

Ramgopal C. Bansal

B.Com.(Hons.) LL.B.

ADVOCATE

Postal Address : 47, Main Bazzar, Dehu Road, Pune – 412 101.

Office : 4, Alamma Apartments, East Mumbai-Pune Road, Near Jawaharlal Nehru Mangal Karyalaya, Dehu Road, Pune – 412 101. Ph.: (020) 27671406.

Chamber : 31, New Lawyer Chamber, IInd Floor, Table Space Hall, District Court Compound, Shivaji Nagar, Pune – 411 005. Cell : 9822117602.

Ref.No.

Date : 08/09/2018.

SEARCH REPORT

Under instructions from my client **M/s. Ace Developer**, having its Office at – Shop No. 1, Saudagar Nagari, Dr. Ambedker Road, Dehu Road, Taluka-Haveli, Dist.-Pune – 412 101. I have taken the Search of Record made available to me for the period 1989 to 2018 in respect of the Property mentioned herein below. My findings are as follows :-

A) Description of the Property :- All the piece and parcel of the land bearing Old Survey Number 35, Hissa No. 6B Plus 7B and New Survey Number 35/6B/7B, admeasuring 00 H. 15 R. viz. 1500 Sq.Mtrs. assesses at 00 Rs. 51 Paise situated at Revenue Village-Kiwale, Taluka-Haveli, District-Pune within the local limits of Dehu Road Cantonment Board, Dehu Road and bounded as follows :-

ON OR TOWARDS EAST	: By Property of Sai Space Co. Op. Hou. Society of Kiwale Sr. No. 35 (Parts)
ON OR TOWARDS SOUTH	: By Property of Mr. Bansal.
ON OR TOWARDS WEST	: By Dehu Road-Katraj Diversion Road.
ON OR TOWARDS NORTH	: By Property of Mr. Kaushal and Others.

Along with all right of easement and access.

(B) The following document were made available for me for my persuaes :-

- 1) Photo Copy of the 7/12 Extract for the period 1989 to 2018.
- 2) Photo Copy of the Mutation Entries refered herein below.
- 3) Photo Copy of the Sale Deed Dated 20/09/1988 Registered on 21/09/1989 at Serial Number 14471/1989 in the Office of Sub-Registrar Haveli Number – I.
- 4) Photo Copy of the Sale Deed Dated 27/03/1989 Registered on 29/03/1989 at Serial Number 4736/1989 in the Office of Sub-Registrar Haveli Number – II.
- 5) Photo Copy of the Sale Deed Dated 27/02/2013 Registered on 27/02/2013 at Serial Number 1782/2013 in the Office of Sub-Registrar Haveli Number – V.
- 6) Photo Copy of the Sale Deed Dated 26/06/2013 Registered on 28/06/2013 at Serial Number 427/2013 in the Office of Sub-Registrar Haveli Number-XXVI.

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- 7) Photo Copy of the Sale Deed Dated 27/02/2015 Registered on 27/02/2015 at Serial Number 1778/2015 in the Office of Sub-Registrar Haveli Number-XXIV.
- 8) Photo Copy of the Sale Deed Dated 13/06/2018 registered on 13/06/2018 at Serial No. 7509/2018 in the Office of Sub Registrar Haveli No. XVIII.
- 9) Photo Copy of Power of Attorney Dated 13/06/2018 registered on 13/06/2018 at Serial No. 7510/2018 in the Office of Sub Registrar Haveli No. XVIII.
- 10) Photo Copy of the Special Suit No. 1123/2017 filed in the Court of the Hon. Civil Judge Senior Division, Pune along with copy of application, Dated - 14/06/2018.
- 11) Photo Copy of the Non-Agricultural use permission granted by the Upper Tahasildar Pimpri Chinchwad Pimpri vide its Order No. JAMIN/NA/SR/109/2018 Dated 07/04/2018 in respect of the Said Land.
- 12) Photo Copy of the Letter Dated 13/08/2018 issued by Dehu Road Cantonment Board, Dehu Road in respect of the Sanction of the Purposed Building Plan of the Said Land.
- 13) Photo Copy of the Plan Dated 22/08/2015 issued by the TILR, Pimpri.
- 14) Photo Copy of the Charge Sheet filed by Dehu Road Police Station, Dehu Road is Regular Criminal Case No. 160/2017 filed against Mr. Jatin Arora and Other.
- 15) Photo Copy of the Letter Dated 30/05/2016 issued by Nagar Bhumapan Adhikari Pimpri Chinchwad Pimpri in respect of the said land (Showing the said Property is out of Red Zone)
- 16) Photo Copy of " C" prat vide More No. 13808/2015 Dated 22/08/2015 in respect of the said property.

