



CHALLAN
MTR Form Number-6

GRN	MH001970515201718E	BARCODE	[Barcode]						Date	03/06/2017-20:39:49			Form ID		
Department Inspector General Of Registration								Payer Details							
Type of Payment Search Fee Other Items								TAX ID (If Any)							
								PAN No.(If Applicable)							
Office Name HVL3_HAVELI 3 JOINT SUB REGISTRAR								Full Name Adv.Subhash Keraba Kolape							
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 CORPORATION BANK								FOR USE IN RECEIVING BANK							
Cheque-DD Details								Bank CIN		Ref. No.		03502302017060300378		R503062017995648	
Cheque/DD No-								Date		03/06/2017-20:38:00					
Name of Bank								Bank/Branch		CORPORATION BANK					
Name of Branch								Scroll No., Date		Not Verified with Scroll					

NOTE:- This chalan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 खदर चलान "टाइम ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवल्याच्या दस्तांसाठी लागू नाही.



SUBHASH K. KOLAPE
B.A, LL.B.,
ADVOCATE



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SEARCH/TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

Respected Sir/Madam,

As per instruction and information given by M/s Yogin Associates through and represented by its Partner Shri. Rajesh Haridas Moze and others, office at- S.No. 292, Shivnagar Gajanan Mangal Karyalay, Moze Colony, Lohgaon, Pune in order to ascertain the clarity and marketable title and to take search of the following property bearing Survey No. 73, Hissa No.1, admeasuring 00 Hecter 74 Ares out of total area admeasuring 01 Hecter 38 Ares, situated at revenue village Lohgaon, Taluka Haveli, Dist. Pune more particularly described in schedule written herein below mentioned for the sake of brevity and convenience hereinafter called as "The said property"

M/s Yogin Associates through and represented by its Partner Shri. Rajesh Haridas Moze and others have also handed over to us the copies of the documents which were made available with him for scrutinize and examination are as under:

- 1) 7X12 extract having the running entry from 1931 to 2015
- 2) 6 D extract bearing no, 1962, dated 23-05-1939.
- 3) 6 D extract bearing no. 3930, dated 30-11-1956.
- 4) 6 D extract bearing no. 4328, dated 19-10-1952.
- 5) 6 D extract bearing no: 3457, dated 09-11-1983.
- 6) 6 D extract bearing no, 11924, dated 25-05-1988.
- 7) 6 D extract bearing no. 21221, dated 19-08-2000.



- 8) 8) 6 D extract bearing no. 26902, dated 14-10-2008.
- 9) 9) 6 D extract bearing no. 37041 dated 17-12-2011.
- 10) 10) 6 D extract bearing no. 37042 dated 17-12-2011.
- 11) 11) Zone certificate in respect of Survey No. 73.
- 12) Demarcation/Measurement Plan of the measurement taken by Deputy Supdt. Of Land Records, Haveli, its Mojani Reg. No. 14571/2015 in respect of Survey No. 73/1.
- 13) Copy of sale deed executed by Shri. Balasaheb Raghunath Tembkar and 4 others in favour of Sou. Kala Shankarlal Bhalotiya
- 14) Copy of sale deed executed by Sou. Kala Shankarlal Bhalotiya in favour of M/s. Yogin Associates.
- 15) Copy of sale deed executed by Sou. Kala Shankarlal Bhalotiya in favour of Shri. Rambhau Genba Moze and Shri. Haridas Baban Moze.
- 16) Copy of Development Agreement executed by Shri. Rambhau Genba Moze and Shri. Haridas Baban Moze in favour of M/s. Yogin Associates.
- 17) Copy of Power of Attorney executed by Shri. Rambhau Genba Moze and Shri. Haridas Baban Moze in favour of M/s. Yogin Associates.
- 18) Copy of Supplementary Agreement executed by Shri. Rambhau Genba Moze and Shri. Haridas Baban Moze in favour of M/s. Yogin Associates.



