



CHALLAN
MTR Form Number-5



GRN	MH008551473201619E	BARCODE	[Barcode]		Date	26/11/2018-21:34:11	Form ID	
Department			Inspector General Of Registration		Payer Details			
Type of Payment			Search Fee		TAX ID (If Any)			
Type of Payment			Other Items		PAN No. (If Applicable)			
Office Name			HVL1, HAVELI NO.1 SUB REGISTRAR		Full Name			
Location			PUNE		ADV GAJANAN BHANUDAS DHAYGUDE PATIL			
Year			2018-2019 From 27/11/1686 To 26/11/2016		Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building			
0030372291 SEARCH FEE			750.00		Road/Street			
					Area/Locality			
					Town/City/District			
					PIN			
					4 1 2 1 0 5			
					Remarks (If Any)			
Total			750.00		Amount in Words			
					Seven Hundred Fifty Rupees Only			
Payment Details			CANARA BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN			
					Ref. No.			
					03409412015112600018			
Cheque/DD No.					106271120 303403018			
Name of Bank					Bank Date			
					RBI Date			
					26/11/2018-21:35:07			
Name of Branch					Not Verified with RBI			
Name of Branch					Bank Branch			
					CANARA BANK			
					Scroll No. , Date			
					Not Verified with Scroll			

Department ID : Mobile No. : 9222437427
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 नॉट. चॅलॅन "उत्प्रेषण आणि वेळीस" साठीच संपूर्ण कार्यवाहीसाठी लागू आहे. इतर कारणासाठी किंवा नोंदणी न करत असल्यास दुरुवास्त आहे.





G. B. DHAYGUDE (PATIL)

B.S.L.L.L.B

ADVOCATE

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SEARCH AND TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1. DISCRIPTION OF THE PROPERTY :-

All that piece and parcel of Property bearing Gat No. 243 (Old Gnt No. 44/1 and 44/2) area admeasuring 00 Hector 28.02 Aar i.e. 2802 square meter out of the area admeasuring 02 Hector 43 Aar Plus Potkharaba 00 Hector 03 Aar i.e. total area admeasuring 02 Hector 46 Aar assessed at 11 Rs 12 Paise situated at Village : Dudulgaon, Taluka : Haveli, District : Pune lying and within the limits of Registration District and Sub - Registration Taluka : Haveli, Pune and within the local limits of Pimpri-Chinchwad Municipal Corporation, Pimpri, Pune and also within jurisdiction of Hon'ble Sub Registrar Haveli No. I to XXVIII, Pune is bounded as follows, that is to say:-

On or towards the East	:	Part of land out of Gat No 244 (Part)
On or towards the South	:	Part of land out of Gat No 243
On or towards the West	:	Proposed 18 meters wide road.
On or towards the North	:	Land out of Gat No. 245

2. INSTRUCTION CLIENT :-

**M/S. SRI KALPATRU REALTY PVT. LTD.,
THROUGH ITS DIRECTOR MR. SUNIL R.ISRANI.**

3. LIST OF DOCUMENTS SUPPLIED :-

- A) 7 X 12 Extract
- B) Mutation Entries
- C) Sale Deed
- D) Index II
- E) Zone Extract

4. I have caused search of the property bearing Gat No. 243 admeasuring 00 Hector 28.02 Aar out of the area admeasuring 02 Hector 43 Aar Plus Potkharaba 00 Hector 03 Aar i.e. total area admeasuring 02 Hector 46 Aar

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assessed at 11 Rs 12 Paise situated at **Village : Dudulgaon, Taluka : Haveli, District : Pune**, for the last 30 years i.e. **Period of 1989 to 2018** was conducted at the office of Hon'ble Sub-Registrar Haveli, Pune and Sub Registrar Haveli No. 1 to XXVI, Pune. I have paid Search Fee by way of Challan bearing its **Challan No. MH008651473201819E** dt. 26/11/2018 from Sub-Registrar Haveli No. 1, Pune.

5. Search from the year 1989 to 2018 in the office of Hon'ble Sub-Registrar Haveli No. 1 to XXVI, Pune. I have also perused the records of the Index II extracts of the property registers in respect of the said property. My findings are based on records made available and legible. I have carried out search for the period 1989 to 2018 with the help of computer operator at Sub-Registrar Haveli, Pune. I have given this search and title report on the basis of the available record, computer search and documents produced by the concern party i.e. M/s. Sri Kalpatru Relaty Pvt. Ltd., through its Mr. Director Sunil R. Isarni. I have reserved right to change or amend this search and title if any document or important information received later on. Due to centralized system of registration, conducting search in all the registration offices was not practically possible. I have been informed that there are no other transaction in respect of the said land harring the aforesaid. Therefore my title opinion is strictly based on the documents supplied to me for scrutiny.