No other document was made available to me for my persuale.

(C) I have taken the Search of the documents made available to me and my finding are follows :-

- 1) On receipt of the Kamijast Patrak from District Inspector of Land Record Pune Vide Order Dated 11/10/1972 the land bearing Sr. No. 35, Hissa Number 6 Plus 7B admeasuring 00 H. 19 R. viz. 1900 Sq. Mtrs. situated at Village-Kiwale, Taluka-Haveli, Dist.-Pune within Dehu Road Cantonment Board Limit was originally recorded in the name of Maruti Bala Dangat. He died on 24/08/1975. His heirs were brought on record by Mutation Entry Number 2113, Dated 26/11/1980 in Revenue Record. The heirs are -



...3).

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- (a) Mr. Vasant Maruti Dangat -- (Son)
- (b) Mr. Gopinath Maruti Dangat -- (Son)
- (c) Mr. Vishnu Maruti Dangat -- (Son)
- (d) Smt. Sundrabai Maruti Dangat -- (Wife / Widow)
- (e) Mrs. Badabai Baban Pinjan -- (Daughter)
- (f) Miss. Ranjana Maruti Dangat -- (Daughter)

2) As per the Order of Tahasildar Haveli along with the Order of District Inspector of Land Record Pune Dated 30/11/1982 the assessment of Survey Numbers of the Village was recorded by Mutation Entry No. 2336 Dated 09/04/1982.

3) Vishnu Maruti Dangat died on 13/05/1986 and his heirs (a) Ramesh (b) Radha and (c) Sushila(wife) were brought on record by Mutation Entry No. 2034 Dated 25/09/1987.

4) Mr. Dayaram Navalmaal Pipada and Subhashchandra Navalmaal Pipada had purchased the land admeasuring 00 H. 14 R. out of the Sr. No. 35, Hissa No. 6B Plus 7B, admeasuring 19R. of Village-Kiwale from – (a) Mr. Vasant Maruti Dangat, (b) Ramesh Vishnu Dangat, (c) Ku. Radha Vishnu Dangat, (d) Mr. Gopinath Maruti Dangat, (e) Smt. Sundrabai Maruti Dangat, (f) Mrs. Baidabai Baban Pinjan, (g) Ranjana Maruti Dangat, with the consent of Mr. Shantilal Jawanmal Solanki and Mr. Yakub Kasamkhan Inamdar by the Sale Deed Dated 20/09/1988 Registered in the Office of Sub-Registrar Haveli No. 1 at Serial Number 14471/1989 on 21/09/1989. The Sale Deed is Recorded by Mutation Entry Number 4301 Dated 13/04/1991 in the Revenue Record.

5) Mr. Dayaram Navalmaal Pipada and Subhashchandra Navalmaal Pipada had purchased the land admeasuring 00 H. 05 R. out of the Sr. No. 35, Hissa No. 6B Plus 7B, admeasuring 19R. of Village-Kiwale from – (a) Mr.

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Vasant Maruti Dangat, (b) Mr. Gopinath Maruti Dangat, (c) Ramesh Vishnu Dangat, (d) Ku. Radha Vishnu Dangat alias Hinge, (e) Mrs. Baidabai Baban Pinjan, (f) Ranjana Maruti Dangat, by the Sale Deed Dated 27/03/1989 Registered in the Office of Sub-Registrar Haveli No. II at Serial Number 4736/1989 on 29/03/1989. The Sale Deed is Recorded by Mutation Entry Number 4300 Dated 13/04/1991 in the Revenue Record.

6) The land admeasuring 00 H. 04 R. out of the Sr. No. 35, Hissa Number 6B Plus 7B was acquired for the diversion road and it is recorded by Mutation Entry Number 6001 Dated 15/07/1997. As such the area of the Said Land remained at 15 R. instead of 19 R.

