

SUNIL DINKAR AWARE SANDEEP DINKAR AWARE

B.S.L.L.L.B

Advocate & Notary (Govt. Of India)

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ADVOCATE

M. 9822869292

M. 8983233999

SEARCH REPORT

Name of Applicant : M/s. Maheshwaram Associates

Property details : Survey No. 139/1/3 adm 6 R at Ravet, Taluka Haveli Dist Pune
and within local limits of Pimpri Chinchwad Municipal
Corporation.

Office :- Shop No. 3 & 4 Basement Floor, Ashirwad Complex, Keshav Nagar Road,
Bhim Nagar Chowk, Near Morya Hospital, Chinchwadgaon Bus Stop, Chinchwad,
Pune 411 033.

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SEARCH & TITLE REPORT

To,

M/s. Maheshwaram Associates
Through its Partner Mr.Pravin Shivaji Bhondve
Having its office at :- Shinde Vasti,
Ravet, Pune 412 101.

Sub : Search and Title Report for last 30 Years from 1991 to 2020 in
respect of property bearing Survey No. 139/1/3 adm 00 H 06 R at Village
Ravet, Taluka Haveli District Pune and Within the limits of Pimpri
Chinchwad Municipal Corporation.

SCHEDULE - I
DESCRIPTION OF PROPERTY

All that peace and parcel of the property bearing Survey No. 139/1/3 adm 00 H 06 R at Village
Ravet, Taluka and Sub-Registration District Haveli, District and Registration District Pune and
Within the limits of Pimpri Chinchwad Municipal Corporation, and bounded as follows :-

On or towards East :- Property of Mr. Harishchandra Bhondve
On or towards West :- Property of Mr. Dhondiba Devram Bhondve
On or towards South :- Survey No. 139/2/2/5
On or towards North :- Property of Mr. Balasaheb Dharmu Ranjane, Tukaram Dharmu
Ranjane

A) DOCUMENTS :-

I have been supplied with the following documents for the investigation of the Title of the
above property.

1. Photo copy of 7/12 Extract.
2. Photo copy of Relevant Mutation entries.
3. Photo Copy of Sale Deed and Power of attorney executed by Mr. Pandurang Telvekar and
Mr. Sunanda Ratnaparkhi in fevour of M/s. Maheshwaram Associates which Sale deed is
registered with Sub Registrar Haveli No. 26 at Serial No. 9688/2019 dt 21.06.2019 & 9690/2019
with Index II and RR.
4. Photo Copy of Sale Deed executed by Vinayak Kamble and other in fevour of Mr.
Pandurang Telvekar and Mr. Sunanda Ratnaparkhi which Sale deed is registered with Sub
Registrar Haveli No. 18 at Serial No. 1825/2012 dt 23.02.2012 with Index II and RR.



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5. Photo Copy of Index II of Development agreement and POA executed by Mr. Vinayak Kamble and other in fevour of Babusha Kabhor Doc No. 5871/2007 and 5872/2007 dt 26/11/2007.

6. Photo Copy of Index II of Development agreement and POA executed by Mr. Vinayak Kamble and other in fevour of Govindsing Dhawada Doc No. 3266/2006 and 3267/2006 dt 26/11/2007.

7. Photo copy of Index II of sale deed dt 25/07/1983 executed by Devram Bhondve om fevour of Sushila Kamble Doc No. 1197/1989 Haveli - 2 cleared on 21/01/1989

8. Photo copy of DP opinion dt. 22/01/2020 issued by Deputy Engineer Town Planning Pimpri Chinchwad

9. Photo copy of Measurement map dt 23/12/2019

I have been referred to verify the title of the property for which the documents of the said property are produced before me. I have verified all the documents. I am hereby submitting my Search Report in respect of the above mentioned property is as follows :-

B) DEVOLUTION OF TITLE :-

HISTORY OF SURVEY NO. 139/1/3

1. The property bearing Survey No. 139 Hissa No. 1 adm 2 Acre 15 R including Potkharaba being and lying at Village Ravet, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, originally belonged to Mr. Balwanta Ganpat Bhondve came to his share by family partition and his name ahs been recorded in the rights of records as owner thereof vide its mutation entry No. 237.

