



NILESH BHIKAJI KAMTHE

(B.COM., LL.B.)

ADVOCATE

(99225 62901)

OFFICE NO. 135 & 142, FIRST FLOOR, A – WING, JAI GANESH SAMRAJYA,
ABOVE COSMOS BANK, SPINE ROAD, BHOSARI, PUNE – 411 039.
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Document Type :- Search Report and Title Certificate

Party Name :- Mauli Krupa Developers

:- Sector No.09, Plot No. 97/27

332/0

इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13404 दिनांक: 04/07/2019

गावाचे नाव: मोशी

दस्तऐवजाचा अनुक्रमांक: हवल 14-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. निलेश बी कामटे

वर्णन अर्ज क्र. 562/2019 गांव मौजे मोशी सेक्टर नं. 09, प्लॉट नं. 97/27 क्षेत्र 2699 चौ. मी. (शोध 1990 ते 2019)

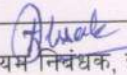
30 वर्ष

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00


सह दुय्यम निबंधक, हवेली-14

सह - दुय्यम निबंधक (वर्ग-२)

हवेली क्र. १४, पुणे.

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003622922201920E दिनांक: 04/07/2019

बँकेचे नाव व पत्ता:

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BHOSARI, PUNE – 411 039. (Email ID :- advnileshkamthe@gmail.com)
Mobile No. :- 9922562901. (Roll No. MAH/2859/2007, Date 17/07/2007)

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SEARCH REPORT & TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

SUB :- The Search Report and Title Certificate in respect of below mentioned plot is furnished herewith at the instruction of **M/S. MAULI KRUPA DEVELOPERS** Through it's partners 1) **MR. MUKUND DATTATRAY AWATE** and 2) **MR. VILAS PANDURANG BHUJBAL** both r / at :- **Bhosari, Pune – 411039.**

Respected Sir,

(1) DESCRIPTION OF PROPERTY :-

SCHEDULE - DESCRIPTION OF THE SAID PLOT

All that piece and parcel of **SECTOR NO.09, PLOT NO. 97/27 (12.5 % Lay Out)** **ADMEASURING AREA 2699 SQ. MTRS. SITUATED AT VILLAGE MOSHI - PRADHIKARAN, TALUKA :- HAVELI, DISTRICT :- PUNE** within the local limits of Pimpri Chinchwad Municipal Corporation District and Division Pune, Pimpri Chinchwad New Town Development Authourity, Akurdi, Pune and Sub registrar Haveli Pune and bounded-as under :-

On or towards the East : By 12.0 Mtrs. wide Road.

On or towards the South : By Remaining area for 12.5 %.

On or towards the West : By Gat No. 1196 Mouje Msohi Boundary.

On or towards the North : By Remaining area for 12.5 % and Plot No. 73/1.

----- Hereinafter referred to as "SAID PLOT".



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On or towards the North : By Remaining area for 12.5 % and Plot No. 73/1.

----- Hereinafter referred to as "SAID PLOT".



- F) Xerox copy of Deed of Assignment between 1) NARAYAN SAHADU SASTE, 2) HARIBHAU SAHADU SASTE, 3) BABABAI SHIVRAM DHOKALE & 4) KAMALABAI KANTILAL SHIVALE Through their POA holder MR. MUKUND DATTATRAY AWATE and M/S. MAULI KRUPA DEVELOPERS Through it's partners 1) MR. MUKUND DATTATRAY AWATE and 2) MR. VILAS PANDURANG BHUJBAL which is registered in the office of Haveli No. 14 at serial No. 14090/2018 dated 19/09/2018.
- G) Xerox copy of commencement Certificate obtained by M/S. MAULI KRUPA DEVELOPERS Through it's partners 1) MR. MUKUND DATTATRAY AWATE and 2) MR. VILAS PANDURANG BHUJBAL from PCNTDA vide commencement Certificate No. DA/26/09/97/27(12.5 %)/647 dated 17/05/2019.
- H) Xerox copy of N. A. Order obtained by M/S. MAULI KRUPA DEVELOPERS Through it's partners 1) MR. MUKUND DATTATRAY AWATE and 2) MR. VILAS PANDURANG BHUJBAL from SUB DIVISIONAL OFFICER HAVELI, PUNE SUB DIVISION PUNE vide its order bearing No. NA/SR/31/2019, Dated 28/06/2019.
- I) Xerox copy of Transfer Certificate issued by PCNTDA vide letter No. DA/Section-1/1906 dated 09/10/2018.

3) HISTORY OF DEVOLUTION OF TITLE :-

AND WHEREAS PCNTDA is a body corporate establish by State Govt. of Maharashtra as per provision of section 113 of Maharashtra regional and Town planning Act 1966 for the purpose of acquiring, developing and disposing of lands in the New Town Area.

AND WHEREAS all that piece and parcel of Plot No. 97/27, Sector No.09, ADMEASURING AREA 2699 SQ. MTRS. (12.5 % Lay Out) SITUATED AT VILLAGE MOSHI - PRADHIKARAN, TAL :- HAVELI, DIST :- PUNE forming part of the property in P.C.N.T.D.A which is approved by State Government U.D & P.H. Department Under their Letter No.



RPP/1176/2779/UD-5 dated 19/11/1976 and which premises are more particularly specified in schedule written hereinabove, was initially leased out by the P.C.N.T.D.A., to and in favour of the 1) NARAYAN SAHADU SASTE, 2) HARIBHAU SAHADU SASTE, 3) BABABAI SHIVRAM DHOKALE & 4) KAMALABAI KANTILAL SHIVALE under a registered Lease-Deed signed and executed on 12/05/2010 which is registered in the office of Haveli No. 14 at serial No. 4284/2010 dated 13/05/2010.