7) Mr. Jatin Trilok Arrora had purchased the aforesaid land by the indenture of the Sale Dated 27/02/2013 Registered in the Office of Sub-Registrar Haveli No. 5 at Serial Number 1782/2013 on 27/02/2013 from its previous owners namely – (a) Mr. Dayaram Navalmaal Pipada and (b) Mr. Subhashchandra Navalmaal Pipada. It recorded by the Mutation Entry No. 12020, Dated 04/03/2013 in the Revenue Record.

8) As per the Order of Sub Divisional Officer, Haveli bearing No. 4237(1)/2013 Dated 30/04/2013 the remark "Effected by the Red Zone of Dehu Ammunition Depot" was recorded by Mutation Entry No. 12084 dated 30/04/2013 in the Other Coloum of 7/12 extract of the said land along with other lands in the Village Kiwale.

9) Mr. Haresh Gurumukhdas Ahuja and Mr. Dilip Javaharlal Varyani had purchased the aforesaid land by the indenture of the Sale Dated 26/06/2013 Registered in the Office of Sub-Registrar Haveli No. 26 at Serial Number 427/2013 on 28/06/2013 from its previous owner namely – Mr. Jatin Trilok Arrora. It is recorded by the Mutation Entry No. 12255, Dated 01/11/2013 in the Revenue Record.

10) M/s. Ace Developer a Partnership Firm by its Partners namely – (a) Mr. Kamal Munshiram Kohali, (b) Mr. Kapliraj Madanlal Agarwal and (c) Mr. Irshadali Jabbar Shaikh had purchased the Said Land by the Sale Deed Dated 27/02/2015 Registered at Serial Number 1778/2015 in the Office of Sub-Registrar Haveli No. 24 on 27/02/2015 and had obtained the possession of the Said Land. The Sale Deed is recorded by Mutation Entry No. 12625, Dated 16/04/2015 in the Revenue Record.

...5).

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11) On the Application of M/S. Ace Developer the land had been measured and Demarcation Certificate (viz. 'Copy C') is issued by TILR Pimpri vide its Moujani More No. 13808 Dated 22/08/2015.

12) TILR, Pimpri had issued the Letter Dated 30/05/2016 bearing Number नमू/किचके/अति तातडी मो.र.नं. ३९२०/२०१६ and had declared that the said land is not included in the area of Red Zone declared by the Ammunition Authorities and recorded in Revenue Record.

13) Dehu Road Cantonment Board Dehu Road had sanctioned the purposed Building Plan/s in respect of the Said Land (Subject to obtaining Non-Agriculture use permission) vide its letter bearing Number 10/460/42-CA Dated 24 Sept. 2015.

14) Subhashchandra Navalmal Pipada had filed a Complaint on 27/05/2016 against the Purchasers of the Said Land by the Sale Deeds with Dehu Road Police Station Dehu Road. Dehu Road Police Station had investigated the matter and filed the Charge Sheet in R.C.C. No. 160/2017 before the Hon'ble J.M.F.C. Vadgaon Taluka Maval District Pune against accused. No allegation is made in the Charge Sheet filed by the Dehu Road Police against M/s. Ace Developer and its Partners. The Criminal Case is pending for trial before the Hon'ble Court.

15) Upper Tahasildar Pimpri Chinchwad Taluka Haveli District Pune was please to grant Non Agricultural Use Permission for the said Land vide its Order No. JAMIN/NA/SR/109/2018 Dated 07/04/2018.

16) (a) Mr. Dayaram Navalmal Pipada and (b) Shubashchand Navalmal Pipada had filed the R.T.S. Appeal No. 750/2016 before the Sub Divisional Officer Haveli Pune against the order passed in the Mutation Entry No. 12625. The said Appeal was rejected on 03/11/2017.

17) (a) Mr. Shubashchand Navalmal Pipada and (b) Niraj Shubashchand Pipada had filed the Special Civil Suit No. 1123/2017 in the Court of Civil



...6).

Judge Senior Division Pune against M/s. Ace Developer and others for the Cancellation of the Sale Deeds dated 27/02/2012, 28/06/2013 and 27/02/2015 and for declaration and injunction etc. The Plaintiffs viz. (a) Mr. Dhiraj Shubashchand Pipada and (b) Niraj Shubashchand Pipada have withdrawn the said suit unconditionally on 14/06/2018.

