

Ashok R. Wagh

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Advocate & Notary
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D/other search/2015/Anand Buchade, Marunji-2017

Dated: 20.07.2017

To,

MR. ANAND YASHWANT BUCHADE

At-Post Marunji,
Tal. Mulshi, Dist. Pune

Dear Sir,

As per your instructions I caused online search of IGR Govt. Website for last 30 years period i.e. from 1988 to July 2017 to ascertain the marketable title of Mr. Anand Yashwant Buchade to and in respect of land admeasuring 0 H 48 R + Pot Kharaba 0 H 1 R i.e. totally admeasuring 0 H 49 R bearing Survey No. 2/2/5/1, lying and situated at Village Marunji, Tal. Mulshi, Dist. Pune, more particularly described in the schedule written hereunder.

I also perused the Xerox copies of the following documents produced by you-

- 1) 7/12 extract in respect of Survey No. 2/2/5+2/6+2/7, Village Marunji, for the years from 1953-54 to 1965-66;
- 2) 7/12 extract in respect of Survey No. 2/2/5+2/6+2/7, Village Marunji, for the years from 1966-67 to 1975-76;
- 3) 7/12 extract in respect of Survey No. 2/2/5+2/6+2/7/1, Village Marunji, for the years from 1980-81 to 1990-91;
- 4) 7/12 extract in respect of Survey No. 2/2/5+2/6+2/7/1, Village Marunji, for the years from 1991-92 to 2000-01;
- 5) 7/12 extract in respect of Survey No. 2/2/5/1(2/5+2/6+2/7)1, Village Marunji, for the years from 2001-2002 to 2010-11;
- 6) 7/12 extract in respect of Survey No. 2/2/5/1, Village Marunji, for the years 2014-15;
- 7) Mutation entry nos. 1013, 1083, 1095, 1107, 1489, 3449, 5251, 5946;
- 8) Release deed dt. 5.6.2015, executed by Smt. Shardabai Yashwant Buchade, Mrs. Chaya Dnyaneshwar Kalokhe in favour of Mr. Anand Yashwant Buchade, registered in the Office of Sub-Registrar Mulshi-2 at sr. no. 5005/15;

(Signature)

- 9) Blue Print of Building Plan;
- 10) Building Commencement Certificate dt. 7.4.2016 issued by PMRDA;
- 11) N.A. Order bearing No. PMRDA/NA/SR/88/2016 dt. 30.5.2016;
- 12) Mortgage Deed dt. 8.3.2017, executed by M/s. A.B. Landmarks through its Prop. Mr. Anand Yashwant Buchade in favour of Pavana Sahakari Bank Ltd., registered in the Office of Sub-Registrar Mulshi at sr. no. 2512/17;

From perusal of the aforesaid documents, the history as to the title is traced out to be as under-

a) That the land bearing Survey No. 2/2/5+2/6+2/7, admeasuring 2 Acres 17 Gunthas + Pot Kharaba 0 Acre 1 Guntha i.e. totally admeasuring 2 Acres 18 Gunthas, lying and situated at Village Marunji, Tal. Mulshi, Dist. Pune was owned and possessed by Mr. Genu Ganu Buchade and his name was recorded in the record of rights since 1953-54.

b) From mutation entry no. 1013 it appears that Mr. Genu Ganuji Buchade died in the year 1970, leaving behind him-

- | | |
|----------------------------------|--------------|
| 1) Mr. Venu Genu Buchade | - (Son) |
| 2) Mrs. Sundarabai Genu Tingre | - (Daughter) |
| 3) Mrs. Chandrabhaga Nathu Taras | - (Daughter) |
| 4) Mrs. Godabai Damu Bhanuse | - (Daughter) |

as his only legal heirs and the name of Mr. Venu Genu Buchade was recorded in owner's right column and the names of daughters were recorded in other right column of record of rights.

c) From mutation entry no. 1083 it appears that as per the application and statements of Mrs. Sundrabai Genu Tingre, Mrs. Chandrabhaga Nathu Taras and Mrs. Godabai Damu Bhanuse, they released their right, title and interest in the said property hence their names were deleted from the record of rights.

d) From mutation entry no. 1095 it appears that Mr. Venu Genu Buchade had applied to Hon'ble Tahasildar for partition of his properties amongst his sons. Accordingly Hon'ble Tahasildar under Sec. 85 of Maharashtra Land Revenue Code 1996, by its order bearing No. TLG/Vatap/22/81, dt. 1.4.1981, partitioned their properties and as per the said partition the land bearing Survey No. 2/2/5+2/6+2/7/1 admeasuring 0 H 48 R was allotted to the share of Mr. Yashwant Venu Buchade and his name was recorded in the record of rights.

e) From mutation entry no. 1107 it appears that as per the resolution dt. 26.3.1979 of Govt. of Maharashtra Agriculture & Co-op. Department and as per the Order bearing No. TLK116/79 the charge of Bunding (Tagai) on the said land was released and same was given effect in the record of rights.

f) From mutation entry no. 1489 it appears that as per the letter dt. 7.6.1995 of Bank of Maharashtra, Aundh Branch, the mortgagors, who obtained loan from Bhairavnath Sahakari Panipuravatha Society Ltd. against the security of their lands, the charge of the bank was recorded in the other right column of record of rights.

g) From mutation entry no. 3449 it appears that due to computerization of land record the Survey No. 2/2/5+2/6+2/7/1 is renumbered as Survey No. 2/2/5/1.

h) From mutation entry no. 4122 it appears that Mr. Yashwant Venu Buchade died on 11.2.2006, leaving behind him-

- | | |
|------------------------------------|--------------|
| 1) Mr. Anand Yashwant Buchade | - (Son) |
| 2) Smt. Shardabai Yashwant Buchade | - (Wife) |
| 3) Mrs. Chaya Dnyaneshwar Kalokhe | - (Daughter) |

as his only legal heirs and their names were recorded in the record of rights.

i) Thereafter it is observed that Smt. Shardabai Yashwant Buchade and Mrs. Chaya Dnyaneshwar Kalokhe released their right, title and interest in said land bearing Survey No. 2/2/5/1 to and in favour of Mr. Anand Yashwant Buchade by a Release Deed dt. 5.6.2015, which was registered in the Office of Sub-Registrar Mulshi-2 at sr. no. 5005/15 on the same day and on the basis of said Release-deed, the names of Smt. Shardabai Yashwant Buchade and Mrs. Chaya Dnyaneshwar Kalokhe were deleted from the record of rights under mutation entry no. 5946.

j) From mutation entry no. 5251 it appears that the charge of Bhairavnath Sahakari Panipuravatha Society Mydt., Bank of Maharashtra, Aundh Branch was came to be deleted from the record of rights.

k) Thereafter it is observed that Mr. Anand Yashwant Buchade got the Layout plan and building plan sanctioned from PMRDA under Building Commencement Certificate bearing No. BMU/1177/Mouje Marunji/S. No. 2/2/5/1 dt. 7.4.2016 and obtained N.A. Order bearing No. PMRDA/NA/SR/88/2016 dt. 30.5.2016 and started construction of the buildings in accordance with the sanctioned plan.

l) It is observed that Mr. Anand Yashwant Buchade Prop. M/s. A.B. Landmarks had availed project finance from Pavana Sahakari Bank Ltd. against the security of the said land together with construction to be raised thereon by a Mortgage deed dt. 8.3.2017, which was registered in the Office of Sub-Registrar Mulshi at sr. no. 2512/17 on the same day and the said loan account is still subsisting.



m) I caused online search of IGR Govt. Website for last 30 years i.e. from 1988 to July 2017 under Challan dt. 24.06.2015 read with Challan dt. 02.06.2016 and Challan dt. 20.07.2017. From online search, except the agreements executed by Mr. Anand Yashwant Buchade Prop. M/s. A.B. Landmarks for sale of flats and Mortgage Deed in favour of Pavana Sahakari Bank Ltd. I did not come across any other entry adversely affecting the title of aforesaid owners.

n) Based on the available record, I am of the opinion that the title of Mr. Anand Yashwant Buchade to and in respect of land admeasuring 0 H 48 R + Pot Kharaba 0 H 1 R i.e. totally admeasuring 0 H 49 R bearing Survey No. 2/2/5/1, lying and situated at Village Marunji, Tal. Mulshi, Dist. Pune is clear and marketable and except the charge of Pavana Sahakari Bank Ltd. the same is free from all encumbrances and being owner and builder/promoter Mr. Anand Yashwant Buchade is having right and authority to develop the said land.

SCHEDULE OF PROPERTY

All that piece and parcel of land admeasuring 0 H 48 R + Pot Kharaba 0 H 1 R i.e. totally admeasuring 0 H 49 R bearing Survey No. 2/2/5/1, lying and situated at Village Marunji, Tal. Mulshi, Dist. Pune and within the limits of Village Grampanchayat Marunji, Zillha Parishad Pune and Panchayat Samiti Mulshi and Registration District Pune & Sub-District Taluka Mulshi and the said land is bounded as under -

On or towards East - Part of Survey No. 2

On or towards South - Part of Survey No. 2

On or towards West - Part of Survey No. 2

On or towards North - Road

CHINCHWAD

DATED : 20.07.2017



Ashok R. Wagh
ADVOCATE



CHALLAN
MTR Form Number-6

GRN MH003698724201718E	BARCODE 	Date 20/07/2017-14:27:23	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name MLS_MULSHI 1 SUB REGISTRAR		Full Name	ADV ASHOK R WAGH
Location PUNE			
Year 2017-2018 One Time		Flat/Block No.	SURVEY NO. 2/2/5/1
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	50.00	Road/Street	
		Area/Locality	MARUNJI
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In	Fifty Rupees Only
Total	50.00	Words	
Payment Details CORPORATION BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 03502302017072050230 RS20072017082510
Cheque/DD No.		Bank Date	RBI Date 20/07/2017-14:32:00 Not Verified with RBI
Name of Bank		Bank-Branch	CORPORATION BANK
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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Mobile No. : Not Available
