

DATE : 25.01.2017

TITLE REPORT

To,

M/s Shreeram Builders,
Chaitanya Apartments,
2063, Vijay Nagar Colony,
Near S.P.College,
Sadashiv Peth,
Pune-411 030

Respected Sirs,

You have sought for my Title Investigation Report with respect to Plots No. 130 and 131, out of Survey No.89/2, 90/2 and 91/2, Tulshibaugwale Colony, Parvati, Pune for 30 years i.e. from 1986 to 2016 (both inclusive).

1. Advocate Jayant Mhaikar took search in respect of above mentioned plots from the record of Sub Registrar, Haveli No.1 and 2 and Central Registrar and official website of the Registration Department and gave search report dated 09.12.2016. Considering the said search report and the documents supplied by you to me I am giving this title investigation report.
2. Shukleshwar Raghunath Tulshibaugwale and others were the owners of the property bearing Survey No.89/2, 90/2 and 91/2, Parvati, Pune.
3. It appears from the said Sale Deeds dated 19.10.1956 and 20.11.1956 that the said owners

got the layout plan sanctioned from Pune Municipal Corporation vide No. TPO/1557 dated 24.12.1951. Out of the said sanctioned layout two plots bearing No.130 and 131 are the subject matter of the present title investigation report. The Plot No.130 is more particularly described in Schedule I hereunder written while Plot No.131 is described in Schedule II hereunder written.

Plot No.130

a) The said owners executed Sale Deed dated 19.10.1956 in respect of Plot No.130 in favour of Geetabai (Tarabai) Dhondopant Kulkarni. The said Sale Deed is registered in the office of the Sub Registrar, Haveli No.1 at Serial No.97. By virtue of the said Sale Deed Geetabai (Tarabai) Dhondo Kulkarni became the owner of the said Plot No.130.

b) Thereafter the said Geetabai (Tarabai) Dhondopant Kulkarni executed Sale Deed dated 06.09.1976 in respect of Plot No.130 in favour of Sou. Asha Vijay Dhadphale which sale deed is registered in the office of the Sub Registrar, Haveli No.2 at Serial No.934. Thus by virtue of the said sale deed dated 06.09.1976 Sou. Asha Vijay Dhadphale has become the owner of the said plot No.130 and her name is duly entered in 7/12 extract of the said plot as the owner thereof. Thus Sou. Asha Vijay Dhadphale is the owner of the said Plot No.130 and she is in actual, physical and vacant possession thereof as owner thereof.

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Plot No.131

- a) Shri Shukleshwar Raghuanth Tulshibagwale and others executed Sale Deed dated 20.11.1956 in favour of Shri Yashwant Ganesh Joshi, which sale deed is registered in the office of the Sub Registrar, Haveli No.II at Serial No.1280.
- b) Shri Yashwant Ganesh Joshi executed Sale Deed dated 11.04.1961 in favour of Shantabai Gangadhar Dhadphale. The said Sale Deed is registered in the office of the Sub Registrar, Haveli No.II at Serial No.522.
4. The Collector of Pune granted N.A. permission vide order No. PRN/SR/284/II dated 03.11.1979 in respect of Plot No.131. I am told that there is no N.A. order with respect to Plot No.130.
5. The said Shanta Gangadhar Dhadphale and Sou. Asha Vijay Dhadphale amalgamated the Plot No.130 and 131 and the same is approved by Pune Municipal Corporation and accordingly the said Shanta Gangadhar Dhadphale and Asha Vijay Dhadphale obtained Commencement Certificate No.1678 dated 22.08.1981 and constructed structure on the said plots and obtained final completion certificate dated 12.07.1990.
6. The said Shantabai Dhadphale expired on 07.09.1997 leaving behind her, her last Will dated 10.05.1995. The said Will is unregistered.

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By the said Will the said Shantabai bequeathed the said Plot No.131 to Asha Vijay Dhadphale. Thus by virtue of the said Will the said Asha Vijay Dhadphale became the absolute owner of the said Plot No.131 and the undivided share in the construction and is in possession thereof.

7. The said Asha Vijay Dhadphale also made additions in the structure vide commencement certificate No.4215/2006 dated 06.03.2006 and obtained completion certificate bearing No. BCO/14/07/129 dated 11.09.2007.

8. It appears that the names of Vijay Gangadhar Dhadphale, Chhaya Vijay Joshi and Vidya Shrikrishna Sumant were duly entered in 7/12 extract of the said property. However, it appears from Pherphar no. 6152 that by virtue of the said Will the name of Asha Vijay Dhadphale is duly entered in 7/12 extract as per order dated 25.02.2009 passed by Sub Divisional Officer, Sub Division, Pune in RTS Appeal No.120/2008.

