



CHALLAN
MTR Form Number-6

GRN	MH011288286201718E	BARCODE			Date	03/03/2018-10:02:05		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 SRR_SHIRUR SUB REGISTRAR					Full Name		ADV ARUN C LAMBUGOL		
Location PUNE									
Year 2017-2018 From 01/01/2015 To 03/03/2018					Flat/Block No.		325/1A SHANIWAR PETH		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				200.00	Road/Street		SHANTAI APT.		
					Area/Locality		PUNE		
					Town/City/District				
					PIN		4 1 1 0 3 0		
					Remarks (if Any)				
					GAT NO 1060 AREA 00 H 74 R AND GAT NO 518/1 AREA 0 H 81 R OF				
					VILLAGE KOREGAON BHIMA TAL SHIRUR				
					Amount In	Two Hundred Rupees Only			
Total				200.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN	Ref. No.	00040572018030382764		K00MSBZS8
Cheque/DD No.					Bank Date	RBI Date	03/03/2018-10:03:05		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
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.
 सार्वजनिक दस्तऐवज "चलान ऑफ पेमेंट" हाचें बगुन कारणास्तोच लागू आहे. इतर कारणास्तोच किंवा नोंदणी न करता देण्यात येणारे दस्तऐवज हाचें लागू नाही.

For Mullik Associates

Partner Partner

SEARCH AND TITLE REPORT

Search and Title Report in respect of the following properties:

(A) Property bearing **Gat No. 1060** (old Gat No. 1652), admeasuring area about **00 Hectares 74 Aars** and assessed at Rs. 03-56 paise of Village Koregaon Bhima, Taluka Shirur, Dist: Pune.

(B) Property bearing **Gat No. 518/1**, admeasuring area about **00 Hectares 81 Aars** out of the total area admeasuring about 01 Hectares 05 Aars and assessed at Rs. 04-72 paise of Village Koregaon Bhima, Taluka Shirur, Dist: Pune.

(Hereinafter referred to as the "CAPTIONED PROPERTY "A" & CAPTIONED PROPERTY "B" respectively and collectively as CAPTIONED PROPERTIES)

TO WHOMSOEVER IT MAY CONCERN

Shri. Vishal Tukaram Mulik, partner of M/s. MULIK ASSOCIATES having its office at Vadgaon Sheri, Pune 411014, has instructed me to issue the present search and title report of the following properties for the last 04 years i.e. from 2015 to 2018 (both years inclusive). Accordingly I have conducted the search vide search receipt bearing No. MH011288286201718E dated 03/03/2018, issued by Sub-Registrar, Shirur, Pune.



wrongly entered as owner of the said property into the 7/12 extract and that the said property is owned by Shri. Vithu Hanumanta Ghavane. It further appears that, the revenue authorities duly conducted inquiry and recorded statements of the interest persons in the said property in respect of the same and came to the conclusion that the said property is in possession of Shri. Vithu Hanumanta Ghavane since last more than 50 years and he happens to be the rightful owner of the said property. Accordingly the name of Shri. Sakharam Tukaram Junawani was deleted from the owners coloum and the name of Shri. Vithu Hanumanta Ghavane was entered into the owners coloum by deleting his name from the other right coloum of the 7/12 extract of the captioned property "A".

It further appears upon perusal of mutation entry No. 4579, that the Maharashtra State Weight and Measurement Act, 1958 was made applicable to the said Village and accordingly the area of the captioned property "A", was transformed from Acre & Guntha into Hectare and Aar. Therefore, the previous record which stood as 01 Acre 19 Gunthe was transformed as 00 Hectares 74 Aars.

It further appears upon perusal of the revenue record that the said captioned property was previously bearing S. No. 343/1, which was further changed to Gat No. 1652 and the same was changed to Gat No. 1060 vide mutation entry No. 1772.

It appears that the captioned property "A" was further sold by Shri. Vithu Hanumanta Ghavane to 1). Shri. Bansilal Chandagiram Agarwal, 2). Shri. Rangnath Sonba Vitkar & 3). Shri. Shantaram Mahadev Bhandwalkar by virtue of a registered Sale Deed dated 10/05/1990, which is registered in the office of Jt. District Registrar, Pune at serial No. P-800/1990 on 28/05/1990. That the said Sale Deed is also consented by 1). Shri. Suresh, 2). Shri. Kisan



the said owners did not have any proper knowledge about development, they decided to grant the development rights of the captioned property "A" to any of the reputed developers and therefore upon holding negotiations with M/s. Mulik Associates, the said owners granted the development rights of the captioned property "A" to M/s. MULIK ASSOCIATES (hereinafter referred to as "Developers") vide a registered Development Agreement dated 31/12/2014, which is registered in the office of Sub-Registrar, Talegaon Dhamdhere, Pune at serial No. 238/2015 on 09/01/2015. In pursuance of the said Development agreement and in order to enable the developers to initiate and complete the development work upon the captioned property "A", the owners thereby granted irrevocable powers to the developer by execution of an Irrevocable Power of Attorney dated 31/12/2014, which is also registered in the office of the Sub-Registrar, Talegaon Dhamdhere, Pune at serial No. 239/2015 on 09/01/2015.

Accordingly the developer have obtained the exclusive right to develop the captioned property "A".

