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इतर पावती

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नोंदणी क्र.: 39म

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पावती क्र.: 990 दिनांक: 25/01/2016

गावाचे नाव: वाकड

दस्तावेजाचा अनुक्रमांक: हवेली-18-0-2016

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अँड किशोर पाटील

वर्णन अर्ज क्र. 145 शोध 2014 ते 2016 3 वर्ष स न. 187/5

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

सह दुय्यम निबंधक, हवेली-18

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

सह-कुल्यम निबंधक
हवेली क्र. १८. (वर्ग २), पुणे



KISHOR N. PATIL

B.Sc., LL.B.

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Off.: 020-65119008

ADVOCATE

OFFICE : 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.

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



SEARCH AND TITLE REPORT

I am instructed by M/s. S.R.K. Properties through its Partner Mr. Rajendra Marotrao Tanpure, R/at.- Anandnagar, Sangvi, Pune - 411027, to take search and give report of the property mentioned herein below and issue title certificate and accordingly have issued search report to them on 10/10/2015. That again the said Developer has instructed me to take search from 10/10/2015 till today and hence this is additional search report relating to the previous search report dated 10/10/2015.

SCHEDULE OF THE PROPERTY

All the piece and parcel of property bearing Survey No. 187, Hissa No. 5, area admeasuring 01 H 55 R + 00 H 02 R Potkharaba i.e. total area admeasuring 01 H 57 R assessed at Rs. 06.06 Paise, situated at Village Wakad, Tal. Mulshi, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli. out of it

A. area admeasuring 00 H 04 R i.e. 400 Sq. Mtrs. belongs to M/s. S.R.K. Properties through its Partner Mr. Rajendra Marotrao Tanpure & Sunil Shivaji Dhobale.

B. area admeasuring 00 H 03 R i.e. 300 Sq. Mtrs. belongs to Shahin Mo. Yasin Hawaldar.

Which is commonly bounded as under -

- | | | |
|---------------------|---|--|
| On or towards East | - | By property of Choudhari. |
| On or towards South | - | By Road. |
| On or towards West | - | By remaining property from Survey No. 187/5. |
| On or towards North | - | By property of Appa Kalate. |

THE DOCUMENTS PERUSED

M/s. S.R.K. Properties through its Partner Mr. Rajendra Marotrao Tanpure, R/at.- Anandnagar, Sangvi, Pune - 27, has provided me following documents for search of the said properties.

1. Copy of 7/12 Extracts.
2. Copy of Mutation Entries.
3. Copy of Sale Deeds.



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Near Kalewa

4. Copy of Demarcation Certificate.
5. Copy of D.P. Opinion.
6. Copy of M.O.U.
7. Copy of Commencement Certificate.
8. Copy of NA order.
9. Copy of Search Report issued by me dated 10/10/2015.

That I have carried out extensive Search in respect of the said Property in the office of Sub-Registrar, Haveli for last 30 years i.e. from 1986 to 2015 and accordingly had issued search report on 10/10/2015. That again on the instruction of said Developer, I have carried out search in respect of the said property in the Sub Registrar offices of Haveli, Pune from 10/10/2015 till today and found following information.

That the property bearing Survey No. 187/5 situated at village Wakad was owned by Ganpat Govind Garade.

Mutation Entry No. 3842 shows that, Ganpat Govind Garade expired on 03/03/1989 leaving behind him following legal heirs -

- | | | |
|--------------------------------|---|------------|
| 1. Raghunath Ganpat Garade | - | Son |
| 2. Datta Ganpat Garade | - | Son |
| 3. Dnyanoba Ganpat Garade | - | Son |
| 4. Raju Ganpat Garade | - | Son |
| 5. Shakuntala Kundlik Bhalekar | - | Daughter |
| 6. Kisanbai Ganpat Garade | - | Widow Wife |



Accordingly after the demise of Ganpat Govind Garade his name was deleted & names of his son & widow wife were recorded in the possessor column of 7/12 extract of said property & name of Shakuntala Kundlik Bhalekar was recorded in the other rights column of 7/12 extract of said property.

Mutation Entry No. 6129 shows that, Dattatray Ganpat Garade expired on 31/08/1996 leaving behind him following legal heirs -

- | | | |
|--------------------------------|---|-----------------|
| 1. Jayashree Dattatraya Garade | - | Widow Wife |
| 2. Manisha Dattatraya Garade | - | Daughter |
| 3. Sundara Dattatraya Garade | - | Daughter |
| 4. Kisanbai Ganpat Garade | - | Deceased mother |
- Expired on 19/01/1991

Accordingly after the demise of Dattatraya Ganpat Garade his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of said property. As Kisanbai Ganpat Garade was expired so her name was deleted from the record of 7/12 extract of said property.

