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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9828

दिनांक: 20/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: हवेली-16-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड सुभाष हरिभाऊ जाधव

वर्णन धार्यरी स न 132/1/1अ शोध 30 वर्ष

दासताचे परत

रु. 750.00

एकूण:

रु. 750.00

सह दुय्यम निबंधक, हवेली-16

रु. दुय्यम निबंधक (वर्ग-२)

1): देयकाचा प्रकार: eChallan रक्कम: रु.750/-

सीसी/धनादेश/पे ऑर्डर क्रमांक: MH003700961201718E दिनांक: 20/07/2017

हवेली-१६

बँकेचे नाव व पत्ता:

7/20/2017

SHRI. SUBHASH H. JADHAV
B. A. LL. B.
Advocate

*S. No. 51, Near PMC School,
Wadgaon Bk., Tal. Haveli,
Dist. Pune. 411041.
Mob. No. 9822059873.*

Date-20/07/2017

SEARCH AND TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

PROPERTY: All that piece and parcel of the land S.No.132/1/1A totally admeasuring about 0111.64 Acre from and out of separate land admeasuring about 0011.35 Acre, lying and situate at village **Dhayari**, within the Sub-Registration Tal: Haveli, within the revenue and Registration Dist: Pune and within local limits of **Pune Municipal Corporation** and said land is bounded as follows:-

On or towards:

East : By property of Shri.Ajinkya Sambhaji Dalvi and
Shri.Atul Sambhaji Dalvi.

West : By private road out of said S.No.

South : By road.

North : By property of Shri. Prashant Uhas Daliv.

Together with all the rights of easement, road, hereditament etc.,
(herein after called and referred to on the **said land**).

On being made available the documents and papers of caption property by Shri. **Indrajeet Balasabeb Dalvi**, residing at- Dalviwadi, Pune- Sinhgad Road, Dhayari, Tal-Haveli, Dist-Pune-411041 the partner of **M/s. D.G. Developers**, the partnership firm having its office at - S.No. 132, Dalviwadi, Sinhgad Road, Nanded Phata, Dhayari, Tal. Haveli, Dist. Pune -411041 and further on being instructed by him I submit the title report of caption property as under:

1. That the land S.No.132/1 totally admeasuring about 14 Acre 26 Gunthas, Assessed for Rs. 21.00 Paise. of Dhayari, Tal. Haveli, Dist. Pune was initially belongs to Her Highness Parvatidevi Malojirao

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Ghorpade and appeared in her name at revenue record as the owner. In the said land Shri. Ramchandra Dagadoba Dalvi was statutory tenant and pursuant to the order bearing no. ALT/DHAYARI/276/43 dt. 03/02/1964 passed by IIIrd Additional Tahasildar and IVth Agricultural Land Tribunal Tahasil Haveli and effect thereof given to the revenue record vide mutation entry no. 3010 dt. 19/03/1964, the name of tenant/ purchaser, Shri. Ramchandra Dagadoba Dalvi was recorded as the occupant and the name of original owner was recorded at other right column of the said S.No. subject to the payment of Rs. 2,720/-, the purchase price of the said land decided by the Ld. Tribunal and to be paid by the tenant/ purchaser within the twelve installment/s and first of such installment shall be paid on 31/05/1964 and last on 31/05/1975. However, the tenant / purchaser paid entire purchase price of the said land to the original landowner and accordingly, the Ld. Agricultural Lands Tribunal and Tahasildar Haveli issued Certificate of Purchase u/s 32M of the said Act, as per the order bearing no. ALT/DHAYARI/276/431 dt. 21/03/1977 and effect thereof to revenue record vide mutation entry no. 5427 dt. 10/03/1988 and thereby the name of Her Highness Parvatidevi Malojirao Ghorpade was deleted from the other right column of the said S.No. and recorded the remark of subject section 43 of said Act.

