

**VIKRAMSINGH BALSO JADHAV
ADVOCATE**

Office No.201, Siddhivinayak
Keshar, 431/A, Somwar Peth,
Pune-11

Date: - 07/08/2019

SUPPLEMENTARY SEARCH REPORT AND TITLE OPINION

In continuation of previous Title & Search Report of Adv. Abhijeet D. Pawar dated 24/03/2017, I have taken on-line search for the further period from March 2017 to August 2019 (Till the date of receipt) from website of Department of Registration and Stamps. I have paid the necessary search fee of Rs.300/- on 05/08/2019 vide E challen GRN No. MH004921937201920E by paying on line search fee.

DESCRIPTION OF PROPERTY:

All that piece and parcel of land property of CTS No. 60/2 (Old CTS No. 60- Area 293.25 Sq. Mtrs. and CTS No.63- Area 166.4 Sq. Mtrs.) total admeasuring 459.65 Sq. mtrs. situated at Somwar Peth, Pune which is situated within the local limits of Pune Municipal Corporation and also within the Revenue registration jurisdiction of sub-registrar, Haveli, Pune and bounded as under:-

On or towards East : By CTS No. 59

On or towards South : By Road

On or towards West : By CTS No. 64

On or towards North : By CTS No. 95/2

This is to certify that I have taken search of revenue records from March 2017 to August 2019 (Till the date of receipt) and also perused the necessary papers and documents in respect of the said property.

SEARCH OF INDEX II REGISTERS

I have taken online e-search of revenue records from March 2017 to August 2019 (Till the date of receipt) and also perused the necessary papers and documents in respect of the said property. From that record and I have arrived at the following observations:-

1. It appears that, after purchasing the said property Mr. Ganesh Madhukar Bidkar had applied to Pune Municipal Corporation for the amalgamation of Old CTS No.60 and CTS No 63. And as per the order dated C.C. No.0549/2017 dated 29/05/2017, Pune Municipal Corporation has approved Layout of amalgamation.



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2. Also it appears that in pursuance of order dated 29/05/2017, City Survey Officer No.2 Pune opened new Property Card Extract No.60/2 and total measuring area 459.65 Sq. Mtrs. of the said Property Card Extract. And the said order is recorded vide Mutation Entry No.927.

Except this I did not come across any other entry in respect of above said property in the online e-search from March 2017 to August 2019, conducted on the website of Department of Registration and Stamps.

LEGAL OPINION

In continuation of previous Title & Search Report of Adv. Abhijeet D. Pawar dated 24/03/2017, in my opinion the said property is owned by Mr. Ganesh Madhukar Bidkar and they have legal right to develop, mortgage & sale units constructed there in the said property.

This search is taken by me on available documents on this 7th August, 2019.

Hence this supplementary search report & title opinion.

Place: Pune

Date: 07/08/2019



MR. VIKRAMSINGH BALASO JADHAV

ADVOCATE

ABHIJIT D. PAWAR

B. S. L., LL.B., LL.M.
Advocate

C/o, Sudhakar Kale & Associates

Ahinsa Apartment, 768/18,
Deccan Gymkhana, Pune-411004.

Date: 24/03/2017

To,

SHRI. GANESH MADHUKAR BIDKAR

100, Somwar Peth,

Pune 411 018.

Subject :- Search and Title Investigation Report for well carved out demarcated property admeasuring 293.25 sq.mtrs. out of City Survey No.60 admeasuring 306 sq. mtrs. and property being City Survey No.63 admeasuring 166.4 sq.mtrs. Somwar Peth.

1. As per your instruction the undersigned paid Search Fee of Rs.750/- on 24/03/2017 vide Receipt No.1111176920 for property City Survey No.60 to Inspector General of Registration Department having GRN No. MH009806054201617E for the period 1988 to 2017 and Search Fee of Rs.750/- on 20/03/2017 vide Receipt No.1111174056 for property City Survey No.63 to Inspector General of Registration Department having GRN No. MH009598845201617E for the period 1988 to 2017 and carried out Computerised Search as well as manual search in the office of Sub-Registrar Haveli No.1 to 26. The Copies of aforesaid Receipts, Challans and Defaced Challans are annexed hereto.
2. You have handed over copies of the Sale Deeds referred with registration number hereunder and copies of the property card extract for City Survey No.60 & 63 Somwar Peth along with the demarcation plan.