9. The said legal heirs of Shantabai Dhadphale executed affidavit dated 29.11.2016 and confirmed the fact of existence, execution and the arrangement made in the said Will. In the said affidavit they confirmed that there is no dispute about the said Will and the said Will is acted upon and Mrs. Asha Vijay Dhadphale has become the absolute owner of Plot No.131 and the structure standing thereon.

10. A public notice was published in Daily Prabhat dated 13.09.2016 for verifying the title of Asha Vijay Dhadphale with respect to aforesaid

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plots and structure thereon. I have not received any objection from anybody in that behalf.

11. Mrs. Asha Vijay Dhadphale executed Lease Deed dated 06.06.2007 in favour of M/s Reliance Retail Limited whereby said Mrs. Asha Vijay Dhadphale leased for a period of nine years from 01.03.2007 premises in carpet area of 3188 Sq.ft. on ground floor and carpet area of 1403 Sq.ft. on first floor having 60' frontage and 53' in depth with roof height of 21 feet and open space for installation of DG Set and space on the terrace for erection of VSAT Antenna, which Lease Deed was registered in the office of the Sub Registrar, Haveli No.15 at Serial No.7412/2007. However, I am provided with a photocopy of Possession Letter dated 30.06.2014. It appears from the said possession letter dated 30.06.2014 the said Lease Deed was terminated and by the said Possession letter the said M/s Reliance Retail Limited handed over the possession of the leased premises back to Mrs. Asha Vijay Dhadphale.

12. The said Mrs. Asha Vijay Dhadphale executed Leave and License Agreement dated 10.03.2015 in favour of Sou. Sonali Amol Mustare whereby the said Sou. Asha Vijay Dhadphale agreed to give Shop/commercial premises admeasuring about 3000 Sq.ft. on ground floor and 1500 Sq.ft. parking and open space adjacent to the Shop constructed on Plot No.131, Tulshibaugwale Colony, Sahakar

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Nagar No.2, Parvati, Pune for a period of five years from 01.04.2015 to 01.02.2019. The said Leave and License Agreement was registered in the office of the Sub Registrar, Haveli No. 22 at Serial No.2479/2015. However I am provided with a photocopy of Possession Receipt dated 01.06.2016 whereby the said Sou. Sonali Amol Mustare handed over the possession of the aforesaid Shop to Sou. Asha Vijay Dhadphale. While executing the said possession receipt the said Sou. Sonali Amol Mustare also undertook to pay all dues, charges and Government taxes and electricity and water supply charges.

13. Thus Smt. Asha Vijay Dhadphale is the exclusive owner of the said plot Nos.130 and 131 and the structure standing thereon and her right in the said plots and structure are clear and marketable and free from any charges, encumbrances and mortgages.

SCHEDULE I

(Description of Plot No.130)

All that piece and parcel of Plot No.130 admeasuring 501.7 Sq.Mtrs. out of Survey No.89/2, 90/2 and 91/2, Tulshibaugwale Colony, Parvati, Pune 411009 within the Sub Registration District Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and bounded as follows -

On or towards the East	Plot No.131
On or towards the South	Road
On or towards the West	Plot No.129
On or towards the North	Road

SCHEDULE II
(Description of Plot No.131)

All that piece and parcel of Plot No.131
admeasuring 5400 Sq.ft. i.e. 501.67 Sq.Mtrs. out of
Survey No.89/2, 90/2 and 91/2, Tulshibaugwale Colony,
Parvati, Pune 411009 within the Sub Registration
District Taluka Haveli, District Pune and within the
limits of Pune Municipal Corporation and bounded as
follows -

On or towards the East : Plot No.132

On or towards the South : Road

On or towards the West : Plot No.130

On or towards the North : Road

Pune


Pramod M. Bendre
Advocate

Date : 12.02.2018

SUPPLEMENTARY TITLE REPORT

To

M/s Shree Ram Builders,
Chaitanya Apartments,
2063, Vijay Nagar Colony,
Near S.P. College,
Sadashiv Peth,
Pune 411 030

Respected Sirs,

I have given a detailed Title Investigation Report dated 25.01.2017 with respect to Plot Nos. 130 and 131 out of Survey No.89/2, 90/2 and 91/2, Tulshibaugwale Colony, Parvati, Pune for last 30 years i.e. from 1986 to 2016 (both inclusive). This report be treated as continuation of my Title Report dated 29.01.2017.

1. I have caused to take search in respect of aforesaid property for the years 2016 to 2018 through Advocate Jayan W. Mhasikar.
2. During the search he came across Gift Deed dated 21.03.2017 registered in the office of the Sub Registrar, Haveli No.1 at Serial No.2130 executed by Asha Vijay Dhadphale thereby gifting 75% in Plot Nos. 130 and 131 to Mrs. Vrinda Harsha Date, Smita Atul Khapali and Amit Vijay Dhadphale equally and keeping remaining 25% undivided share therein to herself and another Gift Deed dated 30.12.2017 registered in the office of the Sub Registrar, Haveli No.1 at Serial No.10312 executed by Asha Vijay Dhadphale thereby gifting 75% in the residential house

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admeasuring 1800 Sq.ft. i.e. 167.22 Sq.Mtrs.
constructed on Plot Nos. 130 and 131 to Mrs.
Vrinda Harsha Date, Smita Atul Khapali and
Amit Vijay Dhadphale and keeping remaining
25% undivided share to herself.