18) On 13/06/2018 (a) Mr. Shubashchand Navalmal Pipada and (b) Niraj Shubashchand Pipada (through his Power of Attorney Holder Mr. Shubashchand Navalmal Pipada and Mr. Pankaj Navalmal Pipada) with the Consent of (d) Dheeraj Shubashchand Pipada (e) Pankaj Shubashchand Pipada had executed the Transfer Deed / Sale Deed infavour of M/s. Ace Developer and its partners (namely (a) Mr. Kamal Munshiram Kohali, (b) Mr. Kapliraj Madanlal Agarwal and (c) Mr. Irshadali Jabbar Shaikh) inrespect of the said land for the consideration of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lacs Only). The said Sale Deed is registered at Serial No. 7509/2018 in the Office of Sub Registrar Haveli No. XVIII ON 13/06/2018. In Pursuance to the Sale Deed / Transfer Deed the Vendor and Consenting Party had executed the Power of Attorney Dated 13/06/2018 inrespect of the said land infavour of M/s. Ace Developer. It is registered at Serial No. 7510/2018 on 13/06/2018 in the aforesaid Office.

19) M/s. Ace Developer had prepared the proposed Building Plan inrespect of the said land and had obtained sanctioned from Dehu Road Cantonment Board Dehu Road vide its Order bearing No. 10/460/42-CA Dated 13/08/2018 on the terms and conditions mentioned therein.

20) No other documents, records was made available to me.

21) I have taken the Search of Index - II Registars maintained by Sub-Registrar Haveli for the period of 1989 to 2018. Most of the Old record was not available for my inspection. Recent records are kept on Computer System The record is not up to date. The Public is permitted to register their deeds in any one out of 26 offices or thereabout offices of Sub-Registrars Haveli in Pune City. The records of other Sub-Registrar offices is not maintained by the Sub Registrar Haveli No. XIV or others. I have not come across any other entry during my inspection. I had paid the search fees of



...7).

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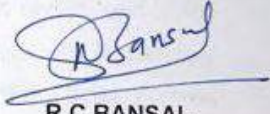
Date :

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Rs. 750/- vide Challan GRN No. MH005592986201819E, Dated 29/08/2018
in Bank Of Maharashtra.

22) On the basis of the records made available to me and subject to the
above notes. I am of the Opinion that M/s. Ace Developer and its partners
(namely (a) Mr. Kamal Munshiram Kohali, (b) Mr. Kapiraj Madanlal Agarwal
and (c) Mr. Irshadali Jabbar Shaikh) are the Owners of the Land bearing Sr.
No. 35 Hissa No. 6B Plus 7B (New Sr. No. 35/6B/7B) admeasuring 00 H. 15
R. assessed at 00 Rs. 51 Paise Situated at Village Kiwale Taluka Haveli
District Pune within the limits of Dehu Road Cantonment Board Dehu Road
and within the jurisdiction of Sub Registrar Haveli Pune. They have Clear and
Marketable title in respect of the said land

Dehu Road, Pune
Dated : 08/09/2018


R.C.BANSAL
ADVOCATE

CHALLAN
MTR Form Number-6



GRN	MH005592986201819E	BARCODE			Date	29/08/2018-18:17:05	Form ID	
Department		Inspector General Of Registration		Payer Details				
Type of Payment		Search Fee Other Items		TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name		HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		Adv R C Bansal		
Location		PUNE						
Year		2018-2019 One Time		Flat/Block No.		Dehuroad		
Account Head Details		Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE		750.00		Road/Street				
				Area/Locality		Pune		
				Town/City/District				
				PIN		4 1 2 1 0 1		
				Remarks (If Any)				
				Survey No. 35/6B/7B admeasuring 00 H. 15 R. Kiwale Pune from 1989 to				
				2018				
Total		750.00		Amount In		Seven Hundred Fifty Rupees Only		
				Words				
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042018082901183	005373866	
Cheque/DD No.				Bank Date	RBI Date	29/08/2018-18:17:45	Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
जर कोचन 'द्वय आपा पेजट' मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.
Mobile No. : 9028720634