2. That, Shri. Ramchandra Dagadoba Dalvi and his son/s Shri. Balasaheb Ramchandra Dalvi and Shri. Suresh Ramchandra Dalvi, Shri. Dattatray Ramchandra Dalvi, Shri. Shivaji Ramchandra Dalvi, Shri. Ulhas Ramchandra Dalvi, Shri. Sambhaji Ramchandra Dalvi and Shri. Bharat Ramchandra Dalvi have made an application u/s 85 of

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Maharashtra Land Revenue Code for partition of their ancestral land amongst them being case no.108/84 dt. 02/02/1985 and correction partition /108/84 dt. 24/10/1985 to the Thasildar Haveli. That after recording of the statement the Thasildar Haveli allowed the said partition and effect thereof given to revenue record vide mutation entry no.4917 dt. 15/12/1985. In pursuance of the said partition the land S.No. 132/1 divided as S.No. 132/1/1 area whereof 2H.34 Are (including potkharaba) Shri. Ramchandra Dagadoba Dalvi, S.No. 132/1/2 area whereof 00H.40 Are, Shri. Dattatray Ramchandra Dalvi, S.No. 132/1/3 area whereof 01H.60 Are, Shri. Ulhas Ramchandra Dalvi and S.No. 132/1/4 area whereof 01H.60 Are, Shri. Bharat Ramchandra Dalvi.

3. By the Sale Deed dt. 31/10/1990 Shri. Ashok Siddheshwar Chadchankar and Shri. Babu Bandu Alman have jointly purchased the land admeasuring about 00H. 70 Are from and out of land S.No. 132/1/1 totally admeasuring about 2H.09 Are (including potkharaba) from Shri. Ramchandra Dagadoba Dalvi with prior permission of Sub-Divisional Office Pune Sub- Division. The effect of the said sale deed given to the revenue record vide mutation entry no. 6079 dt. 14/03/1991. In pursuance of the said sale deed the said S.No. 132/1/1 divided as S.No. 132/1/1A area whereof 01H. 39 Are in the name of original landowner and the name of aforesaid purchaser have recorded at S.No. 132/1/1B area whereof 00H. 70Arc.
4. By the Deed of Partition dt. 07/02/2006 registered in the office of Jr. Sub- Registrar Haveli No.XVI Pune at sr.no. 886 Shri. Ramchandra Dagadoba Dalvi made partition of land S.No. 134/1/4, 136/2A/1A,

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136/2A/1, 132/1/1A, 167/1 and 166/3 of Dhayari, Pune held by him amongst Shri. Balasaheb Ramchandra Dalvi, Sou. Anjali Balasaheb Dalvi, Shri. Indrajeet Balasaheb Dalvi, Shri. Suresh Ramchandra Dalvi, Sou. Gitanjali Suresh Dalvi, Shri. Sagar Suresh Dalvi, Shri. Shailesh Suresh Dalvi, Shri. Dattatray Ramchandra Dalvi, Sou. Nanda Dattatray Dalvi, Shri. Yuvraj Dattatray Dalvi, Shri. Shivaji Ramchandra Dalvi, Shri. Ambrish Shivaji Dalvi, Sou. Aditi Sachin Kolhe, Sou. Meenakashi Ambrish Dalvi, Shri. Sambhaji Ramchandra Dalvi, Sou. Amruta Sambhaji Dalvi, Shri. Ajinkya Sambhaji Dalvi, Shri. Atul Sambhaji Dalvi, Miss. Sonal Sambhaji Dalvi being minor through her legal guardian father Shri. Sambhaji Dalvi, Shri. Ulhas Ramchandra Dalvi, Sou. Sarika Prashant Dalvi, Sou. Seema Manoj Dalvi, Shri. Bharat Ramchandra Dalvi, Miss. Swati Bharat Dalvi, Sou. Jayashree Hanumant Farande, Sou. Sulochana alias Bhagyashree Sopan Gaikwad and Sou. Vijaya Dattatray Dedge. By the said partition the land S.No. 132/1/1A totally admeasuring about 01H. 64 Are (including potkharaba) from and out of the land admeasuring about 00H. 05 Are given to the share and separate possession of Shri. Indrajeet Balasaheb Dalvi and land admeasuring about 00H. 10 Are (each) i.e. total 00H. 30 Are given to the share and separate possession of Sou. Jayashree Hanumant Farande, Sou. Bhagyashree alias Sulochana Sopanrao Gaikwad and Sou. Vijaya Dattatray Dedge. The effect of the said partition given to the revenue record vide mutation entry no. 11573 dt. 14/02/2006.

