 5/1/2004.

And then Smt. Shantabai Tukaram Choudhari has file an appeal against the said civil court order/Judgment at District Court Pune vide its Civil appeal no. 428/2012 and then District Court Pune have passed their order/Judgment in favour of Shahtabai Tukaram Choudhari became the said land property bearing S. No. 3/6 is her an ancestral property but not the said land property of ancestral way of Indubai Tukaram Choudhari and the said order passed for appeal on dated 3/10/2013.

And I have also gone to town planning department at Pune Municipal Corporation then I have shown that the said land is coming in Residential Zone.

And then 1) Smt. Shantabai Tukaram Choudhari 2) Mr. Pradeep Tukaram Choudhari have sold and transfer the said land total admeasuring 0 H = 16 ARE of S. No. 3/6 to in favour of M/s. V. V. M. Group through its Partner Mr. Vikas Pannalal Gupta for Rs. 1,76,00,000/- on dated 2/7/2015 by way of registered sale deed and the said sale deed is duly registered in the office of the Sub Registrar Haveli No. 26 under serial No. 5347/2015 and then said land purchasers name i.e. M/s. V. V. M. Group through its Partner Mr. Vikas Pannalal Gupta has recorded his name on 7/12 extract by mutation entry no. 22118 a legally owner and occupier for the said land property.

In this way M/s. V. V. M. Group through its partner Mr. Vikas Pannalal Gupta is legally owner and occupier for the said land property till on this date 20/06/2017.



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SEARCH

As requested I caused to take search for the above mentioned land property as well as Tahsildar, Haveli Pune for 30 years i.e. from the year 1987 to 2017 same of the books and records were torn condition and or were not available during the taken of my search.

However of the basis of information and available on record of the said property under this report seems free from all encumbrances and I have taken my search on the basis of information given to me documents produced by my client. I did not come across any other entry evidencing of any encumbrances on the said property at the time of taken my search.

Following documents are given my perusal

- 1) The copies of 7/12 extracts and mutation extracts for 30 years i.e. for the years 1987 to 2017 issued by Tahasildar Haveli.
- 2) The copy of Zonal Certificate dated 11/2/2012 issued by Pune Municipal Corporation Pune.
- 3) The copy of Sale Deed dated 2/7/2015 duly registered in the office of the Sub Registrar Haveli No. 26 under serial No. 5347/2015.
- 4) Copy of Previous Search and Title Report dated 05/12/2016 issued by Advocate Rameshkumar B. Nage.

For the verification and inspection of the record for the above mentioned property, I have obtained necessary permission



for the Sub Registrar Haveli No. 1 to 28 Pune and I have paid the necessary fees of Rs. 750/- by E- payment-Challan Vide its GRN No. MH002514686201718E dated 19/06/2017

**MARKETABLE OF TITLE AND NON ENCUMBRANCE
CERTIFICATE**

This is to certify that **M/S. V. V. M. GROUP** (a registered Partnership firm under Indian Partnership Act 1932) having its Office at : **C/o Rupali Department store, Nagpur Chal, Yerawada, Pune 411006** through its Partner **MR. VIKAS PANNALAL GUPTA** R/at : Nagpur Chal, Yerawada, Pune 411006 is legally owner and occupier for the piece and parcel of land property bearing Survey No. 3, Hissa No. 6 admeasuring 0 H = 16 ARE situated at Dhanori, Taluka Haveli Dist. Pune and within the limits of Sub Registrar Haveli No. 1 to 28 Pune and within the limits of Pune Municipal Corporation Pune.

And the said land property is free from all encumbrances and without any charges and doubts if tenement if any.

This search is taken by me as manually and on available on documents and documents are produced before me by my client on this date 20/06/2017.

I have carried out online search from IGR Maharashtra web site. The said property is clean, clear and marketable title.

It is presumed that documents & information submitted to me is genuine & present report is prepared as per the best of our knowledge, ability & on the basis of documents submitted & instructions given to me. I do not claim any authenticity of search as the record is in dilapidated condition & there is very limited



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access to the electronic record, the search is from the date of commencement, except addressee no person including person claiming through addressee can claim the report. It is exclusively prepared for addressee herein. All the documents are returned herewith without keeping copies of it, if any further clarification is required on any issue in that case you shall submit all the documents, which we have perused.

Place : Pune
Date:- 20/06/2017

Hence this report.

Rajwant
Advocate

Encl. : Copy of Search Receipt No. MH002514686201718E
dated 20/06/2017.



CHALLAN
MTR Form Number-6

GRN MH002514686201718E		BARCODE 		Date 19/06/2017-18:58:04		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		Adv Chandrabodhi D Rajwant	
Location PUNE							
Year 2017-2018 One Time				Flat/Block No.		S. No. 3 Hissa 6	
Account Head Details			Amount in Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street Dhanori		
					Area/Locality Pune		
					Town/City/District		
					PIN 4 1 1 0 1 5		
					Remarks (If Any)		
					SP 30 yrs ie 1987 to 2017 Area 0 H 16 ARE S. No. 3 Hissa No 6 Dhanori		
					Pune- 411015		
Total			750.00		Amount in Words Seven Hundred Fifty Rupees Only		
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02202292017061906449		48270658	
Cheque/DD No.				Date		19/06/2017-19:00:23	
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

संदर्भ चालन "टाइम ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तावळी लागू नाही.

