

7. It appears that, after that 1. Shekhar Shriniwas Bhusari, 2. Swati Shirish Bhusari ,3. Tanvi Shirish Bhusari and 4. Anvya Shirish Bhusari has grant power to acting on behalf of them for any legal matter which is arising for Said land in favour of M/S. Gurudatta Developers Partnership Firm through Partners 1. Rajendra Vishnu Khade and 2. Savita Baban Garje. The said Development Agreement is duly registered in the office of Sub-Registrar Haveli No.26 at Serial bearing bearing No.8771/2018 , dated 11th July 2018.

8. Thus, the said M/S. Gurudatta Developers Partnership Firm through Partners 1. Rajendra Vishnu Khade and 2. Savita Baban Garje have acquired preferential sole and exclusive right and authority to develop ,construct the said plot and to allot, sell, transfer the flats to the prospective Purchaser/s.

5) **SEARCH :**

I have taken exclusive search of Index II Registers in the Office of the concern Sub-Registrar Haveli. A Search is also conducted on Computer available in the Office of the concerned Sub-Registrar, by exhausting entire search engine available in the Software for the year 1990 to 2019 .

No adverse entry showing any encumbrance is found in the available registers of Index II.

The said search report is made and prepared on the basis of the registers which are available at the time of conducting the search in respect of the said Property in the concerned offices of Sub- Registrar and the documents submitted to me .

6. OPINION :

After referring the aforesaid documents and record available in the offices of Sub-Registrar for last 30 years, **it seems that, the right, title and**

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1- Kailash Ganpat Kute and Family (HUF) through Karta Kailash Ganpat Kute , 2- Hiranman Dattaray Kalbhor and Family (HUF) through Karta Hiranman Dattaray Kalbhor made an Release Deed in favour of 1. Shekhar Shriniwas Bhusari, 2. Swati Shirish Bhusari ,3. Tanvi Shirish Bhusari and 4. Anvya Shirish Bhusari. The said Sell deed is duly registered in the office of Sub-Registrar Haveli No.22 at Serial bearing No.10230/2018 in Haveli No.22 dated 7th July 2018 . Accordingly names of M/s. Shivkailas Development Corporation a registered Partnership Firm through partner 1- Kailash Ganpat Kute and Family (HUF) through Karta Kailash Ganpat Kute , 2- Hiranman Dattaray Kalbhor and Family (HUF) through Karta Hiranman Dattaray Kalbhor are deleted from mutation entry and names of 1. Shekhar Shriniwas Bhusari, 2. Swati Shirish Bhusari ,3. Tanvi Shirish Bhusari and 4. Anvya Shirish Bhusari. are put on record and it was Mutated by Mutation Entry No. 228.

4. It appears that, after that said owners i.e. 1. Rekha Dattatray Phadak , 2. Dhanjay Ramesh Damale, 3. Rupali Sidhartha Mehendale , 4. Girish Prabhakar Damale, 5. Anita Raj Sharma, 6. Sangita Nandgopan Pille, 7. Legal Heirs of Sathish Bhalchandra Damale – 7.a- Vijaya Sathish Damale, 7.b- Tejashri Tapan Wagale, 7.c- Himali Ajit Kulkarni, 8. Dilip Bhalchandra Damale and others executed a Power of Attorney of said land in favour of 1. Shekhar Shriniwas Bhusari, And 2. Swati Shirish Bhusari . The said Power of Attorney is duly registered in the office of Sub-Registrar Haveli No.22 at Serial bearing bearing No.10245/2018, dated 7th July 2018 .

5. It appears that, after said Release Deed and Power Of Attorney 1. Shekhar Shriniwas Bhusari, 2. Swati Shirish Bhusari ,3. Tanvi Shirish Bhusari and 4. Anvya Shirish Bhusari got absolute Rights to develop Said Property.

6. It appears that, after that 1. Shekhar Shriniwas Bhusari, 2. Swati Shirish Bhusari ,3. Tanvi Shirish Bhusari and 4. Anvya Shirish Bhusari has grant Development Rights to M/S. Gurudatta Developers Partnership Firm through Partners 1. Rajendra Vishnu Khade and 2. Savita Baban Garje. The said Development Agreement is duly registered in the office of Sub-Registrar Haveli No.26 at Serial bearing bearing No.8770/2018 , dated 11th July 2018.