HISTORY OF THE SAID PROPERTY

With the instruction given and document produced before me by M/s Yogin Associates through and represented

by its Partner Shri. Rajesh Haridas Moze and others, I have come across following entries.

- a. That the property bearing Survey No. 73,, Hissa No.1, admeasuring 00 Hector 88 Ares out of total area admeasuring 01 Hector 38 Ares, situated at revenue village Lohgaon, Taluka Haveli, Dist. Pune was owned and possessed by members of 'Beke' Joint Hindu' Family, which was represented by its Karta and Manager, by Shri. Sadashiv Narayan Beke.
- b. That the said owner Shri. Sadashiv Narayan Beke died 03/04/1939 leaving behind him his widow Smt. Prabhawati Mahadeo Beke, and his sons Shri. Madhukar Mahadeo Beke, Shri. Manohar Mahadeo Beke, Shri. Ramchandra Mahadeo Beke, and Shri. Krushnaji Mahadeo Beke as his heirs and legal representatives.
- c. That out of the said legal heirs of deceased Late Shri. Sadashiv narayan Beke the name of Shri. Mahadeo Sadashiv Beke being the elder son was entered into Revenue' Record of the said entire property which was represented by its Karta and Manager. As per Mutation Entry No. 1962, dated 23/05/1939, the name of Shri. Mahadeo Sadashiv Beke came to be entered into the record of rights.
- d. The said Shri. Mahadeo Sadashiv Beke died on 18/03/1955 without making any will. He was survived by his heirs, being
 - 1) his widow Smt. Prabhawati Mahadeo Beke,
 - 2) his son Shri. Sudhir Mahadeo Beke,
 - 3) his brothers-
 - a) Shri. Madhukar Sadashiv Beke had predeceased



him, as he died and survived by his heirs being his sons 1) Shri. Maruti Madhukar Beke, 2) Shri. Dilip Madhukar Beke, 3) Shri. Nanadkumar Madhukar Beke,

b) Shri. Manohar Sadashiv Beke,

c) Shri. Krushnaji Sadashiv Beke, had predeceased him, as he died and survived by his heirs being his widow Smt. Kamal Krushnaji Beke, son Shri. Satish Krushnaji Sadasliv Beke, and daughter Sou. Jayshree Anil

e. That out of the said legal heirs the name of 1) Smt. Prabhawati Mahadeo Beke, 2) Shri. Nandkumar Sadashiv Beke, and 3) Shri. Sadashiv Krushnaji Beke was entered into Revenue Record of the said entire property which was represented by its Karta and Managers. As per Mutation Entry No. 11924, dated 25/05/1988, the names of 1) Smt. Prabhawati Mahadeo Beke, 2) Shri. Nandkumar Sadashiv Beke, and 3) Shri. Sadashiv Krushnaji Beke came to be entered into the record of rights.

f. That the said original owners and their family members sold the said entire property to 1) Shri. Balasaheb Raghunath Tembekar, 2) Shri. Ganpat Raghunath Tembekar, 3) Shri. Vijay Raghunath Tembekar, 4) Shri. Rajkumar Dindayal Agarwal, and 5) Shri. Jugmundar Rameshwar Agarwal by a Sale Deeds dated 29/06/2000, which is registered with the office of Joint Sub Registrar Haveli No. IV, at Sr. No. 3606/2000. And accordingly the names of above Purchasers came to be entered to the record of rights vide mutation entry no. 21221, dated 19/08/2000.