2. That it can be reveal from mutation entry No. 443 as per order of Tahasildar haveli and Phalani Bara the Gat No. 139 is divided into Pot Hissa i.e. 139/1, 139/2, 139/3, 139/4, by that Phalani Bara

- a) Survey No.139/1 area 2 Acre 15 R given in the name of Balwanta Ganpat Bhondve,
- b) Survey No. 139/2 area 5 Acre 31 R is given in the name of kashinaram Bhondve and
- c) Survey No.139/3 area 3 Acre 25 R is given in the name of Balwant Bhondve and
- d) Survey No. 139/4 area 00 Acre 4 R is given in the name of Kashinath Bhondve

that effect is given in 7/12 extract by Mutation entry No. 443 dt 07/10/1934.

3. That the said owner Mr. Balwanta Khandu Bhondve has expired in the year 1940 leaving behind him following legal heirs :-

- a) Mr. Jaywanta Balwant Bhondve - Son



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- | | |
|----------------------------------|-------|
| b). Mr. Narayan Balwanta Bhondve | - Son |
| c). Mr. Namdeo Balwanta Bhondve | - Son |
| d). Mr. Damodar Balwanta Bhondve | - Son |

Accordingly said legal heirs absolute owner of the said property and their names have been recorded in the rights of record as owner thereof vide its mutation entry No. 591.

4. That the said owner Mr. Jaywant Balwanta Khandu Bhondve has expired on 10/11/1972 leaving behind him following legal heirs :-

- | | |
|---------------------------------|------------|
| a) Smt. Sonabai Jaywant Bhondve | - Widow |
| b) Mr. Devram Jaywant Bhondve | - Son |
| c) Mr. Nivrutti Jaywant Bhondve | - Son |
| d) Mrs. Maruti Jaywant Bhondve | - Son |
| e) Mrs. Muktabai Damu Raut | - Daughter |
| f) Mrs. Janubai Govind Navale | - Daughter |
| g) Mr. Narayan Balwanta Bhondve | - Brother |
| h) Mr. Namdeo Balwanta Bhondve | - Brother |
| i) Mr. Damodar Balwanta Bhondve | - Brother |
| j) Mr. Baban Namdeo Bhondve | - Nephew |

Accordingly said legal heirs absolute owner of the said property and their names have been recorded in the rights of record as owner thereof. Out of said legal heirs Mr. Devram Jaywant Bhondve HUF - 4 Ana, Mr. Narayan Balwanta Bhondve (4 Ana), Mr. Damodar Balwanta Bhondve - (4 Ana) and Mr. Baban Namdeo Bhondve (4 Ana) and said effect given vide its mutation entry No. 1481.

5. That out of said owner Mr. Devram Jaywant Bhondve has sold the property admeasuring 4 R out of Survey No. 139/1 at Village Ravet Taluka Haveli Dist Pune to Mr. Narayan Dharmu Ranjane by registered sale deed dt 27/11/1984, accordingly Mr. Narayan Dharmu Ranjane became the absolute owner of the said property adm R Are out of said property, accordingly said property adm 5 R given new Survey No. 139/1/2 and remaining property adm 91 R retained by owner Mr. Devram Jaywant Bhondve and others given Survey No. 139/1/1 and said effect given vide its mutation entry No. 2055.

6. That the said owner Mr. devram Jaywant Bhondve, Mr. Narayan Balwant Bhondve, Mr. Damu Balwant Bhondve, Mr. Baban Namdev Bhondve have sold the land adm 6 R out of Survey No. 139/1/1 at Village Ravet, Taluka Haveli, Dist Pune to Mrs. Sushila Dattanand Kamble by registered sale deed dt 25/07/1983, Which Sale deed is registered with Sub-Registrar Haveli No. 2 at Serial No. 4985/1983, which is subsequently cleared vide its new No. 1197/1989, accordingly Mrs. Sushila Dattanand Kamble became the absolute owner of the said property adm 6 R accordingly said property given new Survey No. 139/1/3 and remaining property adm 85 R retained by owner Mr. Devram Jaywant Bhondve given Survey No.139/1/1 and said effect given vide its mutation entry No. 2312 and 2568.

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7. That the said owner Mrs. Sushila Dattnand Kamble has expired on 07/08/1992 leaving behind her following legal heirs :-

- a). Mr. Dattanand Waman Kamble - Husband
- b) Mr. Vinayak Dattanand Kamble - Son
- c). Mr. Nagendra Dattanand Kamble - Son
- d). Mr. Ravindra Dattanand Kamble - Son
- e). Mrs. Shubhangi Prabhakar Bansode - Daughter

Accordingly said legal heirs absolute owner of the said property and their names have been recorded in the rights of record as owner thereof vide its mutation entry No. 2990.

