

# **SEARCH AND TITLE REPORT**

**Survey No. 230/1, City Survey No. 4455, Bhosari, Pune.**

**Dated :- 23.05.2018.**



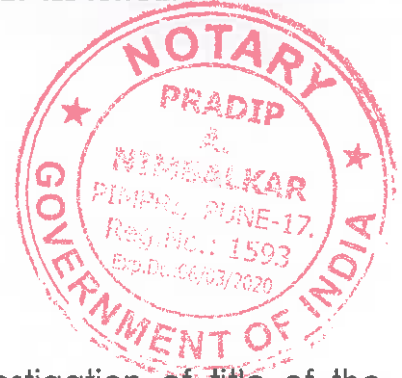
# AMITKURSIJA

## Law Associates

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### TO WHOMSOEVER IT MAY CONCERN

### SEARCH AND TITLE REPORT



I have been instructed to carry out Search / investigation of title of the property as describe in the schedule mentioned hereunder for the period of last 30 Years from 1988 to 2018 which is as under;

#### Scope Of Work:-

The scope of my legal due diligence exercise, as per instructions has been restricted to review of (a) 7/12 Extract (b) Mutation Entries (c) Prima facie legality and validity of the ownership rights of the persons appearing in the column of Owners and Kabjedars of below schedule property.

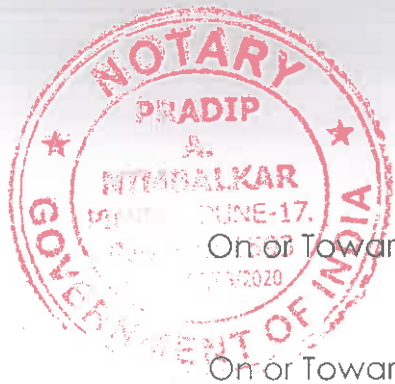
### SCHEDULE OF THE PROPERTY

#### AND SUBJECT MATTER OF

#### SEARCH REPORT

All that piece and parcel of land admeasuring about 3820.41 sq. meters (leaving road widening area of 548.04 sq. meters) out of PCMC sanctioned layout Plot No.2 totally admeasuring about 4368.45 sq. meters curved out of larger land bearing Survey No.230/1, having corresponding City Survey No.4455, situated at Revenue Village Bhosari, being & lying within the limits of Pimpri Chinchwad Municipal Corporation, having registration District Pune, Sub-registration District Haveli and the same is bounded as under:

|                     |   |                                                                           |
|---------------------|---|---------------------------------------------------------------------------|
| On or Towards East  | : | 9 meter DP Road out of Survey No.230/1 and Beyond that PCMC Reserved Area |
| On or Towards South | : | Land bearing CTS No.4517                                                  |



On or Towards West : Part of land bearing Survey No.230/1

On or Towards North : PCMC sanctioned Layout Plot No.1

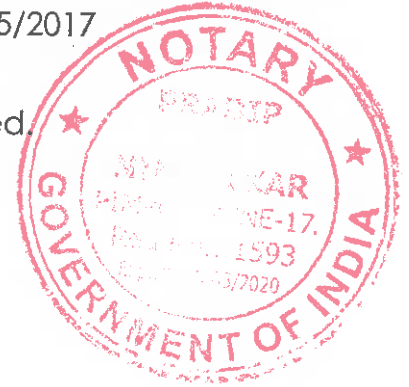
(Together with access road, all the things, easement, appurtenances, right of way, etc. attached thereto and forming part of this land.)

(Hereinafter referred to as '**Said Property**' for the sake of convenience and said property is the subject matter of this search & title report).

Following documents have been provided for the said Search and Title Report:

1. Copy of 7/12 Extract in respect of said land bearing Survey No.230/1, Village Bhosari.
2. Mutation Entries bearing No.3291, 12824, 26305, 30214, etc.
3. Copy of sale deed dated 06-11-2010, which is duly registered in the office of Sub Registrar Haveli No. 19 at Serial No.10483/2010.
4. Index-II and Registration Receipt of said sale deed
5. Copy of Demarcation bearing No.2039/2010.
6. Commencement Certificate bearing No. BP/Bhosari/16/2011 dated 31-03-2011.
7. Copy of NA Order bearing No.PMH/NA/ASR/845/2011 dated 15-11-2011.

