

MH012338245201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Mar 2018	Receipt	Receipt no.: 1111329877
	Name of the Applicant :	vishal yashwant kate
	Details of property of which document has to be searched :	Dist :Pune Village :Marunji S.No/CTS No/G.No. : 78
	Period of search :	From :2002 To :2018
	Received Fee :	425
The above mentioned Search fee has been credited to government vide GRN no :MH012338245201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		







CHALLAN
MTR Form Number-6

GRN MH012338245201718E	BARCODE	Date 24/03/2018-16:12:02	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	38998438
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name	vishal yashwant kate
Location PUNE			
Year 2017-2018 One Time		Flat/Block No.	
Account Head Details		Amount In Rs.	Premises/Building
0030072201 SEARCH FEE		750.00	Road/Street
			Area/Locality
			Town/City/District
			PIN
		Remarks (If Any)	
		Amount In	Seven Hundred Fifty Rupees Only
Total		750.00	Words
Payment Details INDIAN OVERSEAS BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 02716402018032450298 201803240736495
Cheque/DD No.		Bank Date	RBI Date 24/03/2018-16:13:54 Not Verified with RBI
Name of Bank		Bank-Branch	INDIAN OVERSEAS BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : Not Available



Date:26/03/2017

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SEARCH REPORT AND TITLE OPINION

APPLICANT: 1] MR. GANPAT SAKHARAM MAHAR 2] MR. SOPAN SAKHARAM MAHAR Through POA & DEVELOPMENT RIGHT HOLDER BUCHADE DEVELOPERS THROUGH PARTNER MR. SHIVAJI BUCHADE

A] DESCRIPTION OF THE PROPERTY:-

SCHEDULE-I

A] All that Piece and Parcel of Land Gat No 78/5, admeasuring 00 H 86.70 R + Potkharaba 00 H 06 R it's Assessment at Rs 1.62 Pai out of land admeasuring 00 H 42.70 R is owner and is subject matter of search report, situated at Village - Marunji, Taluka - Mulshi, District - Pune, within the local limits of Grampanchayat Marunji and within the jurisdiction of the Sub-Registrar, Mulshi, Dist. Pune.

(TOGETHER WITH all and singular areas, compounds, sewers drains ditches fences trees, plants, shrubs, ways paths, passages, commons gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land or ground hereditaments belonging or in any wise appurtenant to or with the same or any part thereof now or at or any time hereto before usually held used occupied or enjoyed or reputed or known as part thereof and to belong or be appurtenant thereto.)

(Hereinafter Land referred to as the "**THE SAID PROPERTY**")

I have perused following Xerox Copies of documents given in respect of above referred Property for the purpose of my legal opinion:-

- 1) 7/12 Extract** from the year 1940-1953, 1953-1963, 1966-1976, 1980-1991, 1992-2001, 2002-2011, 2012-2017.
- 2) Mutation Entry No.** 401, 828, 977, 1146, 4030, 6265,
- 3) Development Agreement No 3115/2014**



- 4) Development Agreement No 7110/2014
- 5) Development Agreement No 238/2015
- 6) POA No 3116/2014
- 7) POA No 7111/2014
- 8) POA No 239/2015
- 9) Cancellation Deed No 4056/2018
- 10) Cancellation Deed No 4058/2018

B] REQUIRED DOCUMENT:

1. 7/12 Extract year :- 2018 till today.
2. Mutation Entry No: -No

[C] ASSUMPTIONS:-

It is informed that the documents given above are as per the Xerox copy of originals and I base my report on the information received from the Applicants & the documents given to my perusal. However, it may be noted that my opinion is restricted to the property described hereinabove and to the documents available to me.

