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माग्याचे नाव:

दस्तऐवजाचा अनुक्रमांक: भवेल-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: जेड. व्ही. डी. शिंदे

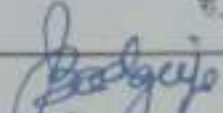
वर्णन गाव, मीजे तळेगाव दामाडे येथील सी. टी. स. नं- 7436 या मिळकतीचा सन 1989 ते 2019 एकूण 30 वर्षांचा शोध

SEARCHFEE

रु. 750.1

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रु. 750.1


मुख्य निबंधक मादुर

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005068085201920E दिनांक: 09/08/2019

बँकेचे नाव व पत्ता:

Date:- 9/08/2019

SEARCH REPORT

To,

- 1)Vijay Ramchandra Bhambure And
 - 2) Shweta Vijay Bhambure
- R/at - 974/B, Budhwar peth,
Talegaon Dabhade, Tal-Maval, Dist-Pune

Sub- Search Report in respect of Non Agriculture plot/Land bearing no.63 total admeasuring area 473.80 Sq.Mtrs (as per 7/12 extract) and 474.2 Sq.Mtrs (as per City Survey Record) out of the Twon Planning Sactioned Layout of old Survey no.643/1 i.e. New Survey no.390/1, having corresponding City Survey no.7471 & 7470 respectively, situated at village Talegaon Dabhade, Taluka Maval, District Pune, 410506.

Sir,

A. DESCRIPTION OF THE SAID NA PLOT/LAND:-

All that piece and parcel of the NA plot/land situated at village Talegaon Dabhade, Taluka Maval, District Pune 410506, and within the limits of Talegaon Dabhade Municipal Council, are presently owned by the following persons and details in respect of the same are as follows:-

Sr.No.	New S.NO. and old S.No. its CTS no.	Area (H-R) /Sq.Mtrs	Name of the present Owner/s
1.	390/1(i.e old S.no.643/1)/P lot n o.63,	Total admeasuring area 473.80	1)Vijaya Ramchandra Bhambure And 2) Shweta Vijay Bhambure

	CTS no.7436	Sq.Mtrs (as per 7/12 extract) and 474.2 Sq.Mtrs (as per City Survey Record)	
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Hereinafter for the sake of brevity, the abovementioned NA plot/land is referred to as "THE SUBJECT PLOT" and separately referred to as "SUBJECT PLOT NO.63.

The subject plot is as on today situated in the residential zone and the same is the subject matter of proposed development and hence, the same is the subject matter of this search report and the same is therefore referred to as "THE SUBJECT PLOT".

B. DISCRIPTION OF THE SAID LAND :-

That the subject plot is the part and parcel of the Town Planning Sanctioned Layout in respect of said land bearing old survey no.643/1 total admeasuring 16 Acre – 26 Gunths its New Survey No.390/1 having total admeasuring area 06 H 48 Aar, which is an subdivided part portion of land formed out of the entire land bearing old survey no.643; consisting of 96 NA plots, internal Roads and Common Spaces and hence hereinafter for the sake of brevity, said land bearing survey no.643/1 i.e. New Survey no.390/1 and the town planning sanctioned layout in respect of same, is referred to as 'THE SAID LAND'.

C. You viz. Vijaya Ramchandra Bhambure and Shweta Vijay Bhambure are instructed me to investigate title in respect of the subject plot and to submit my Search Report and Legal Opinion in respect of marketability of title in respect of the subject plot.

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D. SEARCH NOTES:-

That I Adv Vrushali D. Shinde conducted search in respect of the said land bearing S.NO. 643,643/1(new S.No. 390/1) and subject plot in the offices of Sub-Registrar,Maval-I and II and Lonavala Sub-registrar office for year 1989 to 2019 from the available Index II Registers and other available record and accordingly, I have prepared a search note-cum-inspection Report on 9/8/2019. As per such Copy of the said search note-cum-inspection Report; I have furnished requisite details, in respect of index II entries , in respect of certain deeds , pertaining to the subject plot or part thereof. Similarly, I have also expressly stated in my report that, during my search, I did not come across with any entry creating any third party interest/charge/encumbrance/lis-pendence notice in respect of the subject plot and said land bearing old survey no. 643 and old Survey no.643/1(i.e. New S.No.390/1) or any entry affecting marketability of title of the subject plot in any manner.