4. TITLE INVESTIGATION :

After going through the aforesaid documents it appears that :

1. It appears that All that piece and parcel of the land admeasuring an area of 854.2 Sq. Mtrs . Is bearing C.T.S No 1 Village Kiwale Gavthan was Ancestral Property of 1. Rekha Dattatray Phadak , 2. Dhanjay Ramesh Damale, 3. Rupali Sidhartha Mehandale , 4. Girish Prabhakar Damale, 5. Anita Raj Sharma, 6. Sangita Nandgopan Pille, 7. Legal Hairs of Sathish Bhalchandra Damale - 7.a- Vijaya Sathish Damale, 7.b- Tejashri Tapan Wagale, 7.c.- Himali Ajit Kulkarni, 8. Dilip Bhalchandra Damale and others was also mutated in the property card extract as a owner by mutation entry No.152,153,154,155,
2. It appears that said owners i.e. 1. Rekha Dattatray Phadak , 2. Dhanjay Ramesh Damale, 3. Rupali Sidhartha Mehandale, 4. Girish Prabhakar Damale, 5. Anita Raj Sharma, 6. Sangita Nandgopan Pille, 7. Legal Hairs of Sathish Bhalchandra Damale - 7.a- Vijaya Sathish Damale, 7.b- Tejashri Tapan Wagale, 7.c.- Himali Ajit Kulkarni, 8. Di p Bhalchandra Damale and others sold said land to 1. Shekhar Shriniwas Bhusari, 2. Swati Shirish Bhusari ,3. Tanvi Shirish Bhusari and 4. Anyya Shirish Bhusari , 5. M/s. Shivkailas Development Corporation a registered Partnership Firm through partner 5.1- Kailash Ganpat Kute and Family (HUF) through Kart Kailash Ganpat Kute , 5.2- Hiranman Dattaray Kalbhor and Family (HUF) through Karta Hiranman Dattaray Kalbhor. The said Sell deed is duly registered in the office of Sub-Registrar Haveli No.22 at Serial bearing No.10229/2018 dated 7th July 2018. / ccordingly their names are put on record and it was Mutated by Mutation Entry No. 227.
3. It appears that after that M/s. Shivkailas Development Corporation a registered Partnership Firm through partner

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SEARCH AND TITLE REPORT

1. As per instructions and information given, I have obtained the Search of the Index II Registers maintained in the office of concern Sub-Registrar Haveli for the period of last 30 years by paying appropriate search fees vide GRN NO. MH0115459782018191 /2019, Dated 5/02/2019 in the PNDI_JT DISTT REGISTRAR PUNE URBAN and verify the title, marketability and encumbrances over the under described property.

2. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the land bearing C.T.S. No.1 admeasuring an area of 854.2 Sq. Mtrs of Village Kiwale gavthan and lying being and situate at Kiwale gavthan., Taluka Haveli Dist. Pimpri - Chinchwad and also situated withir the limits of Pimpri - Chinchwad Municipal Corporation and in within jurisdiction of Sub-Registrar Haveli No.1 to 28 which bounded as follows:

On and Towards East	: By Property of C.T.S.No 1
On and Towards South	: By Government Road
On and Towards West	: By C.T.S. No.2 & 3
On and Towards North	: By S.No. 101

(Hereinafter referred to as the "Said Property" for the sake of brevity and convenience)

3. DOCUMENTS PROVIDED :

Following documents are submitted for my perusal :

- i. Copy of Sale deed between 1. Rekha Dattatray Phadak , 2. Dhanjay Ramesh Damale, 3. Rupali Sidhartha Mehandale , 4. Girish Prabhakar Damale, 5. Anita Raj Sharma, 6.Sangita Nandgopan Pille, 7. Legal Hairs of Sathish Bhalchandra Damale - 7.a- Vijaya Sathish Damale, 7.b- Tejashri Tapan