5. That on 28/01/2009, the aforesaid landowner, Sou. Jayashree Hanumant Farande, Sou. Bhagyashree alias Sulochana Sopanrao

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Gaikwad and Sou. Vijaya Dattatray Dedge have jointly applied to the Sub-Divisional Officer Pune Sub- Division Pune for transfer of the said land admeasuring about 0011.30 Are from and out of land S.No. 132/1/1A belongs to them unto and in favour of Shri. Indrajeet Balasaheb Dalvi and Sou. Anjali Balasaheb Dalvi. That after holding inquiry and recording the statement/s of concerned person the Hon'ble Sub-Divisional Officer Pune Sub- Division Pune has pleased to grant permission to sale the said land unto and in favour of Shri. Indrajeet Balasaheb Dalvi and Sou. Anjali Balasaheb Dalvi by it's order bearing no. 43/SR/03/2009 Pune -01 dt. 03/03/2010 subject to terms and conditions incorporate therein. The effect of the said order has given to the revenue record vide mutation entry no. 14490 dt. 06/06/2012.

6. That on 31/08/2009 Shri. Balasaheb Ramchandra Dalvi died leaving behind him legal heir, son, Shri. Indrajeet Balasaheb Dalvi, married daughter, Sou. Vrushali Sunil Sasane, widow, Smt. Anjali Balasaheb Dalvi. The name of aforesaid legal heirs have recorded at revenue record vide mutation entry no. 13024 dt.06/10/2009 as the owner.
7. As per the order dt. 03/03/2010 of Hon'ble Sub- Divisional Officer Pune Sub- Division Pune by its order bearing no.43/S.R./03/09 granted permission to transfer the land admeasuring about 0011.30 Are from and out of S.No. 132/1/1A to the landowner. Sou. Jayashree Hanumanth Farande, Sou. Sulochana Sahebrao Gaikwad and Sou. Vijaya Dattatray Dedge u/s 43 and rules no.25A(1) F(1) of Bombay

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Tenancy and Agricultural Lands Act, 1948 subject to terms and conditions incorporate in the said order.

8. In pursuance of an application dt. 31/08/2009 of landowner, Shri. Indrajeet Balasaheb Dalvi that the land owner Shri. Balasaheb Ramchandra Dalvi died leaving behind him legal heirs son, Shri. Indrajeet Balasaheb Dalvi, widow, Smt. Anjali Balasaheb Dalvi, married daughter, Son. Vrushali Sunil Rasane (being deceased) through her legal heir Sunil Digambar Rasane, Miss. Chaitrali Sunil Rasane, son, Master. Gaurav Sunil Rasane. The name of aforesaid legal heirs have recorded at 7/12 extract of S.No. 132/1/1A and others vide mutation entry no. 15220 dt. 11/03/2014 as the owner.
9. By the Release Deed dt. 05/04/2010 registered in the office of Jt. Sub-Registrar Haveli No.XIII Pune at sr.no. 2637/2010 Sou. Jayashree Hanumant Farande , Sou. Bhagyashree alias Sulochana Sopanrao Gaikwad and Sou. Vijaya Dattatray Dedge have released their right, title, interest in the land admeasuring about 00H. 30 Are from and out of land S.No. 132/1/1A unto and in favour of Shri. Indrajeet Balasaheb Dalvi and Sou. Anjali Balasaheb Dalvi. By virtue of the said Release Deed the name of Sou. Jayashree Hanumant Farande , Sou. Bhagyashree alias Sulochana Sopanrao Gaikwad and Sou. Vijaya Dattatray Dedge deleted and the name of Shri. Indrajeet Balasaheb Dalvi and Sou. Anjali Balasaheb Dalvi have recorded at 7/12 extract of said S.No. vide mutation entry no. 13308 dt. 08/04/2010.
10. The landowner, Shri. Indrajeet Balasaheb Dalvi and Sou. Anjali Balasaheb Dalvi have paid Rs.64/- as and by way of Nazrana to the