C] DEVOLUTION OF TITLE:-

- I. **AND WHEREAS**, That That the above caption property was originally hold, owned and possessed by Mr. Gangaram Mahar.
- II. **AND WHEREAS** on the perusal of Mutation entry No **401** on dated 26/09/1947, it appear that, Mr. Gangaram Mahar. died on 27/07/1947 left behind legal heirs Son 1. Sakharam Gangaram Mahar.
- III. **AND WHEREAS** on the perusal of Mutation entry No **828** on dated 19/08/1962, it appear that, Mr. Shivram Mahadev Joshi appear on 7/12 in other Rights Coolum by effect of land hypothecated with him, and the said remark has been struck down by mutation entry no 828 in default of hollow hypothecated entry.
- IV. **AND WHEREAS** on the perusal of Mutation entry No **977** on dated 19/07/1970 it appears that, scheme of Maharashtra weight and measurement Act 1955 has been implemented in village record by spl Sup of Land Record Pune.

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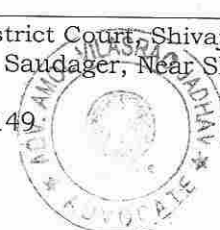
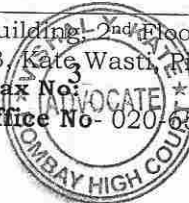
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- V. **AND WHEREAS** on perusal of mutation entry no **1146** on dated 04/07/1985 it appear that, Mr Sakharam Gangaram Mahar Died on 25/06/1985 left behind legal heirs as Son-1. Ganpat, Sopan, Mariba, Gangaram Sakharam Mahar, Daughter 1. Mrs. Muktabai Haribhau Ubale, as legal heirs, and therefore there name has been recorded as owner in 7/12.
- VI. **AND WHEREAS** on perusal of mutation entry no **4030** on dated 29/02/2008 it appear that, Mr Sopan Sakharam Mahar File civil Suit in the court of law and therefore register a Notice of Les Pendency vide Registered Document No 1917/2008 in the office of Sub-Registrar Mulshi Pune on dated 20/02/2008. That the said mutation entry has been cancelled by order of the Hon'ble Tahasildar, Mulshi, Pune.
- VII. **AND WHEREAS** on perusal of mutation entry no **6265** on dated 15/02/2017 it appear that concerned village officer (Talathi) after the received order from the Tahasildar Mulshi, under the scheme of E-mutation, by using power of edit module power made a necessary correction in the Sr. No mention in the mutation entry,
- VIII. **AND WHEREAS** M/s Buchade Developers through partner Mr. Shivaji Buchade enter in to Development Agreement & POA with original land owner **1. Mr Ganpat Mahar** & other consenting parties for the land admeasuring **00 H 22.24 R**, that the said Development Agreement & Power of Attorney dully registered in the office of Sub-Registrar Mulshi, Pune vide document bearing **No 3115/2014 & 3116/2014** respectively on dated 21/04/2014 respectively.
- IX. **AND WHEREAS** that the M/s Global Property through Its Partner 1. Mr. Shailesh Shantaram Bhondve, & 2. Ganpat Mahar through POA Buchade Developers through partner Mr. Shivaji Buchade & Consenting party 1. Kalabai Mahar, 2. Mira Mahar, 3. Sudhir Mahar, 4. Prnoti Mahar, 5. Govind Mahar, 6. Pornima Mahar, 7. Tejsvi Mahar, 8. Dyaneshwar Mahar, 9. Suvarna Mahar through POA Buchade Developers through partner Mr. Shivaji Buchade had executed and transfer Development Right couple with power to **Achlare Well Varth Associates** through partner Mr Rajendra Jenand Achlare & Jaydeep Dhananjay Modak. That the said Development Agreement & Power of Attorney dully registered in the office of Sub-Registrar Mulshi, Pune vide document

Court Chamber:- Tabel No 75, lawyer Chamber B-building, 2nd Floor, District Court Shivaji Nagar pune 05
Corporate Office: Kate Associates & Co. Shop No 03, Kate Wasti, Pimple Saudager, Near Shakti Hospital, Aundh Camp, Pune 411027 **E-Mail:**
Contact: +91 99 7555 5559 / +91 97 6508 1810 **Office No-** 020-65300149



bearing No **7110/2014 & 7111/2014** on dated 30/08/2014 respectively.