- E. In order to investigate title of the subject plot, I made scrutiny of the following documents submitted to me from time to time and details in respect of the same are as follows:-
- 1) Entire available revenue records of the said land bearing old S.No.643, old S.No. 643/1(i.e.New S.No. 390/1) and subject plots furnished to me by you.
 - 2) Photo Copy of the Order of Additional Collector and Competent Authority Pune Urban Agglomeration; dtd 20/6/86 bearing office reference no.ULC/D-3/WSHS-20/plots/Talegaon/95/P-124/Pune.
 - 3) Search Note-cum-Inspection Report dtd.9/8/2019 prepared by me.

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After scrutiny of all the above mentioned records and certain other relevant documents submitted by you, from time to time, it appears to me that the subject plot is devolved upon the present owners and thereafter upon you in the following manner:-

AND WHEREAS said entire land bearing Old Survey no. 643 situated at village Talegaon Dabhade, 410506; was originally jointly owned and possessed by (1) Dattatraya Laxman Khalade, (2) Shankar Laxman Khalade, (3) Suresh Pandharinath Khalade, and (4) Mukund Pandharinath Khalade; as their joint family property. That hereinafter for the sake of brevity said old survey no. 643 is referred to as "**SAID ENTIRE LAND**";

AND WHEREAS thereafter the aforesaid original owners / erstwhile owners of the said entire land viz. (1) Dattatraya Laxman Khalade, (2) Shankar Laxman Khalade, (3) Suresh Pandharinath Khalade, and (4) Mukund Pandharinath Khalade; by virtue of an Subdivision Layout, had subdivided the said entire land bearing Survey no. 643, into an part portion of land admeasuring about 16 Acres – 26 Gunthas, i.e. 06H – 48R; and accordingly the said subdivided part portion of land adm about 16 Acres – 26 Gunthas, formed out of the said entire land was further subdivided by virtue of an Plotting Layout into 96 Number of Plots, Internal Roads and Open Spaces.

AND WHEREAS thereafter the abovementioned erstwhile owners of the said entire land submitted the said Plotting / Subdivision Layout in respect of an area admeasuring about 16 Acres – 26 Gunthas out of the said entire land to the Town Planning Authorities for obtaining sanction to the same.

As such pursuant to receiving of the said proposal of plotting layout in respect of said subdivided land bearing old Survey no. 643 (part) total adm 16 Acres – 26 Gunthas, i.e. 06H – 48R; the Town Planning Authority viz. the Assistant Director of Town Planning, Pune

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by virtue of his Order bearing office reference no. LYT / TB / 997, dtd. 18/11/1964, had sanctioned the said plotting layout in respect of the said subdivided portion of land bearing old Survey no. 643 (part) total adm 16 Acres – 26 Gunthas, i.e. 06H – 48R. Accordingly by **mutation entry no.5756** plotwise 7/12 extract recorded to village record.

Thereafter the aforesaid erstwhile owners mentioned above applied for NA Permission to the Additional Collector of Pune, on the basis of the aforesaid town planning sanctioned Layout of said entire land bearing old S. No. 643. As such upon receiving the application from the aforesaid erstwhile owners of said old S. No.643; and also upon receiving the opinion and proposal in respect of the sanctioned layout of said land from the Town Planning authority, the Additional Collector of Pune by virtue of its Order dtd. 18/12/1964; bearing office reference no. LND / SR / 7 / 171 / 64; had granted Non Agriculture Permission to all the 96 plots out the Layout of said land bearing old Survey no. 643 and accordingly also sanctioned the subdivision / plotting layout of said old S. No. 643.