- g. That the above purchasers i.e. 1) Shri. Balasaheb Raghunath Tembekar, 2) Shri. Ganpat Raghunath Tembekar, 3) Shri. Vijay Raghunath Tembekar, 4) Shri. Rajkumar Dindayal Agarwal, and 5) Shri. Jugmundar Rameshwar Agarwal sold an area admeasuring 01 Hectore 26 Ares out of the said entire property to Sou. Kala Shankarlal Bhalotiya by a Sale Deeds dated 24/08/2007, which is registered with the office of Joint Sub Registrar Haveli No. VIII, at Sr. No. 7097/2007. And accordingly the name of above Purchaser i.e. Sou. Kala Shankarlal Bhalotiya came to be entered to the record of rights vide mutation entry no. 26902, dated 14/10/2008
- h. That the owner i.e. Sou. Kala Shankarlal Bhalotiya sold an area admeasuring 00 Hectore 38 Ares out of the area admeasuring 01 H 26 Ares to M/s. Yogin Associates, a partnership firm, acting through and represented by its partner Shri. Rejesh Haridas Moze and others by a Sale Deeds dated 16/12/2011, which is registered with the office of Joint Sub Registrar Haveli No. XI, at Sr. No. 12946/2011. And accordingly the names of above Purchasers i.e. M/s. Yogin Associates, a partnership firm, acting through and represented by its partner Shri. Rejesh Haridas Moze and others came to be entered to the record of rights vide mutation entry no. 37042, dated 17/12/2011.
- i. That the above purchasers/owner i.e. Sou. Kala Shankarlal Bhalotiya sold an area admeasuring 00 Hectore 88 Ares to Shri. Rambhau Genaba Moze and Shri. Hartdas Saban Moze by a Sale Deeds dated 16/12/2011, which is registered with the office of Joint Sub Registrar Haveli No. XI, at Sr. No.



12948/2011. And accordingly the names of above Purchasers i.e . Shri. Rambhau Genaba Moze and Shri. Haridas Saban Moze came to be entered to the record of rights vide mutation entry no. 3741, dated 17/12/2011.

- j. That the said owners of area admeasuring 00 H. 88 Ares i.e. Shri. Rambhau Genaba Moze and Shri. Baban Moze have entered into a transaction in the form of the Development Agreement on 17/05/2012 in favour of M/s. Yogin Associates, a partnership firm, acting Through and representes by it partner 1) Shri. Hemant Haribhau Kadam, 2) Shri Sanjay Ramchandra Kadam, and 3) Shri. Shekhar Hanumant on 17/05/2012, which has been registered with the office of sub registrar Haveli No. 14 at Sr. No. 4694/2012 on the same day.
- k. That in furtherance of the aforesaid Development~ Agreement the said Shri. Rambhau Genaba Moze and Shri. Haridas Saban Moze have executed a Power of Attorney in favour of M/s. Yogin Associates on 17/05/2012, which has been registered with the office of Sub Registrar haveli No. 14 at Sr. No. 469512012 on the same day.
- l. The purchasers of area admeasuring 00 Hecter 8 Ares, Shri. Rambhau Genaba Moze and Shri. Haridas Saban Moze assigned the development rights in favour of M/s. Yogin Associates. It was found that there was an encroachment by the neighboring holder to the extent of 00 Hectors 14Ares and hence the area actually available to the development was less by 00 Hecter 14 Ares.Thus the actual area available was only 74Ares and hence owners Shri. Rambhau Genaba Moze and Shri. Haridas baban Moze and M/s.



Yogin Associates executed a supplementary agreement on 21/08/2015 to the development agreement dated 17/05/2012 whereby area for development was reduced from 00 Hectar 88 Ares to 00 Hectar 74 Ares.

Thus the said M/s. Yogin Associates have acquired rights to develop the property (land) admeasuring 00 Hectors 74 Ares out of the total land admeasuring 01 Hectors 38 Ares.

