



G. S. BANSODE
B.A.(Hon's) LL.B.
Advocate & Notary (Govt. of India)

Office at: Shop No. 6, 'A' Wing Sai Puja Baug Co - Op. Housing Society,
Dhule, Akurdi, Pune - 411035, Mob No. 9860602236 / 9422023047.

Email id: advgsbansode@gmail.com



Date : 13/04/2018.

SEARCH & TITLE REPORT

At the instance of 1) Shri. Abhijeet Dilip Bhoite, Age - 32 years, Occ. Service Residing at : Audumbar, 19, Runanubandh Societ, D.P. Road, Aundh, Pune - 411007. 2) Smt. Ranjana Abasaheb Sawant, Age - 52 years, Occ. Service Residing at : Sonhira Apartment, Bhusari Colony, Kothrud, Pune. 3) Smt. Alka Gundopant Narvekar, Age - 44 years, Occ. Service Residing at : Channamma Nagar, Belgaon, Karnatak, I have taken search of the following property for the period of last 63 years i.e. for the period from 1955 to 2018 till today (both years inclusive).

SCHEDULE OF THE PROPERTY

All that piece and parcel of the land bearing Survey No. 76 Hissa No. 4/2 admeasuring area 00 H. 60 Aar + Potkhara area 00 H. 06 Aar totally area 00 H. 66 Aar, assessed at Rs. 01.38, out of same area admeasuring 9006 sq. fts. i.e. 837 sq. mtrs. as per Gunthewari area 900.74 sq. mtrs. having Plot No. 14, 15, 28 & 29, revenue Village Ravet Taluka - Haveli, Dist - Pune. within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and is bounded as under :

On or towards East	:	compound wall of Government land (Gayaran)
On or towards West	:	internal 15 fts. road & Private Plot No. 13 & 27.
On or towards South	:	property owned by Shri. Sopan Shankar Bhondve.
On or towards North	:	S. No. 76/1 out of Shri. Wadekar, Shri. Bhondve, Chiplunkar, Shri. Jadhav & Shri. Ombale.

The following documents were made available to me for my perusal and inspection thereof.

1. Copies of the mutation entry.
2. Copies of the 7/12 extract.
3. Copy of the Registered Development Agreements.
4. Copy of the Registration receipt and Index - II of Development Agreements.
5. Copy of the Registered Power of Attorneys.
6. Copy of the Registered Sale Deed.
7. Copy of the Registration receipt and Index-II of Sale Deed.





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: 2 :

WHEREAS that the property bearing Survey No. 76 Hissa No. 4/2, revenue Village Ravet Tal - Haveli, Dist - Pune. was owned by Shri. Shankar Genu Bhondve as his ancestral property.

AND WHEREAS Late. Shankar Genu Bhondve, expired intestate on 18/11/1955 leaving behind his legal heirs namely 1) Shri. Jagannath Shankar Bhondve (son), 2) Shri. Sopan Shankar Bhondve (son), and 3) Shri. Vitthal Shankar Bhondve (son) pursuant thereto the name of Shri. Jagannath Shankar Bhondve was mutated in the revenue records as karta and manager of the HUF. The same is effected vide mutation entry No. 980.

AND WHEREAS that the Shri. Jagannath Shankar Bhondve and Shri. Baburao Khandu Bhondve preferred an application on 31/08/1957 interalia that the members of the said Bhondve family had partitioned their land in Village Ravet amongst themselves and were holding the same for more than 5/6 years and that the revenue records be mutated as per the partition and their holding and pursuant thereto the said survey No. 76 was allotted to Shri. Baburao Khandu Bhondve (5 anna 4 pai) and Shri. Jagannath Shankar Bhondve (10 anna 8 pai) and the revenue records were accordingly mutated. The same is effected vide mutation entry No. 989.

AND WHEREAS Late. Jagannath Shankar Bhondve expired intestate on 27/12/1980 leaving behind his legal heirs namely i) Shri. Rajendra Jagannath Bhondve (son), ii) Sou. Nanda Shankarrao Bhalekar (daughter), iii) Miss. Vaishali Jagannath Bhondve (daughter), iv) Smt. Savitrabai Jagannath Bhondve (widow), (v) Shri. Sopan Shankar Bhondve (brother) and vi) Shri. Vitthal Shankar Bhondve (brother) pursuant thereto the names of the said legal heirs were mutated in the revenue records. The same is effected vide mutation entry No. 1796.