8. That out of the said owner Mr. Dattanand Waman Kamble has expired on 13/07/2002 leaving behind her following legal heirs :-

- a). Mr. Vinayak Dattanand Kamble - Son
- b). Mr. Nagendra Dattanand Kamble - Son
- c). Mr. Ravindra Dattanand Kamble - Son
- d). Mrs. Shubhangi Prabhakar Bansode - Daughter

Accordingly share of late Mr. Dattanand Waman Kamble came to share of his legal heir and said effect given vide its mutation entry No. 6323.

9. That the owners Mr. Vinayak Dattanand Kamble, Mr. Nagendra Dattanand Kamble, Mr. Ravindra Dattanand Kamble, Mrs. Shubhangi Prabhakar Bansode wanted to develop their property bearing Survey No. 139/1/3 adm 6 R at Village Ravet, Taluka Haveli Dist Pune, but due lack of technical knowledge and insufficient funds they have executed Development Agreement and Power of Attorney in favour of Mr. Govindsing Jagatsingh Dhawada on 03/05/2006, which Development agreement is registered in the office of Sub-Registrar Haveli No. 18 at Serial No. 3266/2006 dated 03/05/2006 also executed a Power of attorney which is registered with Sub-Registrar Haveli No. 18 at Serial No. 3267/2006 dt 03/05/2006, and empowered him to develop the said land and construct multistoried buildings on the said land consisting of flats/units/shops/offices and sell the sale to prospective purchasers of their choice on ownership basis. That said owners given the development rights of the said property in consideration of Rs. 4,00,000/-

10. That by virtue of development agreement and POA said Mr. Govindsing Jagatsing Dhawada having right to develop the said property but due to unavoidable circumstances he was unable to develop the said property hence he has assigned his development rights of said property to Mr. Babusha Sudam Kalbhor and the owners Mr. Vinayak Dattanand Kamble, Mr. Nagendra Dattanand Kamble, Mr. Ravindra Dattanand Kamble, Mrs. Shubhangi Prabhakar Bansode through their POA holder Mr. Govindsing Jagatsing Dhawada executed a Development agreement and Power of attorney in fevour of Mr. Babusha Sudam Kalbhor on 26/11/2007, which Development agreement is registered in the office of Sub-Registrar Haveli No. 18 at Serial No. 5871/2007 dated 26/11/2007 also executed a Power of attorney which is registered with Sub-Registrar Haveli No. 18 at Serial No. 5872/2007 dt 26/11/2007, and



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empowered him to develop the said land and construct multistoried buildings on the said land consisting of flats/units/shops/offices and sell the sale to prospective purchasers of their choice on ownership basis. That said owners through POA holder assigned the development rights of the said property in consideration of Rs. 4,20,000/-

11. That by virtue of development agreement and POA Mr. Babusha Sudam Kalbhor sold said property to Mr. Pandurang Dadu Telwekar and Mrs. Sunanda Sudhir Ratnaparkhi for a total consideration of Rs. 29,00,000/- and the said owner Mr. Vinayak Dattanand Kamble, Mr. Nagendra Dattanand Kamble, Mr. Ravindra Dattanand Kamble, Mrs. Shubhangi Prabhakar Bansode through their POA holder Mr. Govindsing Jagatsing Dhawada through their POA holder Mr. Babusha Sudam Kalbhor has executed a sale deed in favour of Mr. Pandurang Dadu Telwekar and Mrs. Sunanda Sudhir Ratnaparkhi in respect of property bearing Survey No. 139/1/3 adm 6 R at Ravet Taluka Haveli Dist Pune, which sale deed is registered with Sub-Registrar Haveli No. 18 at Serial No. 1825/2012 dt 23/02/2012. That Mr. Pandurang Dadu Telwekar and Mrs. Sunanda Sudhir Ratnaparkhi have paid entire consideration amount to Mr. Babusha Sudam Kalbhor and obtained vacant and peaceful possession of the said plot and accordingly Mr. Pandurang Dadu Telwekar and Mrs. Sunanda Sudhir Ratnaparkhi became absolute owner of the said property and their names have been recorded in the rights of record as owner thereof vide its mutation entry No. 8200.

12. That the said owner Mr. Pandurang Dadu Telwekar and Mrs. Sunanda Sudhir Ratnaparkhi sold the said property bearing Survey No. 139/1/3 adm 6 R at Village Ravet to M/s. Maheshwaram Associates a Registered Partnership firm having its office at Shinde Vasti, Ravet, Pune through its Partner Mr. Pravin Shivaji Bhondve for a total consideration of Rs. 90,10,000/- and executed a Sale deed in their favour which sale deed is registered with Sub-Registrar Haveli No. 26 at Serial No. 9688/2019 dt 21/06/2019, accordingly M/s. Maheshwaram Associates a Registered Partnership firm having its office at Shinde Vasti, Ravet, Pune through its Partner Mr. Pravin Shivaji Bhondve became absolute owner of the said property and their names have been recorded in the rights of record as owner thereof vide its mutation entry No. 10382.