I have given Title Verification Paper Notice of the Previous Owner's i.e. Mr. Manoj Champalal Ostwal and other 2 in respect of property bearing Gat No. 243 area admeasuring 00 Hecter 36 Aar in **Daily Prabhat New Paper on 05/01/2016**, if any person having any type of right, interest, title in the abovementioned property or objection to the title of the present owner by whatever means i.e. Sale, Agreement, Gift, Lease, License, Mortgage etc. come with his written objection with evidence within fifteen days from the date of publication of the Public Paper Notice, otherwise clear title certificate will be given to the Owner. Nobody has raised objection to the title of the owner of the said property.

6. DEVOLUTION OF TITLE : Predecessor in title :-

It is seen from the record that, Before Gatwari Scheme is Property bearing Gat No. 243 of Village Dudulgaon is belonging to Survey No. 44/1 and 44/2. Property bearing Survey No. 44/1 and Survey No. 44/2 of Village Dudulgaon is originally owned and belonging to Mr. Kondiba Ganpati Vahile. His name recorded as owner of the said property.

It is seen from the record that, Mr. Kondiba Ganpati Vahile was died in the year 1964 leaving behind him legal heirs i.e. Smt. Krishnabai Kondiba Vahile (wife), Mrs. Babubai Dnyaneshwar Falake (daughter), Smt. Krishnabai Kondiba Vahile and Mrs. Babubai Dnyaneshwar Vahile are living together therefore name of Smt. Krishnabai Knodiba Vahile was recorded as Head of the Hindu Undivided Family. Name of Smt. Krishnabai Kondiba Vahile was recorded as owner of the Property by way of **Mutation Entry No. 726**.

Sub-Registrar

It is seen from the record that, on 28/03/1989 Hon'ble Assistant Director of Land Record (Consolidation) Officer, Maharashtra State, Pune by its Sanction bearing its No. Con/S.R.234 (Pune) dated : 21/12/1967 and Maharashtra State Government Gazettes Pune Division Dated : 21/12/1967 Published Village Dudualgaon Land Consolidation Scheme on Page No. 1955 and implementation of the said scheme on 22/03/1968 to the said Village. Effect of this fact is recorded as per **Mutation Entry No. 1.**

It is seen from the record that, Smt. Krishnabai kondiba Vahile taken loan of Rs. 1,000/- on 15/12/1947 from Moshi Gram Vikas Karyakari Seva Society. Effect of the said Ekhar was recorded on the 7 X 12 Extract by way of **Mutation Entry No. 47.**

It is seen from the record that, Smt. Krishnabai kondiba Vahile made application that Name of Mr. Vinayak Kashinath Joshi, Laxmibai Balwant Godbole, Mr. Keshavrao Raghunath Gharpure, Mr. Anant Vishnu Kelkar, Mr. Sakharan Damodhar Kulkarni on 7 X 12 Extract is Poklist or Baseles. Therefore name of these persons were eliminated. As per her application, name of Mr. Vinayak Kashinath Joshi, Laxmibai Balwant Godbole, Mr. Keshavrao Raghunath Gharpure, Mr. Anant Vishnu Kelkar, Mr. Sakharan Damodhar Kulkarni was deleted as per **Mutation Entry No. 120.**

It is seen from the record that, Smt. Krishnabai kondiba Vahile taken loan of Rs. 5,000/- on 08/06/1981 from Moshi Gram Vikas Karyakari Seva Society. Effect of the said Ekhar was recorded on the 7 X 12 Extract by way of **Mutation Entry No. 122.**

It is seen from the record that, Smt. Krishnabai kondiba Vahile taken loan of Rs. 20,000/- on 18/07/1992 from Moshi Gram Vikas Karyakari Seva Society. Effect of the said Ekhar was recorded on the 7 X 12 Extract by way of **Mutation Entry No. 276.**

It is seen from the record that, Mrs. Babubai Dnyaneshwar Falake made application and statement that name of her is to be recorded as owner of 8 Anne share in the property bearing Gat No. 243, which was already recorded as per Mutation Entry No. 726. Name of Mrs. Babubai Dnyaneshwar Falake was recorded as owner of the 8 Anne property as per **Mutation Entry No. 449.**

It is seen from the record that, Mr. Dhoniha Hari Vahile, Mr. Bapu Dagadu Vahile, Smt. Krishnabai Kondiba Vahile repaid loan amount of Rs. 30,000/- taken on 26/03/1982 along with interest to The Maharashtra State Sahakari Krushi and Gramin Vikas Bank Limited., Mumbai, District Branch Pune Sub Branch Haveli No. 1 on 06/08/1997. Name of concern Bank was recorded in the Possessor Column was eliminated and name of the other right column of the original owner was recorded in the possessor column as per **Mutation Entry No. 450.**