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- Wagale, 7.c.- Himali Ajit Kulkarni, 8. Dilip Bhalchandra Damale and others And 1. Shekhar Shriniwas Bhusari, 2. Swati Shirish Bhusari ,3. Tanvi Shirish Bhusari and 4. Anyya Shirish Bhusari , 5. M/s. Shivkailas Development Corporation a registered Partnership Firm through partner 5.1- Kailash Ganpat Kute and Family (HUF) through Karta Kailash Ganpat Kute , 5.2- Hiranman Dattaray Kalbhor and Family (HUF) through Karta Hiranman Dattaray Kalbhor bearing No.10229/2018 in Haveli No.22 dated 7th July 2018 (Xerox)
- ii. Copy of Release Deed between M/s. Shivkailas Development Corporation a registered Partnership Firm through partner 1- Kailash Ganpat Kute and Family (HUF) through Karta Kailash Ganpat Kute , 2- Hiranman Dattaray Kalbhor and Family (HUF) through Karta Hiranman Dattaray Kalbhor And 1. Shekhar Shriniwas Bhusari, 2. Swati Shirish Bhusari ,3. Tanvi Shirish Bhusari and 4. Anyya Shirish Bhusari bearing No.10230/2018 in Haveli No.22 dated 7th July 2018 (Xerox)
- iii. Copy of Power Of Attorney between 1. Shekhar Shriniwas Bhusari, And 2. Swati Shirish Bhusari And 1. Rekha Dattatray Phadak , 2. Dhanjay Ramesh Damale, 3. Rupali Sidhartha Mehendale , 4. Girish Prabhakar Damale, 5. Anita Raj Sharma, 6.Sangita Nandgopan Pille, 7. Legal Heirs of Sathish Bhalchandra Damale - 7.a- Vijaya Sathish Damale, 7.b- Tejashri Tapan Wagale, 7.c.- Himali Ajit Kulkarni, 8. Dilip Bhalchandra Damale and others bearing No.10245/2018 in Haveli No.22 dated 7th July 2018 (Xerox)
- iv. Copy of Development Agreement between M/S. Gurudatta Developers Partnership Firm through Partners 1. Rajendra Vishnu Khade and 2. Savita Baban Garje And 1. Shekhar Shriniwas Bhusari, 2. Swati Shirish Bhusari ,3. Tanvi Shirish Bhusari and 4. Anyya Shirish Bhusari bearing No.8770/2018 in Haveli No.26 dated 11th July 2018 (Xerox)
- v. Copy of Power Of Attorney between M/S. Gurudatta Developers Partnership Firm through Partners 1. Rajendra Vishnu Khade and 2. Savita Baban Garje And 1. Shekhar Shriniwas Bhusari, 2. Swati Shirish Bhusari ,3. Tanvi Shirish Bhusari and 4. Anyya Shirish Bhusari bearing No.8771/2018 in Haveli No.26 dated 11th July 2018 (Xerox)
- vi. Copy of Property Card of C.T.S. No. 1 of Kiwale Gavthan.
- vii. Copy of Mutation Entry No.227& 228 of Kiwale Gavthan.

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C.T.S. No.2 admeasuring an area of 86.9 Sq. Mtrs and C.T.S. No.3 admeasuring an area of 1027.6 Sq. Mtrs totally admeasuring an area of 1114.5 Sq. Mtrs and lod Bearing area of C.T.S. No.3 is 116.54 Sq.Mtrs of Village Kiwale gavthan and lying being and situate at Kiwale gavthan., Taluka Haveli Dist. Pimpri - Chinchwad and also situated within the limits of Pimpri - Chinchwad Municipal Corporation, Taluka Mulashi , Dist. Pune (which is more particularly described in description above) is with M/S. Gurudatta Developers Partnership Firm through Partners 1. Rajendra Vishnu Khade and 2. Savita Baban Garje and they are absolute owner of the said Property.

Pune

Date : 11/01/2019


VIDYA RUPESH JANGAM
ADVOCATE

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Thus, the said M/S. Gurudatta Developers Partnership Firm through Partners 1. Rajendra Vishnu Khade and 2. Savita Baban Garje have acquired preferential sole and exclusive right and authority to develop ,construct the said plot and to allot, sell, transfer the flats to the prospective Purchaser/s.

5) SEARCH :

I have taken exclusive search of Index II Registers in the Office of the concern Sub-Registrar Haveli. A Search is also conducted on Computer available in the Office of the concerned Sub-Registrar, by exhausting entire search engine available in the Software for the year 1990 to 2019 .

No adverse entry showing any encumbrance is found in the available registers of Index II.

The said search report is made and prepared on the basis of the registers which are available at the time of conducting the search in respect of the said Property in the concerned offices of Sub- Registrar and the documents submitted to me .

6. OPINION :

After referring the aforesaid documents and record available in the offices of Sub-Registrar for last 30 years, **it seems that, the right, title and interest in respect of All that piece and parcel of the land bearing**

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4. TITLE INVESTIGATION :

After going through the aforesaid documents it appears that :

1. It appears that All that piece and parcel of the land admeasuring an area of 1027.6 Sq. Mtrs . Is bearing C.T.S No 2 Village Kiwale Gavthan was Ancestral Property of Ms. Mangala Madhav Limaye, Shri. Sathish Madhav Limaye , Ku. Swaroopa Limaye, Sou. Jayshree Jaydatta Rasthe , sou. Sulabha Chandrashekhar Kelkar was also mutated in the property card extract as a owner by mutation entry No.116 .
2. It appears that Name of Mr. Shankar Gopinatha Apate was there in the colom of other right was died on 24th April 2000 and there wife is also died on 26th February 1993, so their legal hair Ravindra Shankar Aapate put on property card by mutation entry N o.184.
3. It appears that by order of City Survey Officer, order No. न.भू ./कवि/१/२०१७ dated 3rd Jan 2017 and न.भू अ/बा क ७१/२०१७ in the month of April 2017 , all the names of other rights are deleted by mutation entry No.185 .
4. It appears that on 26th December 2013 Ms. Mangala Madhav Limaye and others sold their all rights in CTS No.2& 3 to A & D Constriction Partnership Firm through 1.