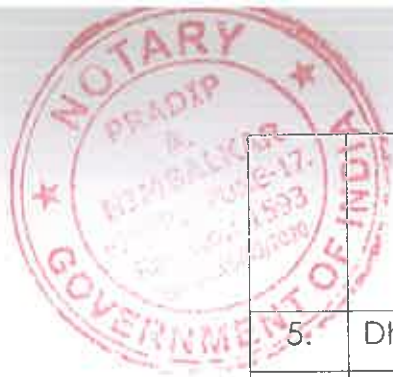
8. Copy of sanctioned layout plan bearing Sanction No. BP/Bhosari/55/2015 dated 07/11/2015.
9. Copy of sale deed dated 09-01-2017 which is duly registered at the office of sub-registrar Haveli No.18 at Sr. No.1065/2017
10. Index-II and registration receipt of said sale deed.
11. Other relevant documents.



**History Of The Title:-**

1. After perusal of mutation entry bearing No.3291 it appears that on 23-08-1949 Smt. Parvati Narayan Fuge made an application to Kamgar Talathi for deleting her name and mutating the name of her son Shri. Dhondiba alias Ganpat Narayan Fuge, as owner of land bearing Survey No.230 and other lands. Hence, name of Shri. Dhondiba alias Ganpat Narayan Fuge came to be recorded in 7/12 extract as owner of said larger land bearing Survey No.230 Village Bhosari.
2. After perusal of mutation entry No.12824, it appears that said original owner Shri. Dhondiba alias Ganpat Narayan Fuge expired on 16-10-1993, leaving behind him following legal heirs;

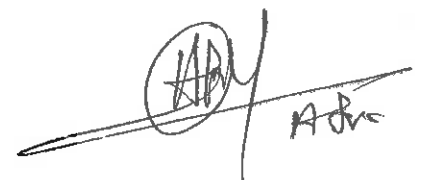
| Sr. No. | Name of the Legal Heir | Relation with Deceased |
|---------|------------------------|------------------------|
| 1.      | Somaji Ganpat Fuge     | Son                    |
| 2.      | Jairam Ganpat Fuge     | Son                    |
| 3.      | Parshuram Ganpat Fuge  | Son                    |
| 4.      | Sitaram Ganpat Fuge    | Son                    |

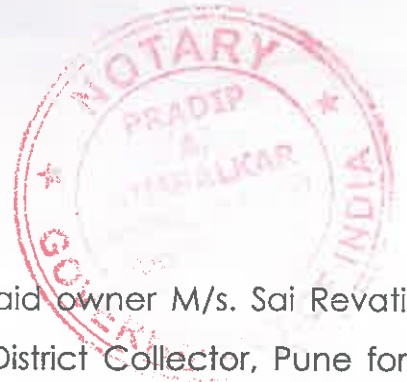


|    |                           |          |
|----|---------------------------|----------|
|    |                           |          |
| 5. | Dhanurdhar Ganpat Fuge    | Son      |
| 6. | Sundrabai Parshram Argade | Daughter |
| 7. | Indubai Babanrao Gauli    | Daughter |
| 8. | Sitabai Popatrao Gilbile  | Daughter |
| 9. | Kamal Moreshwar Golande   | Daughter |

Accordingly and by way of succession the name of said legal heirs of original owner came to be mutated in the Village 7/12 Extract vide said mutation entry no.12824.

3. After perusal of sale deed dated 06-11-2010 and mutation entry No.26305, it is observed by me that all the above said owners Somaji Ganpat Fuge and others along with their legal heirs had sold out an area admeasuring 00 Hector 80.5 Aar out of said Survey No.230/1 Village Bhosari to M/s. Sai Revati Realities, vide Sale Deed dated 06-11-2010, which is duly registered in the office of Sub Registrar Haveli No. 19 at Serial No.10483/2010. Thus in the view of above said Sale Deed the name of above said Purchaser i.e. Sai Revati Realities came to be mutated in the record of rights of Village 7/12 Extract vide mutation entry no.26305 as the owner thereof.
4. Subsequently, said owner M/s. Sai Revati Realities with an intention to develop the said Schedule property prepared the plans, specifications and submitted the same to Competent Authority of Pimpri Chinchwad Municipal Corporation for its approval. Accordingly, Competent Authority of PCMC was pleased to grant permission and sanctioned the plan submitted by Sai Revati Realities vide Commencement Certificate bearing No. BP/Bhosari/16/2011 dated 31-03-2011.