In this manner by virtue of the said Town Planning Sanctioned Layout dtd. 18/11/1964 said subdivided portion of land bearing old Survey no. 643 (part) total admeasuring 16 Acres – 26 Gunthas, i.e. 06H – 48R out of said entire land bearing old survey no. 643, was subdivided into 96 Number of Plots, Internal Roads and Open Spaces, and further by virtue of the aforesaid Order of Additional Collector of Pune dtd. 18/12/1964; Non Agriculture permission was also granted in respect of the layout of said land and therefore user of the said 96 number of plots out of the layout of said land, was converted to Non Agriculture for Residential purpose;

AND WHEREAS owners of Raj Land & Construction Co. Kumudben Maganbhai purchaser 60% share from Malika Maganbhai on 20/4/74 by deed of assignment, and on same day also take 40 % share assignment from Harshben Maganbhai and Koushika Maganbhai As per these assignment deeds Malika Maganbhai and Harshben Maganbhai, Koushika Maganbhai names deleted from 7/12 extract of survey no.643 plot no.1 to 96 by **mutation entry no.7434 and 7435** respectively.

AND WHEREAS, said M/s. Raj Land & Construction Co. through its partner's viz. Kumudbain Maganbhai Javeri and Rajendra Maganbhai Javeri for an agreed consideration decided to sell the subject plot no 63 unto and in favour of Smt. Mrs.Ujwala Basspa Belawadi by executing a Deed Of Sale dtd. 18/06/1987 which was also duly registered in the office of Sub registrar Vadgaon Maval at Serial no. 1876/1987.

As such by virtue of aforesaid Sale Deed dtd. 18/06/1987 and by virtue of **mutation entry no. 10518** name of the said Mrs.Ujwala Basspa Belawadi was entered into the 7/12 extract of plot no.63 of survey no.390/1 and CTS Extract of the subject plot

In this manner said Mrs.Ujwalab Basspab Belawadi by virtue of aforesaid Deed Of Sale dtd. 18/06/1987 had acquired sole and absolute ownership and possession in respect of the subject plot and thereafter remained in the peaceful ownership, and vacant physical possession and enjoyment of the same.

AND WHEREAS, Mrs.Ujwala Basappa Belawadi was expired on 26/8/2012 leaving behind her Mr. Vijay Ramchandra Bhambure and Mrs.Shweta Vijay Bhambure, i.e. said owners.

AND WHEREAS, after the death of Smt. Ujwala Basappa Belawadi the names of said Owners is recorded in the said plot as per

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Mutation Entry No.8783 and acquired sole and absolute ownership and possession in respect of the subject plot and thereafter remained in the peaceful ownership, and vacant physical possession and enjoyment of the same.

AND WHEREAS it is noted from mutation entry no.21540 that 7/12 extract of plot no.63 closed because of city survey of the said record on order of Assistant Director Land record, Pune 2017 and as per government circular no.RAS/1080/2014 L-6 dated 27/12/1990 along with other related circulars. And as per this plot no.63 got City Survey no.7436.

I have taken search of the above mentioned property in the Vadgaon Maval, Lonavala and Talegaon Sub Registrar Office from 1989 to 2019, during the search of index II record at Sub-registrar office of Vadgaon Maval, Lonavala and Talegaon I found that the index II record for the year 1989 to 2001 is totally torn and loose condition and index II record for 2002 to 2019 is computerized which is misplaced and computerized index II data sometime not open due to technical and software problem at sub-registrar offices. So as per available index II record this search taken manually and online E-search at Vadgaon Maval, Lonavala and Talegaon sub-registrar office.

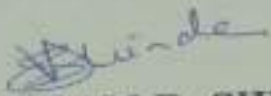
During the search of the available index II registers kept at the office of Sub Registrar Vadgaon Maval, Lonavala and Talegaon since 1989 to 2019 I have not come across any entry such as sale, mortgage, lease, lien, charge, exchange, gift, agreement, charge, maintenance, etc in respect of the above said land. So as per the available index II record this search given.

Hence this search report given as per available index II record.

Vadgaon Maval.

Receipt No. 7724/2019

Date: 9/08/2019


(VRUSHALI D. SHINDE)

Advocate
V. D. SHINDE
ADVOCATE
A & P :- Talegaon Dabhade
Tal:- Maval, Dist. Pune

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ADVOCATE
A & P :- Talegaon Dabhade
Tal:- Maval, Dist. Pune