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It is seen from the record that, Smt. Kirshnabai Kondiba Vahile was sold property bearing Gat No. 243 area admeasuring 01 Hectar 20 Are to and in favour of Mrs. Saroj Rajendra Gupta. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli, Pune on 26/06/1997. Name of the Purchaser i.e. Mrs. Saroj Rajendra Gupta was duly recorded as owner of the property by way of **Mutation Entry No. 451.**

It is seen from the record that, Mrs. Saroj Rajendra Gupta was given the property bearing Gat No. 243 area admeasuring 01 Hectar 20 Are for development to and in favour of Mr. Ganesh Laxman Kate, Mr. Chandrakant Dattatray Kate, Mr. Bharat Laxman Kate, Mr. Govind Laxman Kate, Mr. Dattatray Laxman Kate. Development Agreement is duly made and registered before Hon'ble Sub Registrar Haveli No. XVIII, Pune on 29/12/2006 bearing its Sr. No. 10617/2016.

It is seen from the record that, Mrs. Saroj Rajendra Gupta sold the property bearing Gat No. 243 area admeasuring 01 Hectar 20 Are to and in favour of Mr. Ganesh Laxman Kate, Mr. Chandrakant Laxman Kate, Mr. Bharat Laxman Kate, Mr. Govind Laxman Kate, Mr. Dattatraya Laxman Kate. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XVII, Pune bearing its Sr. No. 1477/2010 on 03/02/2010.

It is seen from the record that, Smt. Krishnabai Kondiba Vahile sold the property bearing Gat No. 243 area admeasuring 00 Hectar 60 Are to and in favour of Mrs. Saroj Rajendra Gupta. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli, Pune on 05/01/1997. Name of the Purchaser i.e. Mrs. Saroj Rajendra Gupta was duly recorded as owner of the property by way of **Mutation Entry No. 452.**

It is seen from the record that, Smt. Krishnabai Kondiba Vahile and Mrs. Babubai Dnyaneshwar Vahile sold the property bearing Gat No. 243 area admeasuring 00 Hectar 40 Are to and in favour of 1. Mr. Shabbir Ahmad Karim Pathan 2. Mr. Shaikh Nauralli Shealli. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli, Pune on 12/01/1997. Name of the Purchaser i.e. 1. Mr. Shabbir Ahmad Karim Pathan 2. Mr. Shaikh Nauralli Shealli was duly recorded as owner of the property by way of **Mutation Entry No. 458.**

It is seen from the record that, Smt. Krishnabai Kondiba Vahile and Mrs. Babubai Dnyaneshwar Vahile sold the property bearing Gat No. 243 area admeasuring 00 Hectar 31 Are to and in favour of Mr. Nageshwar Laxman vahile. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli, Pune on 25/08/1998. Name of the Purchaser i.e. Mr. Nageshwar Laxman vahile was duly recorded as owner of the property by way of **Mutation Entry No. 467.**

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It is seen form the record that, Smt. Krishnabai Kondiba Vahile and Mrs. Babubai Dnyeshwar Vahile sold the property bearing Gat No. 243 area admeasuring 00 Hector 4.5 Are to and in favour of Mr. Vinayak Bhagwanta Pwar, Mr. Gulab Uttam Pawar, Mr. Vaishisth Pandharinath Bochar, Mr. Valimk Magnarao More, Mr. Balaji Ganesh Kulkarni. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli, Pune on 08/08/1991 and 18/03/1998. Name of the Purchaser i.e. Mr. Vinayak Bhagwanta Pwar, Mr. Gulab Uttam Pawar, Mr. Vaishisth Pandharinath Bochar, Mr. Valimk Magnarao More, Mr. Balaji Ganesh Kulkarni was duly recorded as owner of the property by way of **Mutation Entry No. 530.**

It is seen form the record that, Smt. Krishnabai Kondiba Vahile died on 25/09/1998 and her name was recorded as a legal heirs to the property bearing Gat No. 243 as per Mutation Entry No. 726. Name of the Late Krishnabai Kondiba Vahile was eliminated on the 7 X 12 Extract and name of the other legal heirs i.e. Mrs. Babubai Dnyeshwar Vahile is confirm as per **Mutation Entry No. 611.**

It is seen form the record that, Smt. Krishnabai Kondiba Vahile sold the property bearing Gat No. 243 area admeasuring 00 Hector 03 Are to and in favour of Mrs. Sagunabai Eknath Shende. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli, Pune bearing its Sr. No. 3202/1981 on 31/08/1981. Name of the Purchaser i.e. Mrs. Sagunabai Eknath Shende was duly recorded as owner of the property by way of **Mutation Entry No. 679.**

It is seen form the record that, Mrs. Saugandabai Eknath Shende was sold the property bearing Gat No. 243 area admeasuring 00 Hector 03 Are to and in favour of Mrs. Lata alias Manisha Manohar Dhore, Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli, Pune bearing its Sr. No. 315/2002 on 30/01/1992. Name of the Purchaser i.e. Mrs. Lata alias Manisha Manohar Dhore duly recorded as owner of the property by way of **Mutation Entry No. 799.**

It is seen form the record that, Mrs. Latabai alias Manisha Manohar Dhore given property bearing Gat No. 243 area admeasuring 00 Hector 03 Are for development by way of Development Agreement to and in favour of 1. Mr. Ramkrishan Baban Punde 2. Mr. Hemant Harishchandra Thorat 3. Mr. Rohit Shantaram Pawar. Development Agreement is duly made and registered before Hon'ble Sub Registrar Haveli No. XXVI, Pune bearing its Sr. No. 3504/2015 on 08/05/2015.