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- X. AND WHEREAS** that the **M/s Global Property** through Its Partner 1. Mr. Shailesh Shantaram Bhondve, & 2. **Mr Sopan Mahar** through POA Buchade Developers through partner Mr. Shivaji Buchade & Consenting party for self & No 2 to 16 through POA Buchade Developers through partner Mr. Shivaji Buchade had executed and transfer Development Right couple with power to **Achlare Well Varth Associates** through partner Mr Rajendra Jenand Achlare & Jaydeep Dhananjay Modak. That the said Development Agreement & Power of Attorney dully registered in the office of Sub-Registrar Mulshi, Pune vide document bearing No **238/2015 & 239/2015** on dated 07/01/2015 respectively.
- XI. AND WHEREAS** Deed of cancellation in respect of Development Agreement No 238/2015 & POA No 239/2015 executed between **Achlare Well Varth Associates & M/s Global Property & Buchade Developers** had been cancelled vide document bearing No **4056/2018** which is register in the office of Sub-Registrar Mulshi, Pune on dated 20/03/2018.
- XII. AND WHEREAS** Deed of cancellation in respect of Development Agreement No 7110/2014 & POA No 7111/2014 executed between **Achlare Well Varth Associates & M/s Global Property & Buchade Developers** had been cancelled vide document bearing No **4058/2018** which is register in the office of Sub-Registrar Mulshi, Pune on dated 12/03/2018.

D] SEARCH:-

I have conducted the search of Index II registers maintained in the office of **Sub-Registrar Mulshi, Pune** for the **Years 1988 to 2018** i.e. 30 Years (**Till 26/03/2018**), regarding the Said land/said property by paying requisite Government Fee vide receipt No. **1111329877/2018 dated 24/03/2018**, issued by Sub-Registrar, Mulshi Pune. The Indexes does not show any adverse entry to the **1] MR. GANPAT SAKHARAM MAHAR 2] MR. SOPAN SAKHARAM MAHAR Through POA & DEVELOPMENT RIGHT HOLDER BUCHADE DEVELOPERS, THROUGH PARTNER MR. SHIVAJI BUCHADE** in respect of the Said Property. I do not claim any authenticity of search as the record is in dilapidated condition &

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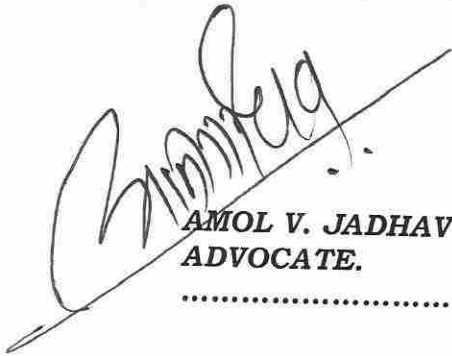
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there is limited access to the electronic record. However, as per the notification of State of Maharashtra, the rules in respect of the registration are changed and the registration is centralized from 01/11/2005. The search after 01/11/2005, in respect of the captioned property carried out only in the above mentioned Sub Registrar Offices.

G] CONCLUSION :-

On the basis of the documents given for the inspection, information and search conducted by me, I am of the opinion that 1] MR. GANPAT SAKHARAM MAHAR 2] MR. SOPAN SAKHARAM MAHAR Through POA & DEVELOPMENT RIGHT HOLDER, BUCHADE DEVELOPERS THROUGH PARTNER MR. SHIVAJI BUCHADE has clear and marketable title free from all encumbrances in respect of the Said Property.

The Xerox of Original papers given to me is returned herewith.


AMOL V. JADHAV
ADVOCATE.
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VISHAL KATE
ADVOCATE
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