

SEARCH AND TITLE REPORT
TO WHOM SO EVER IT MAY CONCERN

Ref:- The land bearing **S.No.151 Hissa No. 3 (pt.)** of Village Vadmukhwadi, Tal. Haveli, Dist.Pune.

This is in reference to the land bearing **S.No.151 Hissa No. 3 (pt.)** of Village Vadmukhwadi, Tal. Haveli, Dist. Pune which is **totally admeasuring 36700 Sq.Mtrs.** out of which area admeasuring **8400 sq.mtrs.** is the subject matter of this report.

At the instance of **MR. RAJENDRA RAMANLAL LUNKAD OF PUNE**, we have investigated the revenue record & the documents made available to us in reference to the said property.

We have also searched the available Index-II Records from January 1978 till 18TH December 2008 at the office of the Sub-Registrar Haveli by paying the required search fees vide receipt No. 1953129 dtd.16/12/2008 & from 16th December 2008 till upto **09/09/2016** AND on-line search is caused by paying the necessary Search Fees vide MTR FORM NO. 6 bearing **GRNMH 004112132201617M HAVELI II dtd.08/09/2016 BANK CIN NO. 02300042016090841262/373795845** & on-line search is caused for the period from **10/09/2016 till 14/01/2018** by paying the necessary Search Fees vide MTR FORM NO. 6 bearing **GRN MH009402562201718M HAVELI XXII dtd. 14/01/2018 BANK CIN NO. 02300042018011584589/000615015.**

The said total land of **S.No.151/3 Vadmukhwadi i.e. old S.No. 790/3 of Charholi Bk.** was originally belonging to **BABU ALIAS GENU NAMA TAPKIR.**

The said **BABU ALIAS GENU NAMA TAPKIR** died on **24/08/1989** leaving behind him; three sons namely **Shantaram, Balasaheb and Narayan Genbhau Tapkir** & one married daughter namely **Subhadra Shridhar Wadekar** and as per the mutation No. **116 dt.27/03/92** the names of

above mentioned successors were recorded to the said 7/12 extract of the said property as the legal heirs of the deceased.

One of owners Mr. Narayan Genbhau Tapkir expired on 11/04/1994 leaving behind him; widow namely Bhagubai & one son namely Santosh Narayan Tapkir & three married daughters namely Nita Arun Nadhe, Mangal Dattatraya Shivale and Godavari alias Rekha Kailas Bhalerao and as per the mutation No.2605 dt.16/07/2008, the names of above mentioned successors were recorded to the said 7/12 extract of the said property as the legal heirs of the deceased.

The said above mentioned owners of S. No. 151 Hissa No. 3 have assigned all the rights of developments and sale of the said property admeasuring H.3.64 Ares out of the said total proeprty to **M/S.OM SAI DEVELOPERS, OF PUNE**, by executing Agreement for Development which is Registered in the office of the Sub-Registrar Haveli V at Serial No. 7827/2007 dtd.18/09/2007. At the same time the said owners have also executed the Power of Attorney in favour of the partners of the said Partnership Firm which is Registered in the office of the Sub- Registrar Haveli V at Serial No. 7828/2007 dtd.18/09/2007.

The said above mentioned owners of S. No. 151 Hissa No. 3 have executed the Sale Deed of the area admeasuring **H.0.84 Ares** out of the said total proeprty with the consent of **M/S.OM SAI DEVELOPERS, OF PUNE**, in favour of four purchaser namely **MR. RAVINDRA RAMANLAL LUNKAD**. The said Sale Deed is duly registered in the office of the Sub-Registrar Haveli XVII at **Serial No. 4879 dtd.14/05/2008**. As per the above Sale Deed the name of **MR. RAVINDRA RAMANLAL LUNKAD** was recorded as the owner, occupier, and possessor of the area admeasuring **H. 0.84 Ares** out of S.No. 151/3 of Vadmukhwadi, Tal. Haveli, Dist Pune by mutation entry No. 2608.



MR. RAVINDRA RAMANLAL LUNKAD executed the Deed of Transfer on 04/05/2010 in regards area admeasuring **H. 0.84 Ares** out of S.No. 151/3 of Vadmukhwadi, Tal. Haveli, Dist Pune recorded in his name to and in favour of **M/S. R.K. LUNKAD HOUSING CORPORATION**. The said Deed of Transfer of the said property is duly registered in the office of the Sub-Registrar, Haveli No. X at Sr.No. 4040 dtd. 04/05/2010 and effect of which was given to the 7/12 extract by mutation entry No. 4853 by which the name of **M/S. R.K. LUNKAD HOUSING CORPORATION** is recorded to the 7/12 extract being owner, occupier and possessor of area admeasuring H.0.84 Ares out of S.No. 151/3 of Vadmukhwadi, Tal. Haveli, Dist. Pune by deleting the name of Ravindra Ramanlal Lunkad.

One of the partners namely Mr. Rajendra Ramanlal Lunkad being retired from the abovementioned partnership firm M/S. R.K. LUNKAD HOUSING CORPORATION w.e.f. 31/03/2016 by executing the Deed of Retirement dtd. 31/03/2016 wch is duly registered in the office of the Sub-Registrar, Haveli XVIII at Sr. No. 4701/2016 on 30/05/2016 and the abovementioned property has been given and allotted to Mr. Rajendra Ramanlal Lunkad being the Retiring Partner's share in the partnership assests in full and final settlement & the abovementioned partnership firm M/S. R.K. LUNKAD HOUSING CORPORATION is now no way related or concerned to the said property w.e.f. 31/03/2016 and hence **MR. RAJENDRA RAMANLAL LUNKAD** is now independent owner, occupier and possessor of the said property and whose name has been mutated to the 7/12 extract by mutation entry No. 5094 as the owner, occupier and possessor of the same.

MR. RAJENDRA RAMANLAL LUNKAD prepared the building plans in regards the said property admeasuring H.0.84 Ares out of S.No. 151/3 of Vadmukhwadi and submitted to PCMC to Architect and PCMC has approved the same vide Commencement Certificate bearing No.BP/LA/Vadmukhwadi/01/2017dtd. 17/01/2017 and thereafter as per the application of Mr. Rajendra Ramanlal Lunkad, the Additional

6

Tahasildar Pimpri Chinchwad, issued the letter certifying the class of land its use etc. bearing No. Jamin/NA/SR/208/2016 on 03/04/2017 and in furtherance of the same SANAD in regards use of land has been issued by the Additional Tahasildar Pimpri Chinchwad, vide Order bearing No. Jamin/NA/SR/SANAD/208/2016 dtd. 29/05/2017.

SEARCH AND TITLE CERTIFICATE

The certificate is given on the basis of available revenue & index II records from January 1978 till 18TH December 2008 & from 16th December 2008 till upto **14/01/2018** at the office of the Sub-Registrar, Haveli and on-line in reference to the said property and we found that some Index II records were torned and some were in unbound and untreatable and some were mutilated and after searching the available Index II records at the said offices we have not found any entry showing the encumbrance or creating any charge on the said property.

Therefore, from the actual search and investigations carried out from the revenue records & documents made available to me, I am of the opinion that, **MR. RAJENDRA RAMANLAL LUNKAD**, is having sufficient, clear, marketable title to the area admeasuring **H. 0.84 Ares** out of S.No. 151/3 of Vadmukhwadi, Tal. Haveli, Dist Pune free from all encumbrances.

PUNE

Dated:- 15/01/2018



A D V O C A T E.