It is seen form the record that, Smt. Krishnabai Kondiba Vahile sold the property bearing Gat No. 243 area admeasuring 00 Hector 06 Are to and in favour of Mr. Laxman Maruti Nalawade. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli, Pune on 25/08/1989. Name of the Purchaser i.e. Mr. Laxman Maruti Nalawade duly recorded as owner of the property by way of **Mutation Entry No. 811.**



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It is seen form the record that, Smt. Krishnabai Kondiba Vahile sold the property bearing Gat No. 243 area admeasuring 00 Hector 60 Are to and in favour of Mrs. Saroj Rajdendra Gupta. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. VIII, Pune bearing its Sr. No. 6574/1997 on 28/10/1997. Name of the Purchaser i.e. Mrs. Saroj Rajdendra Gupta duly recorded as owner of the property by way of **Mutation Entry No. 959.**

It is seen form the record that, Smt. Krishnabai Kondiba Vahile died on 25/09/1998 leaving behind him legal heirs daughter i.e. Mrs. Babubai Dnyaneshwar Falake and Name of the legal heirs duly recorded as owner of the property bearing Gat No. 243 as per **Mutation Entry No. 1068.**

It is seen form the record that, Mr. Ramkrishan Babn Punde, Mr. Hemant Harishchandra Thorat, Mr. Rohit Shantaram Pawar were given property bearing Gat No. 243 are admeasuring 1000 square feet for development to and infavour of Mr. Bhimsen Ananda Patole. Development Agreement is duly made and registered before Hon'ble Sub Registrar Haveli No. XXV, Pune on 10/09/2015 bearing its Sr. No. 5814/2015.

It is seen form the record that, Mrs. Babubai Dnyaneshwar Falake sold the property bearing Gat No. 243 area admeasuring 1000 square feet to and in favour of Mr. Bhimsen Ananda Patole. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XVIII, Pune bearing its Sr. No. 6282/2010 on 15/07/2010. Name of the Purchaser i.e. Mr. Bhimsen Ananda Patole was duly recorded as owner of the property by way of **Mutation Entry No. 1551.**

It is seen form the record that, Smt. Krishnabai Kondiba Vahile sold the property bearing Gat No. 243 area admeasuring 00 Hector 06 Are to and in favour of 1. Mr. Dhondiba Krishna Chorghe 2. Mr. Damu Krishna Chorghe, 3. Mr. Mahadu Krishna Chorghe. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. I, Pune bearing its Sr. No. 233/1985 on 07/01/1985. Name of the Purchaser i.e. 1. Mr. Dhondiba Krishna Chorghe 2. Mr. Damu Krishna Chorghe, 3. Mr. Mahadu Krishna Chorghe duly recorded as owner of the property by way of **Mutation Entry No. 1682.**

It is seen form the record that, Mrs. Babubai Dnyaneshwar Falake sold the property bearing Gat No. 243 area admeasuring 00 Hector 10 Are to and in favour of 1. Mr. Mukesh Omprakash Malik 2. Mr. Vishal Hargovind Tejawani 3. Mr. Sanjay A. Mulchadani. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XIX, Pune bearing its Sr. No. 4988/2011 on 20/05/2011. Name of the Purchaser i.e. 1. Mr. Mukesh Omprakash Malik 2. Mr. Vishal Hargovind tejawani 3. Mr. Sanjay A. Mulchadani duly recorded as owner of the property by way of **Mutation Entry No. 1810.**



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It is seen form the record that, Smt. Krishnabai Kondiba Vahile sold the property bearing Gat No. 243 area admeasuring 00 Hector 03 Are to and in favour of 1. Mr. Shriram Sitaram Vaidya 2. Mrs. Pratibha Shriram Vaidya. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. I, Pune bearing its Sr. No. 4678/1980 on 15/12/1980. Name of the Purchaser i.e. 1. Mr. Shriram Sitaram Vaidya 2. Mrs. Pratibha Shriram Vaidya duly recorded as owner of the property by way of **Mutation Entry No. 1813.**