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Abhijeet Gajanan Seth. This sale deed is registered in Haveli No.15, Bearing No. 9267/2013 on 26th December 2013. And their name was mutated on property by Mutation entry No. 189 .

5. It appears that on 1st August 2014 A & D Constriction Partnership Firm through 1. Abhijeet Gajanan Seth sold 371.5 Sq. Mtrs Land along with 38.846 load bearing construction in CTS No.2 & 3 to Mrs. Shradha Gajendra Jain and Gajendra Shantilal Jain. This sale deed is registered in Haveli No.15, Bearing No. 5516/2014 on 1st August 2014.
6. It appears that A & D Constriction Partnership Firm through 1. Abhijeet Gajanan Seth 2. Amol Mukund Deo 3. Shrdha Gajendra Jain 4. Gajendra Shantilal Jain had assigned development rights in the said property vide Development Agreement dated 3rd November 2018 and also executed Power of Attorney dated 3rd November 2018 and authorize and appoint M/S. Gurudatta Developers Partnership Firm through Partners 1. Rajendra Vishnu Khade and 2. Savita Baban Garje as their Power of Attorney holder. The Said Development Agreement and Power of Attorney is duly registered in the office of Sub Registrar Haveli No.1 at Serial No. 8972 and 8973/ 2018 respectively.

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On and Towards West : By C.T.S. No.4 and Government

Property of S.No. 104

On and Towards North : By S.No. 101

(Hereinafter referred to as the "**Said Property**" for the sake of brevity and convenience)

3. DOCUMENTS PROVIDED :

Following documents are submitted for my perusal :

- i. Copy of Development Agreement between M/S. Gurudatta Developers Partnership Firm through Partners 1. Rajendra Vishnu Khade and 2. Savita Baban Garje And A & D Constriction Partnership Firm through 1. Abhijeet Gajanan Seth 2. Amol Mukund Deo 3. Shrdha Gajendra Jain 4. Gajendra Shantilal Jain bearing No.8972/2018 in Haveli No.1 dated 3rd November 2018 (Xerox)
- ii. Copy of Power Of Attorney between M/S. Gurudatta Developers Partnership Firm through Partners 1. Rajendra Vishnu Khade and 2. Savita Baban Garje And A & D Constriction Partnership Firm through 1. Abhijeet Gajanan Seth 2. Amol Mukund Deo 3. Shrdha Gajendra Jain 4. Gajendra Shantilal Jain bearing No.8973/2018 in Haveli No.1 dated 3rd November 2018 (Xerox)
- iii. Copy of Property Card of C.T.S. No. 2 & 3 of Kiwale Gavthan.

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SEARCH AND TITLE REPORT

1. As per instructions and information given, I have obtained the Search of the Index II Registers maintained in the office of concern Sub-Registrar Haveli for the period of last 30 years by paying appropriate search fees vide GRN NO. MH010493843201819E/2019, Dated 10/01/2019 and GRN No. MH010507069201819E /2019 dated 11/01/2019 in the PND1_JT DISTT REGISTRAR PUNE URBAN and verify the title, marketability and encumbrances over the under described property.

2. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the land bearing C.T.S. No.2 admeasuring an area of 86.9 Sq. Mtrs and C.T.S. No.3 admeasuring an area of 1027.6 Sq. Mtrs totally admeasuring an area of 1114.5 Sq. Mtrs and lod Bearing area of C.T.S. No.3 is 116.54 Sq.Mtrs of Village Kiwale gavthan and lying being and situate at Kiwale gavthan., Taluka Haveli Dist. Pimpri - Chinchwad and also situated within the limits of Pimpri - Chinchwad Municipal Corporation and in within jurisdiction of Sub-Registrar Haveli No.1 to 28 which bounded as follows:

On and Towards East : By Property of C.T.S.No 1

On and Towards South : By Government Road

450.00

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0005794115201819	11/01/2019-12-13-19	IGR002	450.00
Total Defacement Amount					450.00

Deposited ID : 111684219 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
नों के लिए 'युद्ध भूषण पत्र' जारी होगा कारणावली में लाने वाले, इसके कारणावली किंवा नौदणी न करवायेत्या दस्तावली लागू नहीं.