

Legal Realty

2/3/4, Siddhivinayak Society, Jeevan Nagar, Chinchwad, Pune 411 033, Email: contact@legalrealty.in, Tel.:09028080607

Date: 04.04.2016

SEARCH & TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1. NAME OF THE DEVELOPER:

M/s. Veer Reality

2. DESCRIPTION OF THE PROPERTY:

Details of the Land on which the Scheme/Project is being constructed:

All that piece and parcel of land at Private Plot No. 74 admeasuring about 4.8 R i.e. 480 sq. mtr. out of Survey No. 95 total admeasuring about 06 H 65 R, at Village Ravet, Taluka Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

On or towards the East : by Colony Road.

On or towards the South : by Private Plot No. 75 out of same Survey No. 95.

On or towards the West : by Private Plot No. 81 out of same Survey No. 95.

On or towards the North : by Colony road.

(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)

3. DOCUMENTS SUPPLIED FOR SCRUTINY:

3.1 7/12 Extracts and Mutation Entries of the said land.

3.2 Deed of Partnership dated 07.04.2015 of M/s. Veer Reality.

3.3 Sale Deed dated 11.06.1999, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4088/1999 by Smt. Vidyadevi Thakur in favour of Mrs. Vandana Annarai Biradar.

3.4 Sale Deed dated 22.12.2008, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12953/2008 by Mrs. Vandana Annarai Biradar in favour of Mr. Cheerath Vishwamohan Nair.

3.5 Development Agreement dated 01.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 6300/2015 by Mr. Cheerath Vishwamohan Nair alias Vishwamohan Nair and others in favour of M/s. Veer Reality.

3.6 Power of Attorney dated 01.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 6301/2015 by Mr. Cheerath Vishwamohan Nair alias Vishwamohan Nair and others in favour of M/s. Veer Reality.

3.7 Possession Receipt dated 01.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 6302/2015 by Mr. Cheerath Vishwamohan Nair alias Vishwamohan Nair and others in favour of M/s. Veer Reality.

4. **FLOW OF TITLE:**

- 4.1 That land at Survey No. 95 belonged to Mr. Radhu Kalu Bhondve prior to the year 1950 and accordingly his name was mutated on the 7/12 extract.
- 4.2 That thereafter the said Mr. Radhu Kalu Bhondve died on 19.11.1974 leaving behind him Mr. Dnyanoba Radhuji Bhondve (son), Mrs. Tulsabai Balaso Bhoir (daughter) and Mrs. Housabai Bajirao Barne (daughter) as their legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 1602.
- 4.3 That thereafter the said Mrs. Tulsabai Balaso Bhoir made an application for releasing her rights in the aforesaid land. In furtherance of the same the name of Mrs. Tulsabai Balaso Bhoir was deleted from 7/12 extract vide Mutation Entry No. 1603.
- 4.4 That thereafter the said Mrs. Housabai Bajirao Barne made an application for releasing her rights in the aforesaid land. In furtherance of the same the name of Mrs. Housabai Bajirao Barne was deleted from 7/12 extract vide Mutation Entry No. 1604.
- 4.5 That thereafter the said Mr. Dnyanoba Radhuji Bhondve sold the aforesaid land to Mr. Dashrath Chatru Patil, Mr. Shridhar Dadoba Gunwant and Mr. Anand Dhondiba Tapkir vide Sale Deed dated 08.01.1982. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 1831.
- 4.6 That thereafter the said Mr. Dashrath Chatru Patil, Mr. Shridhar Dadoba Gunwant and Mr. Anand Dhondiba Tapkir sold the said land to Smt. Vidyadevi Thakur in the year 1982. In furtherance of the same the name of Smt. Vidyadevi Thakur was mutated on the 7/12 extract vide Mutation Entry No. 1836.
- 4.7 That thereafter the said Smt. Vidyadevi Thakur sold the said land to Mrs. Vandana Annarai Biradar vide Sale Deed dated 11.06.1999, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4088/1999. In furtherance of the same the name of Mrs. Vandana Annarai Biradar was mutated on the 7/12 extract vide Mutation Entry No. 4785.
- 4.8 That thereafter the said Mrs. Vandana Annarai Biradar sold the said land to Mr. Cheerath Vishwamohan Nair vide Sale Deed dated 22.12.2008, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 12953/2008. In furtherance of the same the name of Mr. Cheerath Vishwamohan Nair was mutated on the 7/12 extract vide Mutation Entry No. 6673.
- 4.9 That thereafter the said Mr. Cheerath Vishwamohan Nair alias Vishwamohan Nair with the consent of Mrs. Suchitra Mohan Nair, Miss. Arunima and Master Arvind through their natural guardian Mr. Cheerath Vishwamohan Nair alias Vishwamohan Nair assigned development rights of the said land in favour of M/s. Veer Reality vide Development Agreement dated 01.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 6300/2015 and Power of Attorney dated 01.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 6301/2015 and Possession Receipt dated 01.08.2015, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 6302/2015.
- 4.10 That in consideration of Development Agreement the said M/s. Veer Reality agreed to allot 2500 sq. ft. saleable built up constructed premises in favour of Mr. Cheerath Vishwamohan Nair alias Vishwamohan Nair.
- 4.11 That in the aforesaid manner M/s. Veer Reality acquired development rights of the said land.

5. **SEARCH:**

I have taken the search in the office of Sub-Registrar Haveli Nos. 5, 17 & 24 for the last 30 years. I have paid necessary Search Charges vide E-Challan. Many of the Index II registers were not available for my perusal. Moreover documents can be registered in any registration office, irrespective of the jurisdiction of the property. However, all the registration offices are not connected for conducting search and it is not physically possible to take search in all registration offices. Subject to the availability and non availability of the Index II registers in the office of the Sub-Registrar, the aforesaid property is free from encumbrances.

6. **OPINION:**

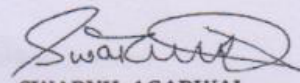
Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Veer Reality has acquired development rights of the said land and title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

7. **NOTE:**

It is informed to me that, the documents supplied for scrutiny are as per the originals and there are no other transactions and/or litigations pertaining to the said property barring the aforesaid relying upon the same I have issued the present opinion. I restrict my investigation to verify the title on the available documents and information only.

All the documents supplied to me for scrutiny are hereby returned.




SWAPNIL AGARWAL
Advocate
For Legal Realty



CHALLAN
MTR Form Number-6

GRN	MH003174281201516E	BARCODE			Date	27/08/2015-10:18:18		Form ID			
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Search Fee				TAX ID (If Any)						
	Other Items				PAN No. (If Applicable)						
Office Name	HVL5_HAVELI 5 JOINT SUB REGISTRAR				Full Name		LEGAL REALTY				
Location	PUNE										
Year	2015-2016 One Time				Flat/Block No.		PLOT NO. 74 SURVEY NO. 95				
Account Head Details		Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE		750.00		Road/Street		RAVET					
				Area/Locality		HAVELI PUNE					
				Town/City/District							
				PIN							
				Remarks (If Any)							
				SEARCH FOR 30 YEARS							
				Amount In		Seven Hundred Fifty Rupees Only					
Total		750.00		Words							
Payment Details				FOR USE IN RECEIVING BANK							
STATE BANK OF INDIA											
Cheque-DD Details				Bank CIN		REF No.		00040572015082724726		IK89072177	
Cheque/DD No				Date		27/08/2015-10:19:06					
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : Not Available