It is seen form the record that, 1. Mr. Shriram Sitaram Vaidya 2. Mrs. Pratibha Shriram Vaidya sold the property bearing Gat No. 243 area admeasuring 00 Hector 03 Are to and in favour of Mrs. Sunanda Jijaba Falake. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. VIII, Pune bearing its Sr. No. 19/1988 on 10/02/1988. Name of the Purchaser i.e. Mrs. Sunanda Jijaba Falake is duly recorded as owner of the property by way of **Mutation Entry No. 1814.**

It is seen form the record that, Mr. Nageshwar Laxman Vahile taken loan of Rs. 2,00,000/- on 02/07/2011 form Dudulgaon Vikas Karyakari Seva Society Maryadit. Charge of the said loan was duly recorded on the 7 X 12 Extract as per **Mutation Entry No. 1863.**

It is seen form the record that, Mrs. Babubai Dnyaneshwar Falake repaid loan amount of Moshi Gram Vikas Karyakari Seva Sanstha Maryadit. Effect of loan clearance was recorded on the 7 X 12 Extract as per **Mutation Entry No. 1912.**

It is seen form the record that, Mrs. Babubai Dnyaneshwar Falake executed Sale Deed to and in favour of Mr. Nandkumar Tatyaba Jadhav in respect of the property bearing Gat No. 243 area admeasuring 00 Hector 1.5 Are. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XIX, Pune bearing its Sr. No. 9549/2011 on 03/10/2011. Name of the Purchaser i.e. Mr. Nandkumar Tatyaba Jadhav is duly recorded as owner of the property by way of **Mutation Entry No. 1947.**

It is seen form the record that, Mrs. Babubai Dnyaneshwar Falake executed Gift Deed to and in favour of Mr. Jijaba Dnyaneshwar Falake in respect of the property bearing Gat No. 243 area admeasuring 00 Hector 3.5 Are. Gift Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XIX, Pune bearing its Sr. No. 11227/2013 on 25/09/2013.

It is seen form the record that, Mrs. Babubai Dnyaneshwar Falake executed Gift Deed to and in favour of Mr. Jijaba Dnyaneshwar Falake in respect of the property bearing Gat No. 243 area admeasuring 00 Hector 10 Are. Gift Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XIX, Pune bearing its Sr. No. 9666/2011 on 09/10/2011. Name of the Purchaser i.e. Mr. Jijaba Dnyaneshwar Falake is duly recorded as owner of the property by way of **Mutation Entry No. 1948.**



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It is seen from the record that, Mrs. Babubai Dnyeshwar Falake executed Gift Deed to and in favour of 1. Mr. Prakash Dnyeshwar Falake 2. Mr. Kisan Dnyeshwar Falake, 3. Mr. Ramdash Dnyeshwar Falake in respect of the property bearing Gat No. 243 area admeasuring 00 Hecter 10 Are without consideration. Gift Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XIX, Pune bearing its Sr. No. 9669/2011 on 05/10/2011. Name of the 1. Mr. Prakash Dnyeshwar Falake 2. Mr. Kisan Dnyeshwar Falake, 3. Mr. Ramdash Dnyeshwar Falake is duly recorded as owner of the property by way of **Mutation Entry No. 1949.**

It is seen from the record that, Mr. Shabbir Ahmad Abdul Karim Pathan died on 18/11/2010 and his wife Mrs. Julfa Shabbir Ahmad Pathan also died on 13/07/2002 leaving behind them legal heirs i.e. Mr. Ekhalam Shabbir Pathan (son), Mr. Eftekhar Shabbir Pathan (son), Shabana Shaikat Khan (daughter), Rajupta Mukamak Alli (daughter), Name of the legal heirs were duly recorded on the 7 X 12 Extract as owner of the property as per **Mutation Entry No. 2060.**

It is seen from the record that, 1. Mr. Gulab Uttam Pawar 2. Mr. Vashisth Pandharinath Bochara 3. MR. Valmik Maganrao More 4. Mr. Balaji Ganesh Kulkarni through court appoint Officer i.e. Court Nazar Mr. Somnath Keshwar Pawar executed Sale Deed to and in favour of Mrs. Babubai Dnyeshwar Falake in respect of the property bearing Gat No. 243 area admeasuring 00 Hecter 3.5 Are. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XIX, Pune bearing its Sr. No. 13968/2012 on 15/12/2012. Name of the Purchaser i.e. Mrs. Babubai Dnyeshwar Falake is duly recorded as owner of the property by way of **Mutation Entry No. 2128.**

It is seen from the record that, Mr. Jijaba Dnyeshwar Falake executed Sale Deed to and in favour of Mr. Dagadu Babu Gaikwad in respect of the property bearing Gat No. 243 area admeasuring 00 Hecter 01 Are. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XVIII, Pune bearing its Sr. No. 4693/2012 on 19/05/2012. Name of the Purchaser i.e. Mr. Dagadu Babu Gaikwad is duly recorded as owner of the property by way of **Mutation Entry No. 2133.**

