

Good & Tiffle

5.10.284
more 250 days



CHALLAN
MTR Form Number-6

GRN	MH003891065201516E	BARCODE	Date 29/09/2015-16:22:22		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	HVL8_HAVELI 8 JOINT SUB REGISTRAR	Full Name	Adv Santosh Baban Kamble		
Location	PUNE	Flat/Block No.	Survey No. 284/3 283/4		
Year	2015-2016 One Time	Amount in Rs.			
Account Head Details	0030072201 SEARCH FEE	Road/Street			
		Area/Locality	Lohagaon Pune		
		Town/City/District			
		PIN	4 1 1 0 4 7		
		Remarks (if Any)	30 years Search and Title Report 19 86 to 2015		
		Amount in	Seven Hundred Fifty Rupees Only		
		Words			
Total	750.00				
Payment Details		UNION BANK OF INDIA			
Cheque-DD Details		Bank CIN	REF No.	02901792015092900721 39390924	
Cheque/DD No		Date	29/09/2015-16:35:17		
Name of Bank		Bank-Branch	UNION BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Mobile No. : Not Available



Received
29/9/15



Date : 30/09/2015

TO WHOMSOEVER IT MAY CONCERN
SEARCH AND TITLE REPORT

Dear Sir,

Applicants : M/s. Moze Associates

Through its Partners

1) Mr. Haridas Baban Moze

2) Mr. Nagunath Balaso Moze.

In order to ascertain the marketability in the property bearing [A] Survey No. 284, Hissa No. 3, admeasuring area 02 Hectare 27 Ares Plus Pot Kharaba admeasuring area about 02 Hectare 18 Ares, assessment of Rs. 05=56 Paisa, out of which admeasuring area 00 Hectare 45 Ares, assessment of Rs. 05=56 Paisa, out of which admeasuring area about 02 Hectare 27 Ares Plus Pot Kharaba admeasuring area 00 Hectare 18 Ares, Total admeasuring area about 02 Hectare 45 Ares, assessment of Rs. 05=56 Paisa, out of which admeasuring area 00 Hectare 42.5 Ares and [C] Survey No. 284, Hissa No. 4, admeasuring area 03 Hectare 35 Ares Plus Pot Kharaba admeasuring area 00 Hectare 40 Ares, Total admeasuring area about 03 Hectare 75 Ares, assessment of Rs. 05=40 Paisa, out of which admeasuring area 01 Hectare 40 Ares, situate, lying and being at Revenue Village - Lohagaon, Taluka- Haveli, District - Pune and within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, Grampanchayat Lohagaon and within the Jurisdiction of Sub-Registrar Haveli, Pune and in District Pune.





All that piece and parcel of the landed property bearing Survey No. 284, Hissa No. 3, admeasuring area 02 Hectare 27 Ares Plus Pot Kharaba admeasuring 00 Hectore 18 Ares, Total admeasuring area about 02 Hectore 45 Ares, assessment of Rs. 05=56 Paise, out of which admeasuring area 00 Hectore 42.5 Ares. Situate, lying and being at Revenue Village – Lohagaon, Taluka- Haveli, District - Pune and within the limits of Zilla Parishad Pune,

[B] SCHEDULE OF PROPERTY :

On or towards the North : By property of Pride Builders.
On or towards the West : By remaining land out of Survey No. 284/3
On or towards the South : By property of Mr. Bhagwanta Devram Moze
On or towards the East : By Porwal road.
Pune and which is bounded as follows :-

All that piece and parcel of the landed property bearing Survey No. 284, Hissa No. 3, admeasuring area 02 Hectare 27 Ares Plus Pot Kharaba admeasuring 00 Hectore 18 Ares, Total admeasuring area about 02 Hectore 45 Ares, assessment of Rs. 05=56 Paise, out of which admeasuring area 00 Hectore 40 Ares i.e. 43040 sq.ft.. Situate, lying and being at Revenue Village – Lohagaon, Taluka- Haveli, District - Pune and within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, Grampanchayat Lohagaon and within the jurisdiction of Sub-Registrar Haveli, Pune and in District

[A] SCHEDULE OF PROPERTY :

INTRODUCTION :

I have caused the search of the records maintained by the concerned office of the Sub-Registrars Haveli, in respect of the said property under consideration for a period of 30 years i.e. 1986 to 2015 accordingly my observations are as follows :-
revenue records produced before me by the applicant.