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Govt. in respect of land S.No. 132/1/1A as per the provision of 43 of RTALT Act and pursuant thereto and order of Tahasildar Haveli dt. 08/01/2015 and effect thereof given to revenue record vide mutation entry no.15553 dt. 02/02/2015 the remark of Subject to 84C of RTALT Act is deleted from other right column of 7/12 extract of said S.No.

11. With a view to develop the said land described in caption and to construct the building thereon the aforesaid landowner has got approve the amalgamation / sub-division lay out and building plan of the building to be constructed on the said land from Pune Municipal Corporation vide its Commencement Certificate no.0199/16 dt. 03/05/2016 and pursuant thereto the Tahasildar Haveli by its order bearing no.Tahsil/PMC/NOC/SR/5/2016 Pune dt.07/10/2016 granted no objection to use the land admeasuring about 2915.65 sq.mts.(excluding land admeasuring about 584.35 sq.mts. under road) for the purpose of residential and commercial respectively.
12. I have investigated the Title of Property described in the caption at online computer search and after perusal of the recorded made available of me in the concern Sub-Registrars Office Pune for last thirty years vide Receipt No. 9828(GRN-MH00370096120171813) dt. 20/03/2017 and documents / papers handed over to me by **Shri. Indrajeet Balasaheb Dalvi**, residing at- Dalviwadi, Pune- Sinhgad Road, Dhayari, Tal-Haveli, Dist-Pune-411041 the partner of **M/s. D.G. Developers**, the partnership firm having its office at - S.No. 132, Dalviwadi, Sinhgad Road, Nanded Phata, Dhayari, Tal.

Project Type	RESIDENTIAL
Boundaries East	Adj.S.No.262
Boundaries West	, Adj.S.No.240
Boundaries North	Adj.S.No.257
Boundaries South	Adj.S.No.258 (P)
Plot Area(In sqmts)	5800
Total Building Count	1
Sanctioned Buildings Count	1
Proposed But Not Sanctioned Buildings Count	0
Aggregate area(In sqmts) of recreational open space	574.63
Built-up-Area as per Approved FSI (In sqmts)	5172.77
Built-up-Area as per Proposed FSI (In sqmts)	0
(Proposed hut not sanctioned)	

Project Details		
	Proposed	Booked
Number of Garages (In Numbers)	0	-
Covered Parking (In Numbers)	56	-

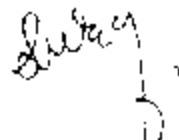
Building Details	
Project Name	APPLE BLOSSOM
Number of Basement's	1
Number of Plinth	1
Number of Podium's	0
Number of Slab of Super Structure	14
Number of Stilts	0
Number of Open Parking	50
Number of Closed Parking	0

	NO OF BOOKED PARKING	0
		56
OPEN PARKING		
COVERD PARKING		

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Haveli, Dist. Pune -411041 which are available with him, for scrutiny and examination. On relying upon the documents, register and whatever stated herein above in my opinion the land admeasuring about 00H. 30 Arc from and out of land S.No. 132/1/1A is self acquired, jointly owned and possessed by Shri. Indrajcet Balasaheb Dalvi and Sou. Anjali Balasaheb Dalvi and the land admeasuring about 00H. 05 Arc from and out of said S.No. 132/1/1A is ancestral and exclusively belongs to Shri. Indrajcet Balasaheb Dalvi and have good clear marketable title free from all encumbrances, charges or claims in respect of the land described in caption.



(Shri. Subhash H. Jadhav).
Advocate