- m. That in the said property one Shri. Narayan.Patloji Khandawe was shown to be the tenant as per the provisions of the Tenancy Act, and afterwards as per Sec. 3 of The Bombay Tenancy and Agricultural Lands Act, 1948. In the 7/12 extracts from the year 1930 to 1985 the name of the tenant was shown in the cultivation column as a tenant and hi.cultivation was shown as Rit/mode - 3. Thereafter there was an enquiry conducted by the Agricultural Lands Tribunal and Mamaltdar Haveli under Sec. 32G of The Bombay Tenancy' and Agricultural Lands Act,1948. The enquiry was held under proceedings no. ALT/Lohgaon/49/59 and it has been held by the ALT and Mamalatdar Haveli as per order dated 31/07/1959 that the said Shri. Narayan Patloji Khandawe and after his death his legal heirs Shri. Bhau Narayan Khandawe, Shri. Babu Shripati Khandawe, Shri. Gulab Narayan Khandawe, and Shri. Vishnu Narayan Khandawe, were not and are not. tenant in the said property/land. And as such it has been held that there had been no landlord - tenant relationship and as such the said Khandawe family have no rights under the provisions of The Bombay Tenancy and Agricultural Lands Act, 1948. Thereafter the names of the heirs of



the deceased Shri. Narayan Patloji Khandawe came to be deleted from the record of rights and 7/12 extract vide mutation entry no. 4328

- n. That it appears that there is an entry in the 7/12 extract in the cultivation column thereof since 1980 till today showing the name of cremation ground (स्मशानभूमी) to the extent of 12 Ares. However, there is no record or any mutation entry to that effect. Thus in fact there is a cremation ground to the extent of 12 Ares, however, there is no explanation as to the same in the record of rights.
- o. That as per the 7/12 extract area of Survey No. 73, Hissa NO.1 is 01 Hectar 38. Out of this area the owner Sbu. Kala Shankarlal Bhalotiya sold and transfer 1) area admeasuring 00 Hectar 88 Ares to Shri. Rambhau Genaba Moze and Shri. Haridas Saban Moze and 2) area admeasuring 00 Hectors 38 Ares to M/s. Yogin Associates. And 3) area admeasuring 00 Hectors 12 Ares is towards cremation ground.
- p. The said M/s. Yogin Associates made an application for Demarcation /Measurement of the said property and as per the application the measurement taken by Deputy Supdt. Of Land Records, Haveli, it's Mojani Reg. No. 14571/2015 dated 06/09/2015 in respect of the said properties.



SEARCH IN THE OFFICE OF THE SUB REGISTER HAVELI NO. 3

I have caused the search of the said property. I reached at the office of Sub-register Haveli No. 3 and taken search from 1987 to 2017 till date total 30 years accordingly. Vide on line payment receipt/chalan no MH001970515201718E dated 03/06/2017. I commenced my search work from the available index register on 03/06/2017 and completed the

same on 03/06/2017. I have caused on line search on website – igrmaharashtra.gov.in

I also examined the copies of deeds/document and revenue records produced before me by M/s Yogin Associates through and represented by its Partner Shri. Rajesh Haridas Moze and others. I did not find any entry regarding the encumbrances etc. while carrying the search of the said property.

DISCRIPTION OF THE PROPERTY.

Schedule - I

All that piece and parcel of land, situated within the Registration Division Pune Sub Division and Taluka Haveli, and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli at revenue village Lohagaon, bearing Gat No. 73, Hissa NO.1, admeasuring 00 Hector 74 Ares out of the total area admeasuring 01 Hector 38 Ares and bounded by as follows:

On Or towards the East :	Survey No. 74,
On Or towards the South :	Lohgaon - Wagholi Road, and cremation ground (स्मशानभुमी),
On Or towards the West :	Remaining Property of S. No. 73 and 72,
On Or towards the North :	Survey No. 67.



RETURN OF PAPER.

After completing the scrutiny, inspection, observation of present title report in respect of the said Property all paper submitted to me by applicant is returned herewith.

From above in my opinion:-

- M/s Yogin Associates through and represented by its Partner Shri. Rajesh Haridas Moze and others is having absolute and marketable title of the said property
- The said property is outside the limits of U.L.C.

Place: Pune

Date: 03/06/2017




Advocate

SUBHASH K. KOLAPE
B.A.LL B (Advocate)
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