I have, examined the copies of documents and other relevant &



All that piece and parcel of the landed property bearing Survey No. 284, Hissa No. 4, admeasuring area 03 Hectare 35 Ares Plus Pot Kharaba admeasuring 00 Hectar 40 Ares, Total admeasuring area about 03 Hectar 75 Ares, assessment of Rs. 05=40 Paise, out of which admeasuring area 00 Hectar 78 Ares, Situate, lying and being at Revenue Village – Lohagaon, Taluka- Haveli, District - Pune and within the limits of Zilla Parishad Pune,

[D] SCHEDULE OF PROPERTY :

bounded as follows :-
On or towards the East : By Porwal road.
On or towards the South : By property of Survey No. 284/5.
On or towards the West : By property of Mr. Suresh Gupta
On or towards the North : By property of Mr. Sitaram Sopan Moze and others.

All that piece and parcel of the landed property bearing Survey No. 284, Hissa No. 4, admeasuring area 03 Hectare 35 Ares Plus Pot Kharaba admeasuring 00 Hectar 40 Ares, Total admeasuring area about 03 Hectar 75 Ares, assessment of Rs. 05=40 Paise, out of which admeasuring area 00 Hectar 62 Ares, Situate, lying and being at Revenue Village – Lohagaon, Taluka- Haveli, District - Pune and within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli, Grampanchayat Lohagaon and within the jurisdiction of Sub-Registrar Haveli, Pune and in District Pune and which is

[C] SCHEDULE OF PROPERTY :

bounded as follows :-
On or towards the East : By property of Moze Associates (40 Ares)
On or towards the South : By property of Mr. Bhagwanta Devram Moze
On or towards the West : By Dhanori-Lohagaon boundary
On or towards the North : By Pride Aashiyana.

Taluka Panchayat Samiti Haveli, Grampanchayat Lohagaon and within the jurisdiction of Sub-Registrar Haveli, Pune and in District Pune and which is



Taluka Panchayat Samiti Haveli, Grampanchayat Lohagaon and within the jurisdiction of Sub-Registrar Haveli, Pune and in District Pune and which is bounded as follows :-

On or towards the East :	By property out of Survey No. 284/4
On or towards the South :	By property of Mr. B. D. Khandve
On or towards the West :	By Porwal road.
On or towards the North :	By property out of Survey No. 284/3.

Herein after as the "SAID PROPERTIES".

HISTORY OF THE PROPERTY :

That Survey No. 284, Hissa No. 3, admeasuring area 02 Hectare 27 Ares Plus Pot Kharaba admeasuring 00 Hectar 18 Ares, Total admeasuring area about 02 Hectar 45 Ares, assessment of Rs. 05=56 Paise, situate, lying and being at Revenue Village Lohagaon, Taluka Haveli, District Pune (hereinafter referred to as the 'Said Property') which is ancestral property of Mr. Dnyanu Gopala Moze.

It's appear from old 7/12 extract of from the year of 1970 the said Dnyanoba Gopala Moze has cultivated the said land along with his brother Mr. Sopana Gopala Moze.

That Mr. Dnyanoba Gopala Moze has obtained loan of Rs. 44,000/- from Canara Bank Lohagaon Branch Pune for Lohagaon - Dhanori Lift scheme and Canara Bank Lohagaon Branch Pune's name has been recorded on 7/12 extract in other rights column vide Mutation Entry No. 9481.

That Mr. Dnyanoba Gopala Moze has obtained loan of Rs. 20,000/- from Lohagaon Vikas Society and Lohagaon Vikas Society's name has been recorded on 7/12 extract in other rights column vide Mutation Entry No. 9905.



That 1) Mr. Sitaram Sopan Moze, 2) Mr. Pandit Sopan Moze, 3) Dwarakabai Baban Moze, 4) Mr. Nitin Baban Moze has entrusted development rights of admeasuring area 00 H. 42.5 R with the consent of 1) Mr. Jalindar Sitaram Moze, 2) Mr. Yogesh Sitaram Moze, 3) Mrs. Kasubai Sitaram Moze, 4) Mrs. Shobha Pandit Moze on 25/10/2012 in favour of M/s. Moze Associates through its Partners 1) Mr. Haridas Baban Moze and 2) Mr. Nagunath Balasahab Moze by way of Joint Venture Agreement and Power of Attorney and the said Joint Venture Agreement and Power of Attorney is duly registered in the office of Sub-Registrar Havelli No. 17 Pune vide Sr. No. 10708/2012 and 10709/2012.