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3. After going through available title deeds, property card extract and Search in the offices of registration department under the Registration Act title flow for the subject properties are stated hereinafter.
4. Title flow of property admeasuring 293.25 sq.mtrs. being well carved out demarcated portion out of City Survey No.60 admeasuring 306 sq. mtrs. Somwar Peth is as under :-
 - 4.1 As shown in property card extract in the year 1934 City Survey No.60, admeasuring 75 spare yard Somwar Peth shown in the name of Shri. Mahadev Balappa Todkar who for himself and for his minor children Somanath & Balsheth, Sadashiv Balappa Todkar and Digamber Balappa Todkar sold part of City Survey No.60,61 & 62B to Shankar Ramrao Kale, as per Mutation Entry dated 09/05/1936 in light of Sale Deed referred therein.
 - 4.2 Mutation Entry dated 07/05/1938 shows that, name of Sadashiv Shyamrao Kale as a Karta of HUF mutated being heir of Shankar Shyamrao Kale by deleting name of the deceased for the aforesaid purchase property being part of City Survey No.60,61 & 62B Somwar Peth.
 - 4.3 Mutation Entry dated 25/02/1945 shows that, part of City Survey No.61 & 62B Somwar Peth amalgamated in City Survey No.60 and accordingly area of City Survey No.60 shown increased as 366 sq. yard.
 - 4.4 Mutation Entry dated 09/02/1963 shows that, Sadashiv Shamrao Kale expired on 01/10/1961 and as per order dated 01/02/1963 names of the heirs son, daughter, brother and sister in law being Vinayak Shyamrao Kale, Ramchandra Shyamrao Kale, Anandibai Sadashiv Kale, Shankar Sadashiv Kale, Shakuntala Sadashiv Kale,



Abhijit D. Pawar

Dwarkanath Sadashiv Kale, Shyamala Sadashiv Kale (as per Mutation Entry dated 20/12/2011 after marriage Shyamala Vidyadhar Sahtrabhojani), Satishchandra Sadashiv Kale, Parvatibai Shankar Kale, Shyamrao Shankar Kale, Prabhakar Shankar Kale, Kamal Madhukar Gaikawai & Malati Shankar Kale were recorded in city survey record for City Survey No.60 by deleting name of Sadashiv Shyamrao Kale.

- 4.5 Mutation Entry dated 19/07/2003 shows that, Ramchandra Shamrao Kale expired on 06/07/2001 leaving behind wife Sudha Ramchandra Kale, 3 sons Shrikrishna Ramchandra Kale, Shrirang Ramchandra Kale, Shrikant Ramchandra Kale, 2 daughters Mukta Yashwant Kulkarni and Ratnaprabha Vidyadhar Vaidya. Further name of Sudha Ramchandra Kale deleted being expired on 16/05/2002 and names of Mukta Yashwant Kulkarni and Ratnaprabha Vidyadhar Vaidya as per their Affidavit were deleted. Further Shrikrishna Ramchandra Kale expired on 01/11/2001 by deleting is name, names of his heirs wife Smita Shrikrishna Kale, Sons Sunil Shrikrishna Kale & Anil Shrikrishna Kale were mutated for share of the deceased in City Survey No.60, Somwar Peth.
- 4.6 Mutation Entry dated 13/10/2003 shows that, Vinayak Shyamrao Kale expired on 10/10/1998 by deleting his name names of his heirs Sons Subhash Vinayak Kale & Arvind Vinayak Kale and daughters Vasumati Vinayak Chaudhari and Priya Prabhakar Wader were mutated for share of the deceased in City Survey No.60, Somwar Peth.
- 4.7 Mutation Entry dated 09/02/2007 shows that, Shyamrao Shankar Kale expired on 30/08/2006 by deleting his name names of his heirs wife Nirmala Shyamrao Kale and Five daughter Madhuri Pandurang Deshpande, Asha Vilas



Deshpande, Manisha Shekhar Dev, Megha Ramchandra Deshpande and Anushree Mandar Bokil were mutated for share of the deceased in City Survey No.60, Somwar Peth.