It is seen from the record that, as order of Hon'ble Tahsildar Haveli Pune, re-enquiry /SR/16/2011 dated 01/02/2013 that extra area recorded in the name of Mrs. Saroj Rajendra Gupta was eliminated and recorded area admeasuring 00 Hecter 65.25 Are as owner of the property. Sale Deed dated : 15/08/1989 Mr. Laxman Maruti Nalawade is again recorded on 7 X 12 Extract Mrs. Babubai Dnyeshwar Falake is holding area admeasuring 00 Hecter 85.25 Are was recorded as owner of the said property. As per order of Hon'ble Tahsildar area correction is duly recorded on the 7 X 12 Extract of the said property by way of **Mutation Entry no. 2146.**

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It is seen from the record that, Mrs. Bababai Dnyeshwar Falake executed Sale Deed to and in favour of Mr. Dagadu Babu Gaikwad in respect of the property bearing Gat No. 243 area admeasuring 00 Hectar 01 Acre. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XVIII, Pune bearing its Sr. No. 4693/2012 on 19/05/2012. Name of the Purchaser i.e. Mr. Dagadu Babu Gaikwad is duly recorded as owner of the property by way of **Mutation Entry No. 2133.**

It is seen from the record that, Mrs. Bababai Dnyeshwar Falake executed Sale Deed to and in favour of Mr. Vasant Rama Jadhav (Jalgaonkar) in respect of the property bearing Gat No. 243 area admeasuring 00 Hectar 04 Acre. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. VIII, Pune bearing its Sr. No. 1146/2009 on 18/09/2009. As per order given by Hon'ble Madal Adhikari i.e. Circle officer in the complaint case No. SR/45/2013 dated : 05/08/2013 that the Mutation Entry No is cancelled. Effect of this fact is duly recorded on the 7 X 12 Extract as per **Mutation Entry No. 2165.**

It is seen from the record that, Mr. Vasant Ramchandra Jadhav executed Declaration Deed in respect of the property bearing Gat No. 243 area admeasuring 00 Hectar 01 Acre, which was duly made and registered before Hon'ble Sub Registrar Haveli No. XIII, Pune bearing its Sr. No. 4857/2009.

It is seen from the record that Mrs. Babubai Dnyeshwar Falake was died on 02/11/2013 leaving behind her legal heirs Mr. Dnyeshwar Dagadu Falake (Husband), Mr. Prakash Dnyeshwar Falake (Son), Mr. Kisan Dnyeshwar Falake (Son), Mr. Jijaba Dnyeshwar Falake (Son), Mr. Ramdas Dnyeshwar Falake (Son) and no daughter. Name of the legal heirs were recorded in the legal heir Registrar No. 232. Concern Land owner i.e. Khatedar made her will before her death on 20/10/2010, which is duly made and registered before Hon'ble Sub Registrar Haveli No. XIX, Pune bearing its Sr. No. 9887/2010. As per her will, Mr. Dnyeshwar Dagadu Falake, Mr. Prakash Dnyeshwar Falake, Mr. Kisan Dnyeshwar Falake Mr. Ramdas Dnyeshwar Falake were given 2 Anne area to everybody and for Mr. Jijaba Dnyeshwar Falake given 8 Anne area out of her property. Name of the legal heir were recorded as per **Mutation Entry No. 2253.**

It is seen from the record that, Mr. Bhaskar Kisan Falake and other executed Development Agreement to and in favour of 1. Mr. Ramkrishan Baban Punde 2. Mr. Hemant Harishchandra Thorat 3. Mr. Rohit Shantaram Pawar in the respect of the property bearing Gat No. 243 area admeasuring 00 Hectar 09 Acre. Development Agreement is duly made and registered before Hon'ble Sub Registrar Haveli No. XXIV, Pune bearing its Sr. No. 3377/2015 on 30/04/2015.

It is seen from the record that Mr. Laxman Maruti Nalawade and other executed Sale Deed to and in favour of 1. Mr. Ramkrishan Baban Punde 2. Mr. Hemant Harishchandra Thorat 3. Mr. Rohit Shantaram Pawar in the respect of the



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property bearing Gat No. 243 area admeasuring 00 Hectar 06 Are. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XXVI, Pune bearing its Sr. No. 4721/2015 on 11/06/2015. Name of the Purchaser i.e. 1. Mr. Ramkrishan Baban Punde 2. Mr. Hemant Harishchandra Thorat 3. Mr. Rohit Shantaram Pawar duly recorded as owner of the property by way of **Mutation Entry No. 2417.**