**HISTORY OF GAT NO. 518/1 (PARTICULARLY MENTIONED
HEREINABOVE AS CAPTION PROPERTY "B")**

Upon perusal of the 7/12 extract of the captioned property "B", it appears that the said property originally stood in the name of one Shri. Maruti Keru Ghavane in the owners coloum. However, it further appears that he being minor, an entry to the effect the he is minor was recorded into the other right coloum of the captioned property "B". Subsequently, the said entry in the other right coloumn was deleted as per the orders of the Hon'ble Sub-Divisional Officer, Junnar (Khed) vide mutation 885.



1759. That the Gat No. 518A was further changed as 518/1 as per mutation entry No. 3475.

Upon perusal of the further revenue records it appears that, late. Maruti Keru Ghavane in his lifetime sold some part of Gat No. 518/1 to various purchasers in part. (However, the said entries being not related to my clients are not necessary to be mentioned in the present report). It further appears that thereafter, Maruti Keru Ghavane died on 29/09/2004 leaving behind him 1). Shri. Kailash Maruti Ghavane, (son), 2). Shri. Vilas Maruti Ghavane (son), 3). Mrs. Sangeeta Ramesh Shinde (daughter) & 4). Smt. Parvti Maruti Ghavane (widow) as his legal heirs and accordingly their names were entered into the 7/12 extract of the captioned property "B" as lawful owners of the same vide mutation entry No. 3518.

Thereafter, Smt. Swati Vilas Ghavane filed an application to the revenue authorities thereby stating that her husband namely Shri. Vilas Maruti Ghavane had died on 01/04/2006 leaving behind 1). Smt. Swati Vilas Ghavane (widow), 2). Mast. Harshad Vilas Ghavane (minor son) and 3). Miss. Trupti Vilas Ghavane (minor daughter) as his only legal heirs and therefore their names may be entered into the 7/12 extract of the captioned property "B" to the extent of her husband's share. Accordingly their names were entered into the 7/12 extract of the captioned property "B" vide mutation entry No. 3948.

After selling various parts out of the total area of about 01 Hectare 06 Aars of Gat No. 518/1, the area to the extent of 00 Hectares 81 was retained by the legal heirs of late. Maruti Keru Ghavane.

I have further gone through the copy of the partition deed dated 18/02/2014 registered in the office of Sub-Registrar, Talegaon Dhamdhare,



22/04/2014, which is also registered in the office of the Sub-Registrar, Talegaon Dhamdhare, Pune at serial No. 2405/2015 on 22/04/2014.

Accordingly the developer has obtained the exclusive right to develop the captioned property 'B'.

COURT PROCEEDINGS:

Apart from the aforesaid contentions it is further brought to my notice, that one Mr. Vicky Kisan Ghavane and other 4 persons have initiated a suit for Partition, mandatory injunction and termination of sale Deeds executed in favour of my clients. That the said suit is sub-judiced before the Hon'ble Civil Judge, Junior Division, Shirur (Ghodnadi) Pune bearing R. C. S. No. 108/2016 wherein my client Shri. Vishal Tukaram Mulik has been impleaded as one of the defendant No. 15 alongwith his other two brothers namely Shri. Yogesh and Jagdish Tukaram Mulik as defendant Nos. 14 & 16 respectively. That my clients are impleaded in the suit in their personal capacity and there appears no suit against M/s. Mulik Associates. Upon perusal of the said suit, it appears that the captioned property i.e. Gat No. 1060 (Old Gat No. 1652) admeasuring area about 74 Aars happens to be the subject matter of the said suit. However, upon going through the information provided upon the website of the viz :ecourts pune, there appears no any adverse orders against my client till date.

Likewise, one Mr. Vilas Vithoba Ghavane have also initiated a suit for Partition & mandatory injunction. That the said suit is sub-judiced before the Hon'ble Civil Judge, Junior Division, Shirur (Ghodnadi) Pune bearing R. C. S. No. 267/2016 wherein my client Shri. Vishal Tukaram Mulik has been impleaded as one of the defendant No. 14 alongwith his one brother namely Shri. Yogesh Tukaram Mulik as defendant Nos. 15. That my clients are



available to me in the concerned offices of the Sub-Registrar, Shirur & Talegaon Dhamdhere Pune, I have come across the entries in respect of the documents which are very much discussed hereinabove, but I have not come across any contradictory entry in respect of the captioned properties which would adversely affect the title of the owners and rights of the developers.

OPINION:

Upon perusal of all the documents made available to me by my client I am of a opinion that, M/s. MULIK ASSOCIATES have acquired the development rights in respect of the captioned properties and is having exclusive right to construct ownership building/s and to sell the flats/shops/offices/godowns etc., therein to any prospective purchaser/s and is also entitled and eligible to enter into agreements or any other document prevailing as per law in favour of such prospective purchaser and is also authorised to obtain the amount of consideration in full or part from such intending and prospective purchasers on the basis of the development agreements and power of attorney's executed in its favour subject to the judgments/orders passed and would be passed in the aforesaid suits.

That all the documents made available to me by my client are returned herewith. Hence, this Search and Title Report issued herewith

Pune,

Dated : 17/03/2018.


Arun C. Lambugol
Advocate

For Mulik Associates

Partner

Partner