13. That the said owners also executed a Power of attorney in favour of M/s. Maheshwaram Associates a Registered Partnership firm having its office at Shinde Vasti, Ravet, Pune through its Partner Mr. Pravin Shivaji Bhondve which Power of attorney is registered with Sub-Registrar Haveli No 26 at Serial NO. 9690/2019 dt 21/06/2019.

14. That the said owner get measured the said property from Deputy Engineer Land Record Haveli and accordingly said officer has given demarcation Map bearing its No. Urgent/MO/R. No. 29678/2019 dated 23/12/2019.

15. That the said owner obtained the D.P. opinion in respect of said property from Deputy Engineer Town Planning PCMC bearing its No. NARAVI/KAVI/Ravet/6/2020 dated 22/01/2020 and said Assistant Director of Town Planning PCMC has given opinion that said property fall in residential zone.



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16. That I have given public notice on behalf of said builder M/s. Maheshwaram Associates in daily news paper "Kesari on 08/01/2020 and called objection of the interested parties in respect of the property and about their measurement order, However during the notice period I have not received any objection of the interested parties in the respect of said property. Hence I have given certificate to that effect on 04/02/2020

17. This opinion is given upon and subject to the conditions that any inaccuracy or omission from any deed or documents relating to the said property or certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of the said property and have not liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

18. It is presumed that documents & information submitted to me is genuine & present report is prepared as per the best of our knowledge, ability & on the basis of documents submitted and instructions given to me. I don't claim any authenticity of search of search as the record is in dilapidated condition and there is very limited access to the electronic record, as per the G. R. the registration of the document can be done at any office in the registration District as such it is not possible to conduct search in each office as such search is from the date of commencement & upto Oct 2005, except addressee no person including person claiming through queries can claim the report. It is exclusively prepared for queries herein. All the documents are returned herewith without keeping copies, of it, if any further clarification is required on any issue in that case you shall submit all the documents, which we have perused.

C) SEARCH :

I was instructed to take online search of index II registers at the office of Sub Registrar Haveli 1 with upto date search at the office of Sub Registrar Haveli No. 1 by paying charges of Rs. 750/- vide Receipt No. MH011704629201920E dated 05/02/2020, for last 30 years. Accordingly I carried out the online search at the office of Sub Registrar Haveli No. 1. I scrutinized all registers of Index II made available to him during the online search. It is to be noted that since January 2006 as per new system implemented by registering department, the documents can be registered at any of the offices of the Sub Registrar Haveli irrespective of the fact of location of the property. However as per instruction I caused search to be carried out only at the office of Sub Registrar Haveli No. 1 for upto date records. During the search I confirmed the execution and registration of following documents with the office of the Sub Registrar Haveli No. 1 Pune. That during the search perused all available Index II registers and also tried to detect the transactions through Computer entries by giving the name of the M/s. Maheshwaram Associates as a search criteria. However except the documents mentioned above no other entry was found creating any type of encumbrances on the properties mentioned in Para 1 above at any of the offices where search was carried out.

D). ENCUMBRANCES :

It appears from relevant records that there are no encumbrances of what so ever manner over the said property.



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E). SEARCH CERTIFICATE :

On the basis of online search taken in above Sub-Registrar office, documents produced before me and information given to me by the applicant - M/s. Maheshwaram Associates and Upon the aforesaid fore going and findings based on the scrutiny of documents (all photo copies) giving for my perusal and having regard to legal considerations which I deem relevant, I opined that M/s. Maheshwaram Associates through its Partner Mr. Pravin Shivaji Bhondve are owner of the property bearing Survey No. 139/1/3 adm 6 R at Village Ravet, Taluka Haveli Dist Pune and within limits of Pimpri Chinchwad Municipal Corporation and M/s. Maheshwaram Associates through its Partner Mr. Pravin Shivaji Bhondve are having rights to develop the said property and construct building as per Sanction plan on the said property and sale the same to prospective purchasers and the said property is clean, clear and is free from all encumbrances and reasonable doubts.

Thanking you,
Yours faithfully,

CHINCHWAD,PUNE.
DATE : 05/02/2020


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