



**V. T. JADHAV.**

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**|| Shree ||**

Date: 30/07/2017

**SEARCH REPORT**  
**TO WHOMSOEVER IT MAY CONCERN**

**1] DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of total land admeasuring about 00 Hectare 60 Ares from out of land totally previously admeasuring about 19 Hectares 51 Ares and now 14 Hectares 11 Ares bearing Gat no. 134/3/1 of the village Jalochi, Taluka Baramati District Pune, lying and situated within the Registration District of Pune, the Registration Sub-District of Taluka Baramati, the Revenue limits of the Tahsil Baramati and situate within the limits of the Baramati Municipal Corporation, Taluka Panchayat Samiti Baramati ;

**2] INSTRUCTIONS OF CLIENT:**

**ARIHANT EDIFICE PRIVATE LIMITED.**

A private limited company registered and incorporated under the provision of Indian compnies Act 1958, having its Registered office at CTS No. 985, plot No. 06, Flat No. 201 Elegant Residency Building No.2, S.No. 3/2, Old Mumbai- Pune Highway. Behind Talera Ford Showroom Nigdi Pune-411044.

**THROUGH ITS MANAGING DIRECTOR,**

**MR. VISHAL VASANT BANDEWAR.**

**Age: 43 Years; Occupation: Business**

**R/at: Flat no. 502, Tritonia, Nyati Equitorial, Bavdhan Budruk, Pune 411021.**



### **3] DISCRPTION OF THE DOCUMENTS SCRUTINIES:**

- i. Photocopies of 7/12 extract from the year 1954 to December 2017.
- ii. Photocopies of all Relevant mutation entries: Mutation entry no 1, 1518, 1521, 1547, 1596, 1628, 1630, 1684, 3979, 3980, 3981, 4080, 7819, 7820, 11489, 11584, 11701, 11704, 12314, 12633, 13426, 13781, 13782, 13970, 14245, 15011, 16666, 16687, 16705, 17033, 17352, 18370, 18651, 19201 and 19199.
- iii. Photocopy of sale deed no: 212/2013 Dated: 7/1/2013 and sale deed No: 213/2013 dated: 7/1/2013.
- iv. Photocopy of Development Agreement No. 3808/2014 dated: 30/04/2014, and Power of Attorney No: 3808/2014 dated: 30/04/2014 executed and made By M/S. Om Ganesh Reality. In favor of Arihant Edifica Pvt Ltd, through its Managing Director Mr. Vishal Vasant Bandewar, Builders and developers.
- v. Photocopy of N.A. Order No: NA/SR/305/2013 Baramati dated 8/10/2013
- vi. Photocopy of Layout and building plan No: NBP/Mouje Jalochi / Tal. Baramati / G.No.134 (part)/NRB/1418 dated 1/7/2013
- vii. Photocopy of permission for construction / commencement certificate issued by Town Planning Authority, Baramati Nagar Parishad Commencement Certificate No:93/2014 - 2015 Dated:03/07/2014

### **4] DEVOLUSION FLOW OF TITLE OF THE SAID PROPERTY:**

1. The total land (i.e. said property) initially formed a part of land bearing survey no. 134A of the village Jalochi, Taluka Baramati, District Pune which was admeasuring about 48 Acres 08 Gunthas in or about since 1954-55 and was owned by one Atmaram Aba Tapkire and his name appears to be duly mutated in the revenue records under mutation entry no.1518.
2. Thereafter under mutation entry no.1521 dated 12/4/1955, it is observed that the said Atmaram Aba Tapkire died at Baramati on 2/1/1955 leaving behind him his son Dayaram Atmaram Tapkire having one half share and grandon Vilhal Savlaram Tapkire (son of a predeceased son) having the other one half share and their names were duly mutated to the revenue records of the said property and certain other properties as set out therein;



3. Thereafter under mutation entry no.1547 dated 16/8/1955, it is observed that in the consolidation of survey numbers the name of Baji Aba Malgunde was mutated in the other rights column of the said property:

4. Thereafter under mutation entry no.1596, it is observed that the name of Dayaram Atmaram tapkire was deleted upon his death and the names of his legal heirs being his only two sons Eknath and Shankar were mutated in the records of the said property:

5. Thereafter under mutation entry no.1628 dated 25/12/1956, it is observed that the name of Baji Aba Malgunde was deleted from the revenue records pursuant to orders in tenancy case no. 189/56 and the possession of the said property was delivered to Eknath Dayaram Tapkire having one fourth share and Shankar Dayaram Tapkire having one fourth share and Vithal Savlaram Tapkire having one half share in the said property:

6. Thereafter under mutation entry no.1630 dated 5/3/1957, it is observed that the name of one Sambhaji Yashwant Devkate was mutated in the revenue records as the purchaser under the provisions of the Bombay Tenancy and Agricultural Lands Act 1947:

7. Thereafter under mutation entry no.1684 dated 13/12/1957, it is observed that said Eknath Dayaram Tapkire, Shankar Dayaram Tapkire, Vithal Savlaram Tapkire, Eknath Dayaram Tapkire, Radhabai Savlaram Tapkire sold the said property to Sambhaji Yashwant Devkate under the provisions of the Bombay Tenancy and Agricultural Lands Act 1947 and under orders in Con/Ws/5/10/1957 of the Prant Officer(SDO);

8. Thereafter under mutation entry no.3979 dated 1/7/1991, it is observed that the said Sambhaji Yashwant Devkate along with his wife Muktabai sambhaji Devkate sold a total area of about 00 Hectares 80 Ares equally from out of their holdings in the said Gat no.134A to and in favour of proposed Sanyukta Maharashtra Co-operative Housing Society and the name of the proposed society was duly mutated in the revenue records of the said property:

9. Thereafter under mutation entry no.3980 dated 1/7/1991, it is observed that the said Sambhaji Yashwant Devkate along with his wife Muktabai sambhaji Devkate sold a total area of about 00 Hectares 30 Ares equally from out of their holdings in the said Gat no.134A to and in



favour of proposed Sanyukta Maharashtra Co-operative Housing Society and the name of the proposed society was duly mutated in the revenue records of the said property;

10. Thereafter under mutation entry no.3981 dated 1/7/1991, it is observed that the said Sambhaji Yashwant Devkate along with his wife Muktabai sambhaji Devkate sold a total area of about 00 Hectares 50 Ares from out of their holdings in the said Gat no.134A to and in favour of proposed Sanmitra Co-operative Housing Society and the name of the proposed society was duly mutated in the revenue records of the said property;

11. Thereafter under mutation entry no.4080 dated 21/12/1991, it is observed that the said Sambhaji Yashwant Devkate along with his wife Muktabai sambhaji Devkate sold a total area of about 01 Hectares 00 Ares from out of their holdings in the said Gat no.134A to and in favour of proposed Sanmitra Co-operative Housing Society and the name of the proposed society was duly mutated in the revenue records of the said property;

12. Thereafter under mutation entry no.7819 dated 13/8/1998, it is observed that the said Sambhaji Yashwant Devkate along with his wife Muktabai sambhaji Devkate sold a total area of about 01 Hectares 00 Ares from out of their holdings in the said Gat no.134A to and in favour of proposed Baramati Co-operative Housing Society and the name of the proposed society was duly mutated in the revenue records of the said property;

13. Thereafter under mutation entry no.7820 dated 13/8/1998, it is observed that the said Sambhaji Yashwant Devkate along with his wife Muktabai sambhaji Devkate sold a total area of about 01 Hectares 00 Ares from out of their holdings in the said Gat no.134A to and in favour of proposed Baramati Co-operative Housing Society and the name of the proposed society was duly mutated in the revenue records of the said property;

14. Thereafter under mutation entry no.11489 dated 7/3/2005, it is observed that one Popatlal Chandanmal Oswal purchased an area of about 40 Ares from Dattatrya dagdu Mandlik and others from old Gat no.134/A/3 and new 134/A/1 and his name was duly mutated in the revenue records of the said property;

15. Thereafter under mutation entry no.11584 dated 7/4/2005, it is observed that one Vijubai Subhash Kare, Sugandha manikrao Yele through their dca Dattatrya dagdu mandlik and



others sold an area of about 80 Ares from old Gat no.134/A/3 and new 134/A/1 to Dr. Megha Anil Shah and Dr.Sunil Hukumchand Shah and their names were duly mutated in the revenue records of the said property;

16. Thereafter under mutation entry no.11701 dated 10/6/2005, it is observed that Popatlai Chandanmal Oswal and Ramnik Ramji Mota purchased an area of about 1 Hectare from Dattaraya dagdu mandlik and others from old Gat no.134/A/3 and new 134/A/1 and their names were duly mutated in the revenue records of the said property;

17. Thereafter under mutation entry no.11704 dated 10/8/2005, it is observed that Anil Suresh Tupe (20 Ares, Meena sanmati Bagi(40 Ares) ,Naina Genu darekar (20 Ares) and sanjay S.Ahuja(20 Ares) purchased an area of about 01 Hectare Ares from Dattaraya Dagdu Mandlik and others from old Gat no.134/A/3 and new 134/A/1 and their names were duly mutated in the revenue records of the said property;