- 4.8 Mutation Entry dated 13/06/2013 shows that, Priya Prabhakar Wader expired on 17/11/2008 by deleting her name, names of her heirs Pabhakar Sakham Wader, Rajesh Prabhakar Wader, Niraj Prabhakar Wader and Yogesh Prabhakar Wader were mutated for share of the deceased in City Survey No.60, Somwar Peth. Further name of Prabhakar Sakham Wader being expired on 26/02/2001 was deleted.
- 4.9 Mutation Entry dated 13/12/2013 shows that, Anandibai Sadashiv Kale being expired on 04/11/1992 her name was deleted. Further name of Dwarkanath Shadashiv Kale being expired on 17/05/1985 his name was deleted.
- 4.10 Mutation Entry dated 15/01/2014 shows that, by Release Deed dated 17/04/2014 registered in the office of Sub-Registrar Haveli No.21 at Serial No.2701/2013 Rajesh Prabhakar Wader, Niraj Prabhakar Wader and Yogesh Prabhakar Wader released their rights in City Survey No.60, Somwar Peth in favour Arvind Vinayak Kale, Subhash Vinayak Kale & Vasumati Vinayak Kale and due to that, their names were deleted.
- 4.11 Mutation Entry dated 15/01/2014 shows that, by Sale Deed dated 30/04/2013 registered in the office of Sub-Registrar Haveli No.10 at Serial No.5110/2013. Ganesh Madhukar Bidkar purchased share of Subhash Vinayak Kale, Arvind Vinayak Kale, Vasumati Vinayak Kale, Shrirang Ramchandra Kale, Shrikant Ramchandra Kale, Sunil Shrikrishna Kale, Anil Shrikrishna Kale, Shankar Sadashiv Kale, Satishchandra Sadashiv Kale, Shyamala



Vidyadhar Sahatrabhojani, Shalini Sharadchandra Kulkarni, Shakuntala Sadashiv Kale, Smita Shrikrishna Kale accordingly by deleting name of the aforesaid transferors name of the Purchaser Bidkar is mutated. Copy of the aforesaid Sale Deed is available for scrutiny and which shows that same is dated 30/04/2013 registered in the office of Sub-Registrar Haveli No.10 at Serial No.5010 on 30/04/2013 for the area admeasuring 229.5 sq.mtrs. being $\frac{3}{4}$ share in City Survey No.60 Somwar Peth.

- 4.12 Mutation Entry dated 30/04/2015 shows that, in light of circular dated 16/02/2015 from Settlement Commissioner and Director of Land Record Maharashtra State area of City Survey No.60 converted from 366 sq. yard to 306 sq. mtrs.
- 4.13 Mutation Entry dated 12/02/2016 shows that, i) Smt. Malati Alias Kamal Madhukar Gaikawaiwari expired on 13/03/1965 without any issues heir mother Parvatibai Shankar Kale as her heir. ii) Prabhakar Shankar Kale unmarried expired on 20/08/1974 leaving behind mother Parvatibai Shankar Kale as his heir. iii) Smt. Malati Laxman Deshpande (prior to marriage Malati Shankar Kale) expired on 27/07/1981 leaving behind mother Parvatibai Shankar Kale as her heir. iv) Parvatibai Shankar Kale expired on 31/12/1991 leaving behind her son Shyamrao Shankar Kale who expired on 30/08/2006 and names of his heirs were mutated as per Mutation Entry dated 09/02/2007 and due to that, names of the deceased shown in Mutation Entry dated 09/02/1963 were deleted.
- 4.14 Mutation Entry dated 13/04/2016 shows that, by Sale Deed dated 20/10/2015 Registered with Sub-Registrar Haveli No.13 at Serial No.9257/2015 Asha Vilas



Deshpande sold her share in City Survey No.60 to Shri. Ganesh Madhukar Bidkar and accordingly for her share name of Shri. Ganesh Madhukar Bidkar is mutated by deleting her name. Copy of the aforesaid Sale Deed is available for scrutiny and which shows that same is dated 20/10/2015 registered in the office of Sub-Registrar Haveli No.13 at Serial No.9257 on 20/10/2015 for the area admeasuring 12.75 sq.mtrs. being 1/6 share out of ¼ share in City Survey No.60 Somwar Peth.

- 4.15 Mutation Entry dated 13/04/2016 shows that, by Sale Deed dated 27/09/2015 Registered with Sub-Registrar Haveli No.22 at Serial No.10676/2015 Nirmala Shyamrao Kale, Madhuri Pandurang Deshpande, Manisha Shekhar Dev & Megha Rajendra