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Pimpri Chinchwad
& Pune Dist.



: 3 :

WHEREAS that the owner partitioned the said survey No. 76 amongst themselves under section-B5 of the Maharashtra Land Revenue Code and pursuant to the order passed by the Tahasildar bearing No. THN / Watap / 11 / 85 dated 17/04/1985, the said Survey No. 76 was sub divided into 5 hissa and pursuant thereto the survey No. 76 Hissa No. 4, admeasuring area 01 H. 67 Aar came to the share of Shri. Rajendra Jagannath Bhondve, Sou. Nanda Shankar Bhalekar, Miss. Vaishali Jagannath Bhondve, Smt. Savitrabai Jagannath Bhondve, Shri. Sopan Shankar Bhondve & Shri. Vitthal Shankar Bhondve pursuant thereto their names were mutated in the revenue records. The same is effected vide mutation entry No. 2036.

AND WHEREAS that Shri. Vitthal Shankar Bhondve given the Power of attorney in respect of the above mentioned property admeasuring area 00 H. 66 Aar to Shri. Rajan Nathu Sable and the said Power of Attorney which was duly registered in the office of the Sub - Registrar Haveli No. 5 vide document serial No. 161/1999 dated 12/04/1999 and given the selling rights of the above said property.

AND WHEREAS that M/s. Siddhivinayak Developers Through its Partner Shri. Rajan Nathu Sable consenting party i.e. Shri. Vitthal Shankar Bhondve executed the Development Agreement and Power of Attorney in respect of the property admeasuring area 25288 sq. fts. i.e. 2350.18 sq. mtrs. in favour of Shri. Jitendra Panraj Sonigara (HUF) and the said Development Agreement and Power of Attorney was duly registered in the office of the Sub - Registrar Haveli No. 14 vide document serial No. 1194/2006 and 1195/2006 both dated 10/02/2006 respectively.

AND WHEREAS that Shri. Vitthal Shankar Bhondve for himself & family karta Through its Power of Attorney holder Shri. Rajan Nathu Sable consenting party i.e. 1) Shri. Jitendra Panraj Sonigara (HUF), 2) M/s. Siddhivinayak Developers for himself and Through its partner Shri. Rajan Nathu Sable executed the Development Agreement and Power of Attorney in respect





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: 4 :

at the Pimpri Chinchwad & Pune Dist. measuring area 00 H. 23.50 Aar i.e. 2350.18 sq. mtrs. (25288 sq. fts.) in favour of M/s. Siddheshwar Enterprises a registered partnership firm Through its partner Shri. Dwarkanath Kashiram Dighe and the said Development Agreement and Power of Attorney was duly registered in the office of the Sub - Registrar Haveli No. 17 vide document serial No. 00922/2007 and 00923/2007 both dated 29/01/2007 respectively.

AND WHEREAS that Shri. Vitthal Shankar Bhondve for himself & family karta Through its Power of Attorney holder Shri. Rajan Nathu Sable for himself & M/s. Siddhivinayak Developers Through its Partner Shri. Rajendra Panraj Sonigara (HUF) for himself & family karta M/s. Siddheshwar Enterprises a registered partnership firm Through its partner Shri. Dwarkanath Kashiram Dighe executed the Development Agreement and Power of Attorney in respect of the property admeasuring area 9006 sq. fts. i.e. 837 sq. mtrs. having Plot Nos. 14, 15, 28 & 29 (out of total admeasuring area 00 H. 66 Aar) in favour of 1) Shri. Naresh Hundrajmal Nagdeo, 2) Shri. Hareesh Kanhayalal Tejwani and the said Development Agreement and Power of Attorney was duly registered in the office of the Sub-Registrar Haveli No. 17 vide document serial No. 10263/2007 and 10264/2007 both dated 29/10/2007 respectively.

