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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9092 दिनांक: 16/05/2017

गावाचे नाव: पिंपरी वाघेरे

दस्तऐवजाचा अनुक्रमांक: हवेली-18-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड किशोर एन पाटील

वर्णन अर्ज क्र. 445 शोध 1988 ते 2017 30 वर्षे स न. 537, 539, 539/1, 539/8, 539/9

SEARCHFEE

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सह दुय्यम निबंधक, हवेली-18

1); देयकाचा प्रकार: By Cash रकम: रु 1500/-

सह-दुय्यम निबंधक
हवेली क्र.१८.(वर्ष २) पुणे





KISHOR N. PATIL

B.Sc., LL.B.

Mobile : 9860254785

Off.: 020-65119008

ADVOCATE

FICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : "Yashada", Shanti Colony 'B', Vijaynagar,
Kalewadi, Pimpri, Pune 411017.

Notice / Reply

Regd. A.D. / U.C.P.



SEARCH AND TITLE REPORT

I am instructed by **Mr. Sudhir alias Sudam Genuji Waghare**, R/at. Waghare Ali, Pimpri gaon, Pune – 411017., to take search and give report of the properties mentioned herein below and issue title certificate.

SCHEDULE OF THE PROPERTIES

All the piece and parcel of properties bearing

- A) CTS No. 537, total area admeasuring 1661.7 Sq. Mtrs.,
out of it area admeasuring 556.9 Sq. Mtrs.,(actual plot area is
admeasuring 517.53 Sq. Mtrs)
- B) CTS No. 539, total area admeasuring 14.2 Sq. Mtrs.,
- C) CTS No. 539/1, total area admeasuring 13.2 Sq. Mtrs.,
- D) CTS No. 539/8, total area admeasuring 14.2 Sq. Mtrs.,
- E) CTS No. 539/9, total area admeasuring 13.2 Sq. Mtrs.,

(A) to (E) total area admeasuring 572.33 Sq.mtrs

Which are commonly bounded as under:-

- | | | |
|---------------------|---|--------------------------------------|
| On or Towards East | - | By Property of Bhausaheb G. Waghare. |
| On or Towards South | - | By CTS No. 534. |
| On or Towards West | - | By CTS No. 537(P) & 536. |
| On or Towards North | - | By Temple and road. |

all the properties are situated at village Pimpri Waghare, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli.

THE DOCUMENTS PERUSED

Mr. Sudhir alias Sudam Genuji Waghare, R/at. Waghare Ali, Pimpri gaon, Pune – 411017., have provided me following documents for search of the said properties.

1. Copy of City Survey Extracts.
2. Copy of Enquiry Extracts.
3. Copy of Partition Deed.

4. Copy of Demarcation.
5. Copy of D. P. Opinion.

That I have carried out extensive Search in respect of the said Properties in the office of Sub-Registrar, Haveli for last 30 years i.e. from 1988 till today and found following information.

The said properties were owned by Genuji Haribhau Waghere.

City Survey Scheme was implemented in respect of the said properties in the year 1978 or there about and accordingly after enquiry the name of Genuji Haribhau Waghere was recorded in the record of City Survey. Accordingly order was passed by the Competent Authority.

Genuji Haribhau Waghere expired on 20/02/1992 leaving behind him following legal heirs namely:

- | | | |
|--|---|-----------------|
| 1. Bhausahab Genuji Waghere | - | Son |
| 2. Balasaheb Genuji Waghere | | |
| (Expired on 12/01/1981 having following legal heirs) | - | Son |
| a. Shalan Balasaheb Waghere | - | Daughter-in-law |
| b. Vaishali Sanjay Avhale | - | Grand Daughter |
| c. Sarika Balasaheb Waghere | - | Grand Daughter |
| (Sarika Hanumant Tapkir Name after marriage) | | |
| 3. Sudhir alias Sudam Genuji Waghere | - | Son |

Accordingly after the demise of Genuji Haribhau Waghere names of his above mentioned legal heirs were recorded in the record of CTS extracts. Thus after the demise of Genuji Haribhau Waghere his above legal heirs became owners of the properties bearing CTS No. 537, 539, 539/1, 539/8, 539/9.