5. After perusal of NA order it appears that said owner M/s. Sai Revati Realities also submitted an application to District Collector, Pune for permission of change of use of land from Agricultural to Non-Agricultural. Hence, District Collector, Pune was pleased to permit change of use of land for Non-Agricultural use, vide its Order bearing No.PMH/NA/ASR/845/2011 dated 15-11-2011.
6. However, said owner M/s. Sai Revati Realities could not develop the said whole land due to one reason or other and hence prepared layout and divided the said land into two plots bearing No.1 and 2 and further submitted the same to Town Planning Department of Pimpri Chinchwad Municipal Corporation for its sanction and approval.
7. In view of said application, The Town Planning Department, PCMC was pleased to sanction the layout plan consisting of Plot No.1 and 2 as submitted by M/s. Sai Revati Realities vide Sanction No. BP/Bhosari/55/2015 dated 07/11/2015: As per said layout plan, Plot No.1 is admeasuring about 3069.89 sq. meters and out of that an area admeasuring 32.72 sq. meters is subject matter of road widening and net plot area is 3037.17 sq. meters and Plot No.2 is admeasuring about 4368.45 sq. meters and out of that an area admeasuring 548.04 sq. meters is subject matter of road widening and net plot area is 3820.41 sq. meters
8. Subsequently, said M/s. Sai Revati Realities vide sale deed dated 09-01-2017 which is duly registered at the office of sub-registrar Haveli No.18 at Sr. No.1065/2017 sold and transferred All that piece and parcel of land admeasuring about 4039.13 sq. meters (leaving road widening area of 548.04 sq. meters) and as per PCMC sanctioned

  
Pradip A. Mahalkar



layout Net Plot area of Plot No.2 is admeasuring about 3820.41 sq. meters curved out of larger land bearing Survey No.230/1, having corresponding City Survey No.4455, situated at Revenue Village Bhosari, being & lying within the limits of Pimpri Chinchwad Municipal Corporation, having registration District Pune, Sub-registration District Haveli, to M/s. Sai Gyanis Associates, a partnership firm duly registered under Indian Partnership Act, through its partners.

9. Thus, said M/s. Sai Gyanis Associates became the owners of said Schedule property and since then they are in possession and occupation of said Schedule property.

10. In view of above said sale deed, name of M/s. Sai Gyanis Associates came to be recorded in 7/12 extract vide mutation entry No.30214. As per 7/12 extract an area admeasuring 00 Hector: 40.392/39 R is reflecting in the name of M/s. Sai Gyanis Associates.

#### **CONCLUSION:-**

On review of the documents in respect of schedule property as referred above, the following conclusion can be arrived at;

- a) The name of the persons appearing in the column of Owners in 7/12 extract of above said Schedule Survey No.230/1, have been carried out by respective entries.
- b) There are no registered encumbrances appearing in the column of other rights of 7/12 extract of above schedule property.



- c) There is no notice of lis pendance appearing in the column of other rights of 7/12 extract of said schedule property.
- d) As per sanctioned layout No. BP/Bhosari/55/2015 dated 07/11/2015 Plot No.2 is admeasuring about 4368.45 sq. meters and out of that an area admeasuring 548.04 sq. meters is subject matter of road widening and net plot area is 3820.41 sq. meters.

Apart from perusal of all above available documents, viz. 7/12 extract, mutation entries, Sale Deeds, Layout plan, demarcation and all other above mentioned documents and apart from that I have caused search of the said Schedule Property in the Sub-Registrar office for the period of last 30 Years since 1988 till 2018, after making necessary online charges vide GRN-MH001373825201819E dated 09-05-2018. I did not come cross any other transaction in respect of said schedule property than the entries mentioned hereinabove.

**PUBLIC NOTICE:-** I also gave Public Notice in Daily Prabhat Published on 08-02-2018 and called for the objection from the General Public. However, during the said notice period and subsequently nobody raised any kind of objection to ownership of M/s. Sai Gyanis Associates.

**OPINION;**

On the basis of the search taken, on the basis of documents produced before me & on the basis of information given to me



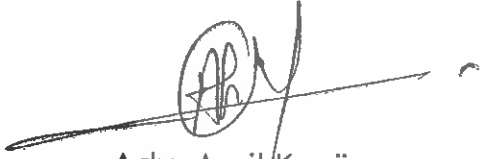
I certify that,

M/s. Sai Gyanis Associates, a partnership firm through its partners Mr. Prakash Nandlal Lakhwani & Mr. Suresh Hotchand Jodhwani, is the owner of said Schedule property and has clear right, title and interest in the above said schedule property.

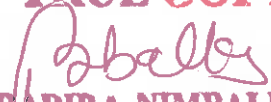
Hence, this search and title report issued and all documents returned back to owner.

Date: 23-05-2018

Place: Pune



Adv. Amit Kursija

**TRUE COPY**  
  
**PRADIP A. NIMBALKAR**  
**NOTARY**  
**UNION OF INDIA**  
**04 JUN 2018**