3. In view of aforesaid two documents I am of
the opinion that Smt. Asha Vijay Dhadphale is
the owner of 25% in Plot Nos. 130 and 131 and
residential house thereon and Mrs. Vrinda
Harsha Date, Smita Atul Khapali and Amit
Vijay Dhadphale are the joint owners of 75%
undivided share in Plot NOs. 130 and 131 and
residential house thereon and their rights
are clear and marketable and free from any
encumbrances, mortgages or charges of
whatsoever nature.

SCHEDULE

All that piece and parcel of land bearing
Plot Nos. 130 and 131 admeasuring 1034.60 Sq.Mtrs.
i.e. 11136.43 Sq.ft. out of Survey No.89/2, 90/2
and 91/2, Tulshibaugwale Colony, Parvati, Pune,
within the Sub registration District Taluka Haveli,
District Pune and within the limits of Pune
Municipal Corporation and bounded as follows -

On or towards the East	Plot No.132
On or towards the South	Road
On or towards the West	Plot No.129
On or towards the North	Road



(Pramod M. Bendre)
Advocate

SUPPLEMENTARY SEARCH REPORT

As per the request of Mr. Pramod M. Bendre, Advocate Pune, I had already carried out search of Index II registers kept in office of sub-registrar Haveli No. 1, 2 and online search in respect of plot No.130 and 131 totally adm. 1034.60 Sq.Mtrs bearing Survey No. 89/2, 90/2 and 91/2 corresponding CTS No. 1283 situated at village Parvati Tal. Haveli Dist - Pune for 30 years i.e. 1987 to 2016 both inclusive and issued search Report dated 09.12.2016. Now Mr. Pramod M. Bendre, Advocate Pune again instructed to carry out search of Index II registers till today and hence this Report.

I have carried out online search of Index II registers kept in the office of Sub-Registrar Haveli in E-mode till today i.e for the period from 09.12.2016 to 01.02.2018 and while carrying out search, I have come across following entries in respect of said property.

Name of the Document	Name of Party No. 1	Name of Party No. 2	SRO Office and date
Gift Deed of land	Mrs. Asha Vijay Dhadpale	Mrs. Vrinda Harsha Date and others	Haveli No. 1 21.03.2017 Document No. 2130/2017.
Gift Deed of structure	Mrs. Asha Vijay Dhadpale	Mrs. Vrinda Harsha Date and others	Haveli No. 1 30.12.2017 Document No. 10312/2017.

Subject of above mentioned entries; I have not come across any entry in respect of said property for the period from 09.12.2016 to 01.02.2018.

This supplementary search report is given on the basis of record available online.

This supplementary search report is carried out vide GRN No. MH010096014201718E dated 01/02/2018 S.R.O Haveli No. 1 Pune.

Hence this supplementary search report.

Pune

Date : 01.02.2018

J.W. Mhaiskar

J. W. Mhaiskar

Advocate



CHALLAN
MTR Form Number-6

GRN	MH010096014201718E	BARCODE			Date	01/02/2018-13:41:59	Form ID
Department				Inspector General Of Registration			
Search Fee				TAX ID (If Any)			
Type of Payment				Other Items			
Office Name				HVL1 HAVELI NO1 SUB REGISTRAR			
Location				PUNE			
Year				2017-2018 One Time			
Account Head Details				Amount In Rs.			
0030072201 SEARCH FEE				50.00			
Premises/Building				PARVATI PUNE			
Road/Street				PARVATI PUNE			
Area/Locality							
Town/City/District							
PIN							
Remarks (If Any)				CTS NO.1263 S. NO.88/2, 80/2, 91/2, PLOT NO.130, 131, PARVATI PUNE SEARCH 2 YEARS 2017-2018			
Amount In				Fifty Rupees Only			
Words							
Total				50.00			
Payment Details				UNION BANK OF INDIA			
FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN			
Ref. No.				02901792018020186474			
T2636747							
Cheque/DD No.				Bank Date			
RBI Date				01/02/2018-13:53:53			
Not Verified with RBI							
Name of Bank				Bank-Branch			
UNION 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. Mobile No. Not Available
संदर्भ चालान 'चालान ऑफ पेमेंट' जवळी नसुन कारणासह असत नाही. इतर कारणासह किंवा नोंदणी व कसब्याच्या दस्तासह नसत नाही.