It is seen form the record that Mr. Dnyeshwar Dagadu Falake, Mr. Prakash Dnyeshwar Falake, Mr. Kisan Dnyeshwar Falake, Mr. Jijaba Dnyeshwar Falake, Mr. Ramdas Dnyeshwar Falake raised objection against Mutation Entry No. 467. As per Mutation Entry No. 246, Name of Purchaser i.e. Mr. Nageshwar Laxman Vahile was recorded on the 7 X 12 Extract of the said property. Mr. Dnyeshwar Dagadu Falake and other were field RTS/Revision/Pune/307/2007 and Hon'ble Additional Commissioner given stay order in favour of Applicant, concern order was recorded on 7 X 12 Extract of the said property. Thereafter Mr. Nageshwar Laxman Vahile and Mr. Dnyeshwar Dagadu Falake, Mr. Prakash Dnyeshwar Falake, Mr. Kisan Dnyeshwar Falake, Mr. Jijaba Dnyeshwar Falake, were made compromise between themselves. Mr. Dnyeshwar Dagadu Falake and other withdraw the Revision Application. As per order of Upper Commissioner, Pune Division, Pune given permission for withdraw Revision Application NO. 307/2007 on 18/05/2015.

It is seen form the record that Mr. Nageshwar Laxman Vahile and Mr. Dnyeshwar Dagadu Falake, Mr. Prakash Dnyeshwar Falake, Mr. Kisan Dnyeshwar Falake, Mr. Jijaba Dnyeshwar Falake, Mr. Ramdas Dnyeshwar Falake were executed Sale Deed to and infavour of 1. Mr. Manoj Champalal Ostwal 2. Mr. Tanaji Baban Talekar 3. Mr. Vijay Nivrutti Raskar in respect of the property bearing Gat No. 243 area admeasuring 00 Hectar 31 Are. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XXIV, Pune bearing its Sr. No. 5981/2015 on 22/07/2015. Name of the Purchaser i.e. 1. Mr. Manoj Champalal Ostwal 2. Mr. Tanaji Baban Talekar 3. Mr. Vijay Nivrutti Raskar duly recorded as owner of the property by way of **Mutation Entry No. 2432.**

It is seen form the record that Mr. Dnyeshwar Dagadu Falake and other were executed Sale Deed to and infavour of 1. Mr. Manoj Champalal Ostwal 2. Mr. Tanaji Baban Talekar 3. Mr. Vijay Nivrutti Raskar in respect of the property bearing Gat No. 243 area admeasuring 00 Hectar 05 Are. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XXIV, Pune bearing its Sr. No. 5979/2015 on 22/07/2015. Name of the Purchaser i.e. 1. Mr. Manoj Champalal Ostwal 2. Mr. Tanaji Baban Talekar 3. Mr. Vijay Nivrutti Raskar duly recorded as owner of the property by way of **Mutation Entry No. 2440.**

It is seen form the record that Dudulgaon Vikas Karyakari Seva Sahakari Sanstha Maryadit, Dudulgaon, Post : Alandi Devachi given no dues certificate on 02/06/2015 in respect of the property bearing Gat No. 243 for Mr. Nageshwar Laxman Vahile. Therefore Charge of the society is eliminated as per **Mutation Entry No. 2494.**



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It is seen from the record that 1. Mr. Manoj Champalal Ostwal 2. Mr. Tanaji Baban Talekar 3. Mr. Vijay Nivrutti Raskar were executed Sale Deed to and in favour of M/s. Sri Kalpatru Realty Pvt. Ltd., through its Director Mr. Sunil R. Israni in respect of the property bearing Gat No. 243 area admeasuring 00 Hector 36 Are. Sale Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. XXVI, Pune bearing its Sr. No. 739/2016 on 25/01/2016. Name of the Purchaser i.e. M/s. Sri Kalpatru Realty Pvt. Ltd., through its Director Mr. Sunil R. Israni is duly recorded as owner of the property by way of **Mutation Entry No. 2495.**

It is seen from the record that, As per **Mutation Entry No. 2565**, Hand written and computerized recorded exactly matched by using E Pherfar Project Edit Modular of the 7 X 12 Extract as per Government Official Gazette bearing its No. RA/BHU/A/PRA/No.180/L-1 Dt. 07/05/2016 as per direction of Tahsildar – Sujil Ashokrao Koli. Correction is made in the record computerized 7 X 12 Extract under E Pherfar Project.

It is seen from the record that M/s. Sri Kalpatru Realty Pvt. Ltd., through its Director Mr. Sunil R. Israni executed Taba Pawati to and in favour of Pimpri Chinchwad Municipal Corporation, Pimpri in respect of the property bearing Gat No. 243 area admeasuring 00 Hector 7.98 Are i.e. 798 square meter. Taba Pawati Deed is duly made and registered before Hon'ble Sub Registrar Haveli No. V, Pune bearing its Sr. No. 7093/2016 on 24/08/2016. Name of the Purchaser i.e. Pimpri Chinchwad Municipal Corporation, Pimpri is duly recorded as owner of the property by way of **Mutation Entry No. 2566.**

It is seen from the record that, As per **Mutation Entry No. 2638**, Hand written and computerized recorded exactly matched by using E Pherfar Project Edit Modular of the 7 X 12 Extract as per Government Official Gazette bearing its No. RA/BHU/A/PRA/No.180/L-1 Dt. 19/08/2017 as per direction of Tahsildar – Sujil Ashokrao Koli. Correction is made in the record computerized 7 X 12 Extract under E Pherfar Project.