Mutation Entry No. 2500 shows that, as per the order of Settlement Commissioner and Director of Land Records, Maharashtra State, Pune vide No. क्र./ना.भु./मि.प.अक्षरी नोंद/२०१५ Pune dated 16/02/2015 area of the CTS extract was written in words on CTS extract of properties.

Mutation Entry No. 2981 shows that, Bhausahab Genuji Waghere, Shalan Balasaheb Waghere, Vaishali Sanjay Avhale, Sarika Balasaheb Waghere (Sarika Hanumant Tapkir name after marriage), Sudhir alias Sudam Genuji Waghere got parted the said properties and other properties between themselves by registered Partition Deed. The said Partition Deed was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 5907/2016 on 11/07/2016. That as per the said partition deed CTS No. 537, area admeasuring 556.9 Sq. Mtrs., (actual plot area is admeasuring 517.53 Sq. Mtrs) out of the total area admeasuring 1661.7 Sq. Mtrs., CTS No. 539, area admeasuring 14.2 Sq. Mtrs., CTS No. 539/1, area admeasuring 13.2 Sq. Mtrs., CTS No. 539/8, area admeasuring 14.2

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Sq. Mtrs., CTS No. 539/9, area admeasuring 13.2 Sq. Mtrs came exclusively to the share of Sudhir Alias Sudam Genuji Waghere. Thus as per the Partition Deed name of Sudhir alias Sudam Genuji Waghere was recorded CTS No. 537, area admeasuring 556.9 Sq. Mtrs., (actual plot area is admeasuring 517.53 Sq. Mtrs) out of the total area admeasuring 1661.7 Sq. Mtrs., CTS No. 539, area admeasuring 14.2 Sq. Mtrs., CTS No. 539/1, area admeasuring 13.2 Sq. Mtrs., CTS No. 539/8, area admeasuring 14.2 Sq. Mtrs., CTS No. 539/9, area admeasuring 13.2 Sq. Mtrs.

That Sudhir alias Sudam Genuji Waghere has carried out demarcation of the said property, from concerned office on 18/10/2016. Accordingly Sudhir alias Sudam Genuji Waghere had obtained demarcation certificate by its regular M.R No. 4926/2016.

That, Sudhir alias Sudam Genuji Waghere has applied for D. P. Opinion in the office of Pimpri Chinchwad Municipal Corporation. Accordingly Pimpri Chinchwad Municipal Corporation had issued D.P. opinion by its No. NRV/Kavi /28/28/2017 on 03/05/2017.



From the information supplied to me and going through the documents supplied, I am of the opinion that :-

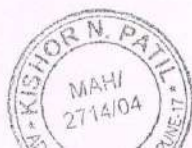
A) Sudhir alias Sudam Genuji Waghere is the owner of the properties bearing CTS No. 537, area admeasuring 556.9 Sq. Mtrs., (actual plot area is admeasuring 517.53 Sq. Mtrs) out of the total area admeasuring 1661.7 Sq. Mtrs., CTS No. 539, area admeasuring 14.2 Sq. Mtrs., CTS No. 539/1, area admeasuring 13.2 Sq. Mtrs., CTS No. 539/8, area admeasuring 14.2 Sq. Mtrs., CTS No. 539/9, area admeasuring 13.2 Sq. Mtrs of village Pimpri Waghere, Tal - Haveli, Dist - Pune.

B) According to my opinion the said properties are clean, clear and marketable and without any encumbrances.

The Title Certificate and Search Report is issued on perusing documents regarding the said properties made available to me and going through the records in the office of Sub Registrar Haveli.

Place: Pune.

Date : 17/05/2017.



ADVOCATE

KISHOR N. PATIL

Advocate