That 1) Mr. Sitaram Sopan Moze, 2) Mr. Pandit Sopan Moze, 3) Dwarakabai Baban Moze, 4) Mr. Nitin Baban Moze has sold the property admeasuring area 00 H. 40 R with the consent of 1) Mr. Jalindar Sitaram Moze, 2) Mr. Yogesh Sitaram Moze, 3) Mrs. Kasubai Sitaram Moze, 4) Mrs. Shobha Pandit Moze on 25/10/2012 in favour of M/s. Moze Associates through its Partners 1) Mr. Haridas Baban Moze and 2) Mr. Nagunath Balasahab Moze by way of Sale Deed and the said Sale Deed is duly registered in the office of Sub-Registrar Havelli No. 17 Pune vide Sr. No. 10713/2012 and as per said Sale Deed M/s. Moze Associates through its Partners 1) Mr. Haridas Baban Moze and 2) Mr. Nagunath Balasahab Moze has been absolute owners of the said property and M/s. Moze Associates through its Partners 1) Mr. Haridas Baban Moze and 2) Mr. Nagunath Balasahab Moze has been mutated on 7/12 extract by Mutation Entry No. 38828 and having full rights to dispose the said property.

That Survey No. 284, Hissa No. 4, admeasuring area 03 Hectare 35 Ares Plus Pot Kharaba admeasuring 00 Hectar 40 Ares, Total admeasuring area about 03 Hectar 75 Ares, assessment of Rs. 05=40 Paise, situate, lying and being at Revenue Village Lohagaon, Taluka Havelli, District Pune (hereinafter referred to as the 'Said Property') which is ancestral property of Mr. Bhagwan Alias Bhagwanta Devram Moze.



That 1) Mr. Bhagwan Alias Bhagwanta Devram Moze, 2) Krishnabai Bhagwan Moze, 3) Kamal Balasahab Moze, 4) Nagunath Balasahab Moze, 5) Sagar Balasahab Moze, 6) Neeta Hanumant Darekar, 7) Navnath Bhagwan Moze, 8) Mrs. Sunita Navnath Moze, 9) Shekhar Navnath Moze, 10) Ajit Navnath Moze, 11) Rupali Navnath Moze, 12) Sahebrao Bhagwan Moze for himself and Natural Guardian of Master Akshay Sahebrao Moze, 13) Usha Sahebrao Moze, 14) Amar Sahebrao Moze, 15) Ratan Gulab Nimbalkar, 16) Reshma Nagunath Moze, 17) Reshma Sagar Moze has entrusted development rights of admeasuring area 00 H. 62 R + 00 H. 78 R out of Survey No. 284/4 on 08/11/2012 in favour of M/s. Moze Associates through its Partners 1) Mr. Haridas Baban Moze and 2) Mr. Nagunath Balasahab Moze by way of Joint Venture Agreement and Power of Attorney and the said Joint Venture Agreement and Power of Attorney is duly registered in the office of Sub-Registrar Haveli No. 17 Pune vide Sr. No. 11272/2012 and 11273/2012.

THAT I have also published a Public Notice in daily news paper namely 'Prabhat' on 29/08/2015 and asking for any objection if any within 15 days from public regarding the said property. Accordingly I have not received any objectionable claim regarding the said property within stipulated period.

From November 2005 Centralized registration system (Any document any where) is enclosed. Thus it is not possible to visit at 27 Sub Registrar Offices at Pune and it is also beyond ones capacity to check the records maintained by every registration office. The search and opinion is issued only on the basis of the available documents & records in the sub Registrar Haveli, Pune at the particular time. The opinion given in this report is only supporting document. I have also long in e-search which available in www.igrmaharashtra.gov.in but due to server error I cannot get the proper search from the site.



SANTOSH B. KAMBLE
ADVOCATE
Office No. 2, Ralawm Apartments,
Kasturba Wadi, Wihranawadi,
Pune-411015 Ph : 9890140254

MR. SANTOSH B. KAMBLE
ADVOCATE & NOTARY

Hence opinion
With warm regards,

This Search and Title Report is Signed, Sealed & Delivered at Pune
on 30th day of September, 2015.

office concerned.

That I have taken search in the Index-II Registers maintained by the
Sub-Registrar, Haveli, Pune, during the last 30 years i.e. 1986 to 2015 and
further till today I did not come across any entry evidencing and
encumbrances on the said Property as herein described. I certify that there
are no encumbrances found as per the searched out at the Sub-Registrar

In my search of Index II registers as available in the various offices of
Sub-Registrar Haveli Pune during the last 30 years i.e. 1986 to 2015 and
further till today I did not come across any entry evidencing and
encumbrances on the said property as herein described.

It is now where indicated that the property is not a subject matter of
any litigation attachment, injunctions, agreement, acquisition proceedings,
mortgage, etc. as per the documents examined by me and however there
is no affidavit placed before me for perusal in that regard. The search and
opinion is issued only on the basis of the available documents & records in
the Sub Registrar Haveli, Pune at the particular time.