Mutation Entry No. 6464 shows that, Suhas Devidas Deshpande had purchased area admeasuring 02 R land out of Survey No. 187/5 from Raghunath Ganpat Garade, Jayashree Dattatraya Garade for herself & as a natural guardian mother of



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Manisha Dattatraya Garade & Sundara Dattatraya Garade, Dnyanoba Ganpat Garade, Raju Ganpat Garade & Shakuntala Kundlik Bhalekar through their power of attorney holder Vijay Shankarlal Bagrecha by registered sale deed on 13/05/1997. As per the said sale deed name of Suhas Devidas Deshpande was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 02 R. Thus Suhas Devidas Deshpande became owner of Survey No. 187/5 to the extent of area admeasuring 00 H 02 R.

Mutation Entry No. 7846 shows that, Raghunath Ganpat Garade expired leaving behind him following legal heirs -

- | | |
|------------------------------|--------------|
| 1. Atul Raghunath Garade | - Son |
| 2. Kunal Raghunath Garade | - Son |
| 3. Sarubai Raghunath Garade | - Widow Wife |
| 4. Asha Mhatu Bhalekar | - Daughter |
| 5. Kalpana Dattatraya Bankar | - Daughter |

Accordingly after the demise of Raghunath Ganpat Garade his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of said property.

Mutation Entry No. 7847 shows that, Rajendra Ganpat Garade expired leaving behind him following legal heirs -

- | | |
|-------------------------------|--------------|
| 1. Yashodabai Rajendra Garade | - Widow Wife |
| 2. Manoj Rajendra Garade | - Son |
| 3. Vrushali Rajendra Garade | - Daughter |
| 4. Bharati Rajendra Garade | - Daughter |

Accordingly after the demise of Rajendra Ganpat Garade his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of said property.

Mutation Entry No. 8442 shows that, Prakash Jyotiba Patil had purchased area admeasuring 03 R land out of Survey No. 187/5 from Sarubai Raghunath Garade, Asha Mhatu Bhalekar, Usha alias Kalpana Dattatraya Bankar, Atul Raghunath Garade, Kunal Raghunath Garade, Jayashree Dattatraya Garade for herself & as a natural guardian mother of Manisha Dattatraya Garade & Sundara Dattatraya Garade, Dnyanoba Ganpat Garade, Malan Dnyanoba Garade, Pappu Dnyanoba Garade, Yashoda Raju Garade for herself & as a natural guardian mother of Vrushali Raju Garade, Bharati Raju Garade & Manoj Raju Garade, Shakuntala Kundlik Bhalekar through their power of attorney holder Vijay Ramdas Patil by registered sale deed on 30/09/200. As per the said sale deed name of Prakash Jyotiba Patil was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 03 R. Thus Prakash Jyotiba Patil became owner of Survey No. 187/5 to the extent of area admeasuring 00 H 03 R.



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Mutation Entry No. 11326 shows that, Prakash Jyotiba Patil expired on 23/06/2007 leaving behind him following legal heirs -

- | | | | |
|----|--------------------------|---|------------|
| 1. | Mayuresh Prakash Patil | - | Son |
| 2. | Dhanashree Prakash Patil | - | Widow Wife |
| 3. | Jyotoba Thakappa Patil | - | Father |
| 4. | Bhagirathi Jyotiba Patil | - | Mother |

Accordingly after the demise of Prakash Jyotiba Patil his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of said property.

Mutation Entry No. 13593 shows that, Bhagirathi Jyotiba Patil expired on 06/04/2009 leaving behind her following legal heirs -

- | | | | |
|----|--------------------------|---|-----------------|
| 1. | Mayuresh Prakash Patil | - | Grand Son |
| 2. | Dhanashree Prakash Patil | - | Daughter in Law |
| 3. | Jyotoba Thakappa Patil | - | Husband |

As the names her legal heirs were already recorded in the record of 7/12 extract of said property so, after the demise of Bhagirathi Jyotiba Patil her name was deleted.

Mutation Entry No. 13701 shows that, Jintendra Ramchandra Wadghare & Arjun Mahadev Wadghare had purchased area admeasuring 03 R land out of Survey No. 187/5 from Dhanashree Prakash Patil for herself & as a natural guardian mother of Mayuresh Prakash Patil, Jyotiba Thakappa Patil by registered sale deed. The said sale deed was registered in the office of Sub Registrar Haveli No. 17 noted at serial No. 13231/2011 on 02/12/2011. As per the said sale deed names of Jintendra Ramchandra Wadghare & Arjun Mahadev Wadghare were recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 03 R. Thus Jintendra Ramchandra Wadghare & Arjun Mahadev Wadghare became owners of Survey No. 187/5 to the extent of area admeasuring 00 H 03 R.