18. Thereafter under mutation entry no.12314 dated 13/1/2006, it is observed that Pradip Sambhaji Devkate, with consent of Muktabai sambhaji Devkate, Sandip Sambhaji Devkate, Vijubai Subhash Kare, Sugandha manikrao Yele sold an area of about 40 Ares from 134/A/1 to R.J.Kirve and A.B.Shinde and their names were duly mutated in the revenue records of the said property;

19. Thereafter under mutation entry no.12633 dated 8/5/2006, it is observed that G.U.Jadhav and another sold an area of about 20 Ares from 134/A/1 to V.N.Pawar and S.J.Redre and their names were duly mutated in the revenue records of the said property;

20. Thereafter under mutation entry no.13426 dated 5/1/2007, it is observed that V.N.Pawar and S.J.Redre sold an area of about 20 Ares from 134/A/1 to P.M.Gugale and others and their names were duly mutated in the revenue records of the said property;

21. Thereafter under mutation entry no.13761 dated 3/5/2007, it is observed that Muktabai Sambhaji Devkate, Sandip Sambhaji Devkate, sold an area of about 1 hectare 00 Ares from 134/A/1 to Sugandha manikrao Yele and her name was duly mutated in the revenue records of the said property;



22. Thereafter under mutation entry no.13782 dated 3/5/2007, it is observed that Muktabai Sambhaji Devkate, Sandip Sambhaji Devkate, sold an area of about 1 hectare 00 Ares from 134/A/1 to Vijubai Subhash Kare and her name was duly mutated in the revenue records of the said property;

23. Thereafter under mutation entry no.13970 dated 3/7/2007, it is observed that S.S.Ahuja sold an area of about 00 hectare 20 Ares from 134/A/1 to A.A.Shejwal and her name was duly mutated in the revenue records of the said property;

24. Thereafter under mutation entry no.14245 dated 17/9/2007, it is observed that R.J.Kirve, purchased an area of about 00 hectare 40 Ares from his co-owner A. B. Shinde out of 134/A/1 and his name was duly mutated in the revenue records of the said property;

25. Thereafter under mutation entry no.15011 dated 7/4/2008, it is observed that M.J.Kirve, purchased an area of about 00 hectare 40 Ares from C.B.Suryawanshi out of 134/A/1 and her name was duly mutated in the revenue records of the said property;

26. Thereafter under mutation entry no.16668 dated 14/9/2009, it is observed that Meena Sanmati Bagi and Naresh Dnyandeve Tupe, purchased an area of about 00 hectare 20 Ares from Naina Genu Darekar out of 134/A/1 and their name was duly mutated in the revenue records of the said property;

27. Thereafter under mutation entry no.16687 dated 16/9/2009, it is observed that Naina Genu Darekar, purchased an area of about 00 hectare 20 Ares from Vijubai Subhash Kare and Sunanda Manikrao Yele out of 134/A/1 and their name was duly mutated in the revenue records of the said property;

28. Thereafter under mutation entry no.16705 dated 15/10/2009, it is observed that A.Sayyed and others released their rights to Samir Sayyed out of 134/A/1 and their name was duly mutated in the revenue records of the said property;

29. Thereafter under mutation entry no.17033 dated 13/2/2010, it is observed that N.J.Kokre and others, purchased an area of about 00 hectare 40 Ares from Pradip Sambhaji



Devkate out of 134/A/1 and their names were duly mutated in the revenue records of the said property;

30. Thereafter under mutation entry no.17352 dated 9/8/2010, it is observed that A.Shejwal gifted an area of about 00 hectare 20 Ares to R.U.Shejwal out of 134/A/1 and his name was duly mutated in the revenue records of the said property;

31. Thereafter under mutation entry no.18370 dated 31/12/2011, it is observed that V.B.Anjire, purchased an area of about 00 hectare 40 Ares from Vijubai Subhash Kare out of 134/A/1 and their name was duly mutated in the revenue records of the said property;

32. Thereafter under mutation entry no.18651 dated 10/5/2012, it is observed that Shivarkar and others, purchased an area of about 00 hectare 40 Ares from Sunanda Manikrao Yele and others out of 134/A/1 and their name was duly mutated in the revenue records of the said property;