AND WHEREAS PCNTDA issued allotment certificate of said plot in favor of 1) NARAYAN SAHADU SASTE, 2) HARIBHAU SAHADU SASTE, 3) BABABAI SHIVRAM DHOKALE & 4) KAMALABAI KANTILAL SHIVALE vide its Allotment Certificate No. DA/12.5% Plot / SR / 2010/1628, dated 02/10/2010.

AND WHEREAS 1) NARAYAN SAHADU SASTE, 2) HARIBHAU SAHADU SASTE, 3) BABABAI SHIVRAM DHOKALE & 4) KAMALABAI KANTILAL SHIVALE, 5) SAYAJI NARAYAN SASTE, 6) SANTOSH NARAYAN SASTE & 7) ROHIDAS HARIBHAU SASTE granted development right and executed registered Development agreement of said plot in favour of M/S. MAULI KRUPA DEVELOPERS Through it's partners 1) MR. MUKUND DATTATRAY AWATE and 2) MR. VILAS PANDURANG BHUJBAL which is registered in the office of Haveli No. 14 at serial No. 4285/2010 dated 13/05/2010.

AND WHEREAS 1) NARAYAN SAHADU SASTE, 2) HARIBHAU SAHADU SASTE, 3) BABABAI SHIVRAM DHOKALE & 4) KAMALABAI KANTILAL SHIVALE, 5) SAYAJI NARAYAN SASTE, 6) SANTOSH NARAYAN SASTE & 7) ROHIDAS HARIBHAU SASTE granted development right along with power of attorney and executed registered Power of Attorney of said plot in favour of M/S. MAULI KRUPA DEVELOPERS Through it's partners 1) MR. MUKUND DATTATRAY AWATE and 2) MR. VILAS PANDURANG BHUJBAL which is registered in the office of Haveli No. 14 at serial No. 4286/2010 dated 13/05/2010.



AND WHEREAS 1) NARAYAN SAHADU SASTE, 2) HARIBHAU SAHADU SASTE, 3) BABABAI SHIVRAM DHOKALE & 4) KAMALABAI KANTILAL SHIVALE granted development right along with power of attorney and executed registered Power of Attorney of said plot in favour of MR. MUKUND DATTATRAY AWATE which is registered in the office of Haveli No. 14 at serial No. 4287/2010 and at serial No. 4288/2010 dated 13/05/2010.

AND WHEREAS 1) NARAYAN SAHADU SASTE, 2) HARIBHAU SAHADU SASTE, 3) BABABAI SHIVRAM DHOKALE & 4) KAMALABAI KANTILAL SHIVALE Through their POA holder MR. MUKUND DATTATRAY AWATE executed registered Deed of Assignment of said plot in favour of M/S. MAULI KRUPA DEVELOPERS Through it's partners 1) MR. MUKUND DATTATRAY AWATE and 2) MR. VILAS PANDURANG BHUJBAL which is registered in the office of Haveli No. 14 at serial No. 14090/2018 dated 19/09/2018.

AND WHEREAS on the basis of Deed of Assignment PCNTDA issued Transfer Certificate vide letter No. DA/Section-1/1906 dated 09/10/2018 to M/S. MAULI KRUPA DEVELOPERS Through it's partners 1) MR. MUKUND DATTATRAY AWATE and 2) MR. VILAS PANDURANG BHUJBAL of said plot.

AND WHEREAS M/S. MAULI KRUPA DEVELOPERS Through it's partners 1) MR. MUKUND DATTATRAY AWATE and 2) MR. VILAS PANDURANG BHUJBAL prepared building plan and submitted to PCNTDA for sanction and accordingly PCNTDA issued commencement Certificate to M/S. MAULI KRUPA DEVELOPERS Through it's partners 1) MR. MUKUND DATTATRAY AWATE and 2) MR. VILAS PANDURANG BHUJBAL from PCNTDA vide commencement Certificate No. DA/26/09/97/27(12.5 %)/647 dated 17/05/2019.

AND WHEREAS M/S. MAULI KRUPA DEVELOPERS Through it's partners 1) MR. MUKUND DATTATRAY AWATE and 2) MR. VILAS PANDURANG BHUJBAL also obtained N. A. Order of said plot from SUB DIVISIONAL OFFICER HAVELI, PUNE SUB DIVISION PUNE vide its order bearing No. NA/SR/31/2019, Dated 28/06/2019.



I have also caused Search by application receipt No. 562/2019 dated 04/07/2019 after paying the requisite fees in the office of Sub Registrar, Haveli, pune or online at department of registration and stamps of government of Maharashtra. I have gone through the records in the office of Sub Registrar, Haveli No. 14 Pune made available for inspection of the time of Search and I have taken online search from IGR website. Some Records of said office is torn conditions and not readable.

(I have caused search of last thirty years from 1990 to 2019 and I have also caused search at SRO Haveli Pune or online at department of registration and stamps of government of Maharashtra)

Considering the above facts, I have come to the conclusion that the said plot is clear and free from all encumbrances and M/S. MAULI KRUPA DEVELOPERS Through it's partners 1) MR. MUKUND DATTATRAY AWATE and 2) MR. VILAS PANDURANG BHUJBAL having absolute lease hold rights, title and interest in the said plot / property.

Hence this Search Report & Title Certificate.

All the papers submitted by M/S. MAULI KRUPA DEVELOPERS Through it's partners 1) MR. MUKUND DATTATRAY AWATE and 2) MR. VILAS PANDURANG BHUJBAL are hand over to them.

PLACE : BHOSARI, PUNE.

Date : 06/07/2019.



Namshi
6/7/2019
NILESH BHIKAJI KAMTHE
ADVOCATE