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Search Report
CHALLAN
MTR Form Number-6
H. Kabe



GRN MH009148011201819E		BARCODE		Date 07/12/2018-16:40:20		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 HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		Adv Sachin Anant Kale			
Location PUNE		Flat/Block No.		Gat No122			
Year 2018-2019 One Time		Premises/Building					
Account Head Details		Amount in Rs.		Road/Street			
0030072201 SEARCH FEE		750.00		Dudulgaon Pune			
				Area/Locality			
				00 H 55 R			
				Town/City/District			
				PIN			
				4 1 2 1 0 5			
				Remarks (If Any)			
				Search For Thirty Years for Mauje Dudulgaon Gat No 122			
				Amount In			
				Seven Hundred Fifty Rupees Only			
Total		750.00		Words			
Payment Details		UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		02901792018120788229 32041024	
Cheque/DD No.		Bank Date		RBI Date		07/12/2018-16:41:36 Not Verified with RBI	
Name of Bank		Bank-Branch		UNION BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वापरल्या दस्तऐवजासाठी लागू नाही.
Mobile No. : 9960259509

Advocate

Office : Kale Colony, Alandi Dewachi, Tal: Haveli, Pune-412 105 .
Mo.No.9960259909

Ref:

Date :18/12/2018

SEARCH AND TITLE OPINION

CLIENT:

M/S Shivteerth Properties,

Through it's partener

Mr.NIKHIL NAMDEV TAPKIR & other.

Office at: Gat No.122,Dudulgaon, Tal-Haveli ,Dist-Pune.

I.DESCRPTION OF THE PROPERTY:

All that piece and parcel of the property bearing Gat No No.122 totally admeasuring about 00 H 71 R out of that, an area admeasuring about 00 H.55 R situated at village Dudulgaon, Tal. Haveli, Dist. Pune and within the limits of Pimpri Chinchawad Municipal Corporation and also within the jurisdiction of Sub-Registration Haveli pune and bounded as under:-

On or towards East : By property of gat no.123

On or towards South : By property of gat no.121

On or towards West : 18 mtr. Road

On or towards North : By property of gat no.123

Along with all easementary rights of way and all benefits and other rights and all the things attached to it and on, over, above and below it.

.(Hereinafter referred to as "SAID PROPERTY")

I have been asked by the client to give the search and title opinion regarding the Said property, whether the owner has clear and marketable title and whether the said Property is free from Encumbrances.

1)At the instance of M/S Shivteerth Properties Through it's partener
1)Mr.Nikhil Namdev Gawali 2) Mr.Vishal Hariram Tapkir 3)Mr.Kiran Ramchandra Musale 4) Mr. Girish MOreshwer Bhoir 5)Mrs.Kunda Anant Kale 6) Mr.Sandesh Mohan Jagatap the investigation and search in respect of the above property is made. As instructed by above named client I have conducted the search of the records of Index II registers maintained in

the offices of Sub-Registrar Offices Haveli No.I,II,VIII,XIV,XV and XVIII and now I am giving my report as under;

I was instructed to take search for a period of last 30 years i.e. from the year 1988 to 2018 (both inclusive). I took the search of records maintained under Index II for the purpose of verifying that whether any document is registered pertaining to the said property.

I have made an Online application for search on 07/12/2018 . I paid the necessary charges for taking the search of the documents for last 30 years i.e. from 1988 to 2018 .I have been issued the Online receipt bearing number MH009148011201819E dated 07/12/2018 .

I have taken the search of the above said records at the Sub-Registrars offices Haveli no. **I & II** on the **07/12/2018** for the year **1988 to 1991**. I found index II registers of the of following years i.e., 1988, and 1990 On search of the records so available for my perusal on that days in the said offices, no entry of any nature pertaining to the said property against the interest of my client was found to be have been registered in the said offices. The registers in the said offices were not maintained properly. Most of the pages of the registers were in loose sheets and in mixed and in torn condition. Some of the pages of the register were in such a condition that it was not possible to read the contents of those pages.

I have also taken the search of the above said records at the Sub-Registrars offices Haveli no. **VIII** and **XIV** on **10/12/2018** for the year **1991 to 2001**. I found index II registers of the following years i.e. 1992,1994,1995,1998,1999,2000,2001. On search of the records so available for my perusal on that day in the said offices,

I have carried out the search for the period of 2002 to 2018 on Computer and in Centralized Search offices at JDR Offices however search on the computer cannot obtained or recorded because it is observed that when any survey number is typed on the computer then the record of any similar survey number of different village is screened and noticed on the computer .This difficulty may be due to the fault with software used in the computer record for Index II is maintained in the month wise registers in Haveli JDR Offices. However some registers of some months are missing .In view of the above I give this report that on verification and search of the records so available at Sub-Registrar offices at Haveli I, II, VIII, XIV and XVIII for the period of year 1988 to 2018(part) on the date of search, no entry is found to have been registered against the interest of my client in respect of the above said property under search.