It is seen from the record that M/s. Sri Kalpatru Realty Pvt. Ltd., through its Director Mr. Sunil R. Israni is holding property bearing Gat No. 243 area admeasuring 00 Hector 28.02 Are which is mentioned in the Schedule No. I of this Search and Title Report.

The Links in the chain of title have been properly established. All the transactions have duly verified from the relevant records of Registrar of Documents.

7. SANCTION PLAN :

It is seen from the record that Sri Kalpatru Realty Pvt. Ltd., through its Director Mr. Sunil R. Israni decided to undertake development of the said land. Accordingly, M/s. Sri Kalpatru Realty Pvt. Ltd. submitted building plans and

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specifications in respect of the building proposed to be constructed on the land bearing Gat No. 243 (Part) of village Dudulgaon to the Pimpri Chinchwad Municipal Corporation, Pimpri, Pune. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune has sanctioned building plans and specifications of the proposed Building as per Commencement Certificate bearing No BP/Layout Dudulgaon/20/ 2016 dated 30-08-2016.

Thereafter again M/s. Sri Kalpatru Realty Pvt. Ltd., filed for revised plan to the Pimpri Chinchwad Municipal Corporation, Pimpri, Pune. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune sanctioned revised plan of the Owner / Promoter i.e. M/s. Sri Kalpatru Realty Pvt. Ltd., as per Commencement Certificate bearing No BP/Dudulgaon/18/ 2017 dated 13-07-2017.

It is seen from the record that M/s. Sri Kalpatru Realty Pvt. Ltd., surrender open land bearing Gat No. 243 of Revenue Village Dudulgaon area admeasuring 798 square meters to the PCMC which is affected by proposed D. P. road. Due to surrender of portion of the said land to the Pimpri Chinchwad Municipal Corporation, Pune. M/s. Sri Kalpatru Realty Pvt. Ltd., have got from the Pimpri Chinchwad Municipal Corporation, Pune Transferable Development Right admeasuring 1755.60 square meters and have brought in open market Transferable Development Right area admeasuring 261.80 square meter aggregating Transferable Development Right area admeasuring 2017.40 square meters.

8. N.A. PERMISSION :

It is seen from the record that M/s. Sri Kalpatru Realty Pvt. Ltd., made application to the Hon'ble Collector of Pune for purpose of use the property for non-agriculture purpose i.e. residential purpose. Non-Agricultural permission given Hon'ble Apper Tahsildar, Pimpri-Chinchwad, Taluka Haveli, District - Pune granted permission for the Non-Agricultural use i.e. residential purpose of the said land area admeasuring 2802.00 square meters in Case No. Jamin/N.A./S.R./80/2016 dated 27.06.2016.

9. ENCUMBRANCES :-

All the documents show that the name of Present Owner i.e. M/s. Sri Kalpatru Realty Pvt. Ltd., through its Director Mr. Sunil R. Israni is having absolute right, title and interest in the said property. No financial institution or any person / s or any other institution have any charge like loan, sale deed, mortgage deed whatsoever on the said property.

10. CONCLUSION :-

From the above going search that the Present Owner i.e. M/s. Sri Kalpatru Realty Pvt. Ltd., through its Director Mr. Sunil R. Israni is having absolute right, title and interest in the said property and the property mentioned in paragraph 1 does not bear any encumbrances. The present owner of the said property is thereof has clear, clean and marketable title.



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11. REFUND OF PAPERS :-

After completing the scrutiny, inspection, observation and present title report in respect of the above said property and the papers, documents, extracts etc. submitted to me by the applicant is returned herewith. Hence this search and title report is given accordingly.

This search and title report is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of the any deed or documents. I have not carried out any personal inspection of the said property and have no liability in respect of the anything, which would have been ascertained by me only upon a personal inspection of the said property.

All the documents are returned herewith.

Kalewadi, Pune - 17

Date : 30th November 2018

(MR. G. B. DHAYGUDE (PATIL)
ADVOCATE



Gajanan B. Dhaygude (Patil)
Advocate :-
956, Vijay Nagar, Near Nirmal Sch.,
Kalewadi, Pimpri, Pune - 411 017.
Mobile : 9822437427

(Note : It is presumed that documents and information provided to me is genuine and present report is prepared as per best of my knowledge, ability and on the basis of documents submitted and instructions given to me. I do not claim any authenticity of search as the record is in dilapidated condition there is very limited access to the electronic record. Right were reserved for Proper Legal Correction in regarding with above Search / Title Report, if required.)

