

Ref. :

Date : 17 JUN 2018

SEARCH & TITLE REPORT
TO WHOM SO EVER IT MAY CONCERN

SUBJECT:-

Search Report in respect of the property bearing Survey No. 623/1/2(Old), Survey No. 358/1/2(New), it's a CTS No. 7211, Plot No. 448 Sq.Mtrs.(as per CTS) & Adm.459.85 Sq.Mtrs.(as per 7/12 extract) situated at Village Talgaon Dabhade, Gunwantinagar, Rao Colony, within the registration District Pune, Sub - District Taluka Haveli, and also within the limits of Talegaon Nagar Parishad and within of Sub-Registrar Maval and bounded as under-

On or towards the East	:- Colony Road
On or towards the West	:- Plot No. 33
On or towards the South	:- Plot No. 45
On or towards the North	:- Plot No. 43

Sir,

As per instruction from Aashman Enterprises Through Mrs. Anjali Rajendra Bhosale Office At - Surya Sadan, 209(A), Rai Maruti Road, Navapada Thane(W) - 4000602. I have taken the search of the captioned property, and record available in the revenue office and also document of title provided by the above said client which are as below-

1. Xerox Copy of 7/12 Extract since last 30 years.
2. Xerox Copy of all relevant Mutation Entries

L.S. Dabhole



Ref. :

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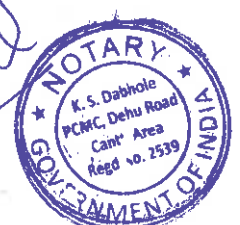
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3. Xerox Copy of City Survey Extract
4. Xerox Copy of N.A.
5. Xerox Copy of Sale Deed
6. Xerox Copy of Power of Attorney
7. Xerox Commencement Certificate

The property i.e. Land bearing survey No. 623/1/2(Old), it's a CTS No. 7211, Plot No. 448 Sq.Mtrs,(as per CTS) & Adm.459.85 Sq.Mtrs.(as per 7/12 extract) situated at Village Talgaon Dabhade, Gunwantinagar, Rao Colony, within the registration District Pune, Sub-District Taluka Haveli, and also within the limits of Talegaon Dabhede Nagar Parishad and within of Sub-Registrar Maval was originally owned by Mr. Babu Waman Rao.

And Thereafter The said property is Non-Agricultural property as per the order of Upper Tahsildar, Pune Order No Asst. Collector of Pune under his order No. PRA/NA/6/39/75 dt. 16/10/1975.

And Thereafter Mr. Vishwas Shankarrao More had purchased the said land from Mr. Babu Waman Rao by a Sale Deed. The said Sale Deed registered in the Office of Sub-Registrar Maval on 19/03/1981 vide Sr. No. 590/1981. Thereafter the Mr. Vishwas Shankarrao More became sole & exclusive owner of the said property and accordingly the name of the Mr. Vishwas Shankarrao More entered into 7/12 Extract vide mutation Entry No. 17630. & now new property was given Survey No. 358 Hissa No. 1/2 plot No. 42 and thereafter 7/12 was closed also Mr. Vishwas Shankarrao More name entered in to City Survey record.

KRISHNA S. DABHOLE

ADVOCATE & NOTARY (Govt. Of India)

170, Near Datta Mandir,
Dr. Ambedkar Road, Dehu Road
(Bazar), Pune - 412 101
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Email : advkrishnadabhole@gmail.com

Ref. :

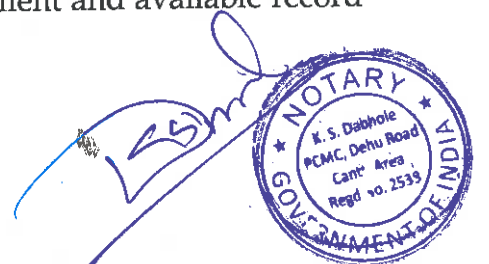
Date : 17 JUN 2018

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And Thereafter Mr. Vishwas Shankarrao More by a Registered Sale Deed sold Survey No. 623/1/2(Old), Survey No. 358/1/2(New), it's a CTS No. 7211, Plot No. 448 Sq.Mtrs.(as per CTS) & Adm.459.85 Sq.Mtrs.(as per 7/12 extract) to Aashman Enterprises Through Mrs. Anjali Rajendra Bhosale. The said Sale Deed Registered in the office of sub-Registrar Maval 2 vide Sr. No. 7568/2017, Dated 22/12/2017 also Mr. Vishwas Shankarrao More executed a Power of Attorney in favour of Aashman Enterprises Through Mrs. Anjali Rajendra Bhosale vide Sr. No. 7569/2017. thus by virtue of the said Sale Deed the said Aashman Enterprises Through Mrs. Anjali Rajendra Bhosale became sole & Exclusive owner of the said property and accordingly their names were recorded in the City Survey record in property no. 7211.

And Thereafter the said Aashman Enterprises Through Mrs. Anjali Rajendra Bhosale submitted plan of the proposed construction of Talegaon Dabhade Nagari Parishad,. Accordingly the Talegaon Dabhade Nagari Parishad sanctioned the said plan & issued Commencement Certificate No. ननि/बाप/कावि/9/2842/18. dated 07/05/2018.

As required by you I caused to take search of the Index - II for the abovementioned property in the office of Sub-Registrar Maval, Joint Sub-Registrar Lonavala & Joint Sub-Registrar Vadgaon Maval 2 and Centralized Search of office at Pune from the period of 30years i.e. 1989 to till today Sub-Registrar Maval 2 vide Receipt No. 4696 dt. 15/06/2018., As some of the books were torn and were not available as taken online at www.igrmaharashtra.govt.in. during the search for my perusal and before as per the document copies given to me by my client and available record I, have given this report.



KRISHNA S. DABHOLE

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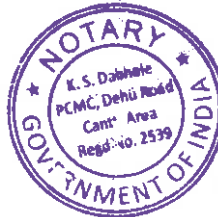
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It is certified that in my opinion, the abovementioned property is without any encumbrance / free from encumbrances and the said owners i.e. Aashman Enterprises Through Mrs. Anjali Rajendra Bhosale has clear and marketable title in respect of the said flat and the Aashman Enterprises Through Mrs. Anjali Rajendra Bhosale has complete right to sell/transfer the said flat and the said Aashman Enterprises Through Mrs. Anjali Rajendra Bhosale has complete right to develop the said property by making construction of multistoried building thereon as per the sanctioned plan by Talegaon Dabhade Nagari Parishad and sale the flats/shops/offices/units in the said proposed Building to the intending purchaser/s.

DEHU ROAD, PUNE.

DATE :- 17/06/2018




KRISHNA S. DABHOLE
ADVOCATE & NOTARY

454/0

Friday, 15 June 2018 11:42 AM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4696 दिनांक: 15/06/2018

गावाचे नाव: तळेगांव दाभाडे (शहरी)

दस्तऐवजाचा अनुक्रमांक: मवलं २-०-२०१८

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड कृष्णा दाभोळे

वर्णन गांव मौजे तळेगांव दाभाडे ता मावळ पुणे येथील सि स नं. 7211 प्लॉट नं. 44, सर्व्हे नं. 358/1/2 बाबत शोध अर्ज सन 1989 ते 2018 = 30 वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

MVL2

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002728890201819E दिनांक: 15/06/2018

बँकेचे नाव व पत्ता:

दुय्यम निबंधक श्रेणी-१

मावळ-२