II.DOCUMENTS :

Following documents has been submitted for my perusal:-

As per instructions of my client, I have carried out the investigation of title of the said property above mentioned. I have perused the above mentioned documents that were made available to me and relied on the same and this communication sets out the outcome of the said observations thereon.

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III. TITLE INCIDENCE :

That on perusal of the 7/12 Extracts of the land bearing Gat no.122 for the year 1988 to 2018, it appears that along with the names other persons the name of Sadhu Dhondiba Vahile shown in kabjedar Colum of 7/12 extracts as a original owner of gat no.122 (Hereinafter referred to as "**Said original owner**").

A) That as per the Mutation entry No 262 it appears that Mr.Sadhu Dhondiba vahile expired on 02/10/1985 leaving behind him hislegal heirs
1) Mr.Narayan Sadhu Vahile 2) Mr.Dattatray Sadhu Vahile and doughter Kasubai Maruti Jadhav,wife Dagadabai Sadhu Vahile and their names are entered in the 7/12 extract vide mutation entry No.262.

B) That thereafter 1)Mr.Rakesh Fulchand Sonigara 2)Mr.Prashant Rajaram Kapase 3)Vinod Vasant Kale 4)Kalpana Dangal Patil for POA Holder Mr.Rajesh Suryakant Kale sold the said property area admeasuring about 624 sq.ft_ to Shri. Dattatray Ramdas Dashpute executing the sale deed which is registered on dated 02/07/2009 and it is registered in office of Sub Registrar Haveli No 14

C) That name of Shri. Dattatray Ramdas Dashpute is entry by mutation entry no.1552, on 7/12 extract as the owner of the said property.

D)That Mrs.Kasubai Maruti Jadhav released her undivided share in the property bearing Gat No 122 and OtherGat Numbers in favour of. 1) Mr.Narayan Sadhu Vahile 2) Mr.Dattatray Sadhu Vahile vide document No 7371/2006 dated : 19/09/2006 this effect on 7/12 extract by mutation entry No.834

E) That as per the mutation entry No .1599 it shown that Mr.Narayan Sadhu Vahile is the owner of the property by partition as per order of Tahsildar Haveli Order No.HNO/Vatap/SR/05/09 Dated: 03/09/10 as mentioned in schedule here in above except the property admeasuring area 624 sq.mtr.sold to Mr.Dattatray Ramdas Dashpute and property admeasuring area 618.75 sq mtr acquired by PCMC.

Certificate 265/2008 stating that the said Gat number is effected by proposed 18 Mtr one road and said property comes under the residential zone.

G). That thereafter the said Mr.Narayan Sadhu Vahile and other gave the registered Development Agreement and power of attorney in respect of said property admeasuring about 00 H.55R to Shivteerth Properties Throught its partner 1.Mr.Nikhil Namdev Gawali 2.Mr.Vishal Hariram Tapkir 3.Mr.Balaji Sudhakar Kambale 4.Mr.Annasaheb Eknath Kadam 5.Kiran Ramchandra Musale 6.Mr.Girish Moreshwer Bhoir . is registered in the office of Sub Registrar Haveli No.25 and it is noted at Development Agreement Serial No. 265/2018 and power of attorney Serial No. 266/2018 dated 13/01/2018.

H) That thereafter the said Shivteerth Properties Throught its partners renew the partnership firm on dated 07/09/2018 and this Application No.4810003570969 at Registrar of partnership (M.R.) office dated 21 Sep 2018 and as per this Partnership Deed 3.Mr.Balaji Sudhakar Kambale retired for the reason of death and 4.Mr.Annasaheb Eknath Kadam retired for the reason of financial problem and add new partner 1.Mr.Kiran Ramchandra Musale 2.Mr.Girish Moreshwer Bhoir 3.Sau.Kunda Anant Kale 4.Mr.Sandesh Mohan Jagtap.

In view of the above facts it is clear that the title of the present owners of the said property is clear and marketable and the rights of my clients in the said Property are free from all encumbrances.

IV.OPINION:

In view of the above facts and circumstances, I hereby given my opinion as under;

- i) Mr. Mr.Narayan Sadhu Vahile is true and lawful owner of the area admeasuring about 00 H.55 R. out of the Survey no.122 of village Dudulgaon,Tal-Haveli,Dist-Pune.
- ii) Shivteerth Properties has all the rights and power to develop the said property in all ways and to get benefit from the same.

Presumption: Submitted documents and given information's are genuine

Hence this Search Report.
Pune

Date: 18/12/2018

Sachin
Advocate.

Sachin Anant Kale

Kale & Co. Advocates