33. (a) All that piece and parcel of land admeasuring about 00 Hectare 40 Ares from out of land totally previously admeasuring about 19 Hectares 51 Ares and now 14 Hectares 11 Ares bearing Gat no. 134/3/1 of the village Jalochi, Taluka Baramati District Pune, is owned by M/s. Om Ganesh Reality. The Partnership Firm, through its Partners, Mr. Dattatray Shankar Mane, Mr. Mahendra Dattatray Mane, Mr. Datta Dagadu Patil, Mr. Sahas Sanmati Bagi they having purchased the same from Mrs. Mina Sanmati Bagi, sale deed duly registered in the office of the sub-registrar Baramati at serial no. 213/2013 on 7/1/2013 and their name is duly mutated in the village revenue records under mutation entry no.19201 dated 8/2/2013;

(b) All that piece and parcel of land admeasuring about 00 Hectare 20 Ares from out of land totally previously admeasuring about 19 Hectares 51 Ares and now 14 Hectares 11 Ares bearing Gat no. 134/3/1 of the village Jalochi, Taluka Baramati District Pune, is owned by M/s. Om Ganesh Reality, The Partnership Firm, through its Partners, Mr. Dattatray Shankar Mane, Mr. Mahendra Dattatray Mane, Mr. Datta Dagadu Patil, Mr. Sahas Sanmati Bagi, they having purchased the same from Mrs. Mina Sanmati Bagi and Mr.Naresh Namdev Tupe, in terms of a sale deed duly registered in the office of the sub-registrar Baramati at serial no. 212/2013 dated: 7/1/2013 and their name is duly mutated in the village revenue records under mutation entry no.19199 dated 8/2/2013;



34. The said owners have applied for and obtaining the sanction of building plan Layout and Non- Agricultural Permission after that, Town Planning Department of Baramati Sanctioned building plans under their outward no. NBP / Rekhanankan / Mouje Jalochi / Tal. Baramati / G.No.134 (part) / NRB /1418 dated 1/7/2013 and Non-Agricultural permission granted by sub divisional officer Baramati Division under order no: SBL/WS/ NA/SR/305/13 Baramati dated 8/10/2013 for the entire area of 6000 sq.mtrs. and after that, The Owner applied for Revised Building Plan to Baramati Nagar Parishad and they had sanctioned The Revised plan under Commencement Certificate No: 93/2014 - 2015 Dated:03/07/2014

35. The Owners desired/intended to undertake development and construction work upon the said property jointly with some reputed developers and, as such, the owners approached the Builder and Developer. The Managing director Mr. Vishal Vasant Bandewar of Arihant Edifice Pvt. Ltd and proposed to undertake development and construction work upon the said property. M/s. Om Ganesh Reality, The Partnership Firm, executed and registered Development Agreement vide no. 3808/2014 dated: 30/04/2014 with the developer and executed and registered Power of Attorney vide no. 3809/2014 dated: 30/04/2014, in favor of The Managing director Mr. Vishal Vasant Bandewar of Arihant Edifice Pvt. Ltd .

36. The Arihant Edifice Pvt. Ltd have agreed to engage a duly qualified Architect and structural Engineer to advise the Builders in carrying out the construction work proposed by them to be carried out on the said land.

37. All that piece and parcel of total land admeasuring about 00 Hectare 60 Ares from out of land totally previously admeasuring about 19 Hectares 51 Ares and now 14 Hectares 11 Ares bearing Gat no. 134/3/1 of the village Jalochi, Taluka Baramati District Pune, lying and situated within the Registration District of Pune, the Registration Sub-District of Taluka Baramati, the Revenue limits of the Tahsil Baramati and situate within the limits of the Baramati Municipal Corporation, Taluka Panchayat Samiti Baramati ;



**5] OPPINION :**

In View of the above observations & Subjected to what is stated above I am of the opinion that M/s. Om Ganesh Reality. The Partnership Firm, is the absolute owner of the said property mentioned herein above in para no.1 & having sufficient marketable title in respect of the said property & are free from encumbrances. The present Builder i.e. Arihant Edifice Pvt Ltd, herein has acquired development rights in respect of the said property & therefore Arihant Edifice Pvt. Ltd, is entitled to carry out the said development of the said property & is fully authorized to sale or transfer or mortgage any flats, shops or any type of Residential, commercial units to the prospective purchasers as per rights given in Development Agreement and Power of Attorney. Therefore Arihant Edifice Pvt Ltd, having sufficient marketable title for the said property mentioned in above para no.1

Hence this search report.



V.T. JADHAV.

Advocate

**Mr. JADHAV V. T.**  
Advocate (B.A., LL.B.)