AND WHEREAS the Shri. Vitthal Shankar Bhondve submitted an application bearing No. 1756/2002 on 27/09/2002 to the Pimpri Chinchwad Municipal Corporation for Regularisation of the said property under the Gunthewari Scheme declared by the Govt. of Maharashtra 2001, and got the Gunthewari Regularisation Certificate from Pimpri Chinchwad Municipal Corporation bearing No. Isthatpatya/'B' Prabhag/No. Istha / B Pra / Kaa / Gunthe /2090 / 07 dated 23/02/2007 regularising the area 900.74 sq. mtrs. open land.

AND WHEREAS that 1) Shri. Abhijeet Dilip Bhoite, 2) Smt. Ranjana Abasaheb Sawant, 3) Smt. Alka Gundopant Narvekar, purchased the property bearing Survey No. 76 Hissa No. 4/2 admeasuring area 00 H. 60 Aar + Potkhara area 00 H. 06 Aar totally area 00 H. 66 Aar, assessed at Rs. 01.38, out of same area admeasuring 9006 sq. fts. i.e. 837 sq. mtrs. as per Gunthewari area 900.74 sq. mtrs. having Plot No. 14, 15, 28 & 29





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Through its power of Attorney holder M/s. Siddhivinayak Developers Through its Partner Shri. Rajan Nathu Sable, Through its power of Attorney holder Shri. Jitendra Panraj Sonigara (HUF) Through its power of Attorney holder M/s. Siddheshwar Enterprises Through its Partner Shri. Dwarkadas Kashiram Dighe, Through its power of Attorney holder 1) Shri. Naresh Hundrajmal Nagdeo, 2) Shri. Hareesh Kanhayalal Tejwani by way of Registered Sale Deed on 31/12/2010 which was duly registered in the office of the Sub - Registrar Haveli vide document serial No. 13/2011 dated 01/01/2011 and their names are entered in the 7/12 extract vide mutation entry No. 7645 as the owners thereof.

AND WHEREAS on the information given to me documents made available for my inspection and search of Index II register which were made available, I have taken search of the above said Property in the office of the Sub-Registrar Haveli for period of 63 years Some records are available in tome condition and some record are not available in my verification.

While going through all the papers shown by 1) Shri. Abhijeet Dilip Bhoite, 2) Smt. Ranjana Abasaheb Sawant, 3) Smt. Alka Gundopant Narvekar, I am of my opinion that 1) Shri. Abhijeet Dilip Bhoite, 2) Smt. Ranjana Abasaheb Sawant, 3) Smt. Alka Gundopant Narvekar are the owners of the above mentioned property as described in Schedule hereinabove and is / are having clean, clear, title of the property and the said property is free from all encumbrances, lien, lease and is mortgagable.

Date - 13/04/2018.

Place - Pune.



G. S. BANSODE
ADVOCATE & NOTARY

TRUE COPY

G. S. BANSODE
NOTARY
GOVT. OF INDIA
Pimpri-Chinchwad Pune

13 APR 2018



GRN	MH000519262201819E	SARCODE		Barcode	Date	C.S. BANERDE Pune District Registrar Form ID
Department	Inspector General Of Registration					
Type of Payment	Search Fee Other Items					
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	TAX ID (If Any)				
Location	PUNE	PAN No.(If Applicable)				
Year	2018-2019 One Time	Full Name	Adv G S Banerode			
Account Head Details		Firm/Bloc No.	Shop No 6 Sai Poja Bang Society			
Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE	1575.00	Road/Street	Dattawadi Akundi			
		Area/Locality	Puna			
		Town/City/District				
		PIN	4	1	1	0 3 5
Remarks (If Any)						
Search and Title Report last 03 year						
 Amount ₹ One Thousand Five Hundred Seventy Five Rupees Only Words						
Total	1,575.00					
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK				
Cheque/DD No.		Bank CIN	Ref. No.	023000042018041358B10 548299518		
Name of Bank		Bank Date	Rgt Date	13/04/2018-18-05/02 Not Verified with RBI		
Name of Branch		Bank/Branch	BANK OF MAHARASHTRA			
		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.
 मोबाइल नं. 98660692233
 सोदक प्रदान "एडम ऑफ पेमेंट" नगरी अजुद कारवाणामाडी किमि कोदणी न करायपाया दख्खासारी लागू नाहीं.