Mutation Entry No. 13960 shows that, Deepak Pratap Kalate had purchased area admeasuring 02 R land out of Survey No. 187/5 from Suhas Devidas Deshpande by registered sale deed. The said sale deed was registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 2375/2012 on 03/03/2012. As per the said sale deed name of Deepak Pratap Kalate was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 02 R. Thus Deepak Pratap Kalate became owner of Survey No. 187/5 to the extent of area admeasuring 00 H 02 R.

Mutation Entry No. 14047 shows that, Tushar Vilas Pawar had purchased area admeasuring 02 R land out of Survey No. 187/5 from Deepak Pratap Kalate by registered sale deed. The said sale deed was registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 2566/2012 on 16/03/2012. As per the said sale deed name of Tushar Vilas Pawar was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 02 R.





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Mutation Entry No. 14262 shows that, Usha Suresh Agvane had purchased area admeasuring 03 R land out of Survey No. 187/5 from Jintendra Ramchandra Wadghare & Arjun Mahadev Wadghare by registered sale deed. The said sale deed was registered in the office of Sub Registrar Haveli No. 14 noted at serial No. 3208/2013 on 23/04/2013. As per the said sale deed name of Usha Suresh Agvane was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 03 R. Thus Usha Suresh Agvane became owner of Survey No. 187/5 to the extent of area admeasuring 00 H 03 R.

Mutation Entry No. 14486 shows that, Mohan Hari Yardi & Ashok Rambhau Bairagi had purchased area admeasuring 02 R land out of Survey No. 187/5 from Raghunath Ganpat Garade, Jayashree Dattatraya Garade for herself & as a natural guardian mother of Manisha Dattatraya Garade & Sundara Dattatraya Garade, Dnyanoba Ganpat Garade, Raju Ganpat Garade & Shakuntala Kundlik Bhalekar through their power of attorney holder Vijay Shankarlal Bagrecha by registered sale deed. The said sale deed was registered in the office of Sub Registrar Mulshi Paud noted at serial No. 5670/1997 on 28/11/1997. As per the said sale deed names of Mohan Hari Yardi & Ashok Rambhau Bairagi were recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 02 R. Thus Mohan Hari Yardi & Ashok Rambhau Bairagi became owners of Survey No. 187/5 to the extent of area admeasuring 00 H 02 R.

Mutation Entry No. 14530 shows that, Vikram Shirish Kalate had purchased area admeasuring 02 R land out of Survey No. 187/5 from Mohan Hari Yardi & Ashok Rambhau Bairagi through their power of attorney holder Vijay Ramdas Patil by registered sale deed. The said sale deed was registered in the office of Sub Registrar Haveli No. 15 noted at serial No. 4562/2012 on 31/05/2012. As per the said sale deed name of Vikram Shirish Kalate was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 02 R. Thus Vikram Shirish Kalate became owner of Survey No. 187/5 to the extent of area admeasuring 00 H 02 R.

Mutation Entry No. 14531 shows that, Tushar Vilas Pawar had purchased area admeasuring 02 R land out of Survey No. 187/5 from Vikram Shirish Kalate by registered sale deed. The said sale deed was registered in the office of Sub Registrar Haveli No. 14 noted at serial No. 6568/2012 on 12/07/2012. As per the said sale deed name of Tushar Vilas Pawar was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 02 R.

Thus Tushar Vilas Pawar became owner of Survey No. 187/5 to the extent of area admeasuring 00 H 04 R.

Mutation Entry No. 14758 shows that, Shahin Mo. Yasin Hawaldar had purchased area admeasuring 03 R land out of Survey No. 187/5 from Usha Suresh Agvane by registered sale deed. The said sale deed was registered in the office of Sub



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Registrar Haveli No.19 noted at serial No. 9088/2014 on 19/09/2014. As per the said sale deed name of Shahin Mo. Yasin Hawaldar was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 03 R. Thus Shahin Mo. Yasin Hawaldar became owner of Survey No. 187/5 to the extent of area admeasuring 00 H 03 R.

Mutation Entry No. 14944 shows that, M/s. S.R.K. Properties through its partners Rajendra Marutao Tanpure & Sunil Shivaji Dhobale had purchased area admeasuring 04 R land out of Survey No. 187/5 from Tushar Vilas Pawar by registered sale deed. The said sale deed was registered in the office of Sub Registrar Haveli No.18 noted at serial No. 4079/2015 on 28/05/2015. As per the said sale deed name of M/s. S.R.K. Properties through its partners Rajendra Marutao Tanpure & Sunil Shivaji Dhobale was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 04 R. Thus M/s. S.R.K. Properties through its partners Rajendra Marutao Tanpure & Sunil Shivaji Dhobale became owner of Survey No. 187/5 to the extent of area admeasuring 00 H 04 R.

Tushar Vilas Pawar had also executed power of attorney in respect of said property in favour of M/s. S.R.K. Properties through its partners Rajendra Marutao Tanpure & Sunil Shivaji Dhobale coupled with sale deed dated 28/05/2015. The said power of attorney was registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 4080/2015 on 28/05/2015.

Thereafter M/s. S.R.K. Properties through its partners Rajendra Marutao Tanpure & Sunil Shivaji Dhobale & Shahin Mo. Yasin Hawaldar have demarcated their property jointly from the concerned office on 21/04/2015 & accordingly had obtained demarcation certificate vide M.R. No. 3589/2015.

Thereafter M/s. S.R.K. Properties through its partners Rajendra Marutao Tanpure & Sunil Shivaji Dhobale & Shahin Mo. Yasin Hawaldar decided to develop their respective properties & had obtained necessary permissions for development of their respective properties from concerned offices. Similarly M.O.U. (Memorandum of Associations) is executed by both parties for confirming the same. The said M.O.U. (Memorandum of Associations) were notarised before Advocate & Notary B.S. Dalvi at notary register No. 1789/2015 & 1790/2015 on 02/09/2015.

Thereafter M/s. S.R.K. Properties through its partners Rajendra Marutao Tanpure & Sunil Shivaji Dhobale & Shahin Mo. Yasin Hawaldar have obtained D.P. Opinion from the office of PCMC in respect of said property vide No. Narvi/Kavi/Wakad/167/15 on 06/06/2015.

That M/s. S.R.K. Properties through its partners Rajendra Marutao Tanpure & Sunil Shivaji Dhobale & Shahin Mo. Yasin Hawaldar have preferred building plan on said property and got building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Wakad/193/2015 on 20/11/2015 and has obtained Commencement Certificate for construction of building in respect of the schedule property.

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That M/s. S.R.K. Properties through its partners Rajendra Marutrao Tanpure & Sunil Shivaji Dhobale & Shahin Mo. Yasin Hawaldar have filed application for getting NOC in respect of change in use of said property in the office of Sub Divisional Officer Haveli Sub Division Pune. Accordingly Sub Divisional Officer Haveli Sub Division Pune had issued NOC in respect of change in use of the schedule property vide No. NA/SR/IV/287/2015 Pune dated 20/10/2015.

That M/s. S.R.K. Properties through its partners Rajendra Marutrao Tanpure & Sunil Shivaji Dhobale & Shahin Mo. Yasin Hawaldar have divided their respective properties in two parts in A building & B building as per plan. That building A belongs to M/s. S.R.K. Properties through its partners Rajendra Marutrao Tanpure & Sunil Shivaji Dhobale & building B belongs to Shahin Mo. Yasin Hawaldar. Thus both properties are divided separately. That to avoid any technical & legal aspect, Shahin Mo. Yasin Hawaldar is joined as consenting party. That Shahin Mo. Yasin Hawaldar has executed power of attorney for the same in favour of M/s. S.R.K. Properties through its partners Rajendra Marutrao Tanpure & Sunil Shivaji Dhobale, which is registered in the office of Sub Registrar Haveli No. 26 on 30/12/2015 noted at serial No. 10330/2015. M/s. S.R.K. Properties through its partners Rajendra Marutrao Tanpure & Sunil Shivaji Dhobale & Shahin Mo. Yasin Hawaldar are having independent rights to develop their property, sell the same & receive consideration amount.

The other Mutation entries reflecting on the 7/12 extracts are not related with this search report, so the details of the said mutation entries are not considered in this search report.

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

- A) S. R. K. Properties, through its Partners Mr. Rajendra Marutrao Tanpure & Mr. Sunil Shivaji Dhobale are owners of Survey No. 187/5 of village Wakad, Ta. Mulshi, Dist. Pune to the extent of area admeasuring 00 H 04 R.
- B) Shahin Mo. Yasin Hawaldar is owner of Survey No. 187/5 of village Wakad, Ta. Mulshi, Dist. Pune to the extent of area admeasuring 00 H 03 R.
- C) This search report is supplementary to the previous search report dated 10/10/2015. This search report is issued on the request of S. R. K. Properties.
- D) According to my opinion the said property is clean, clear and marketable and without any encumbrances.



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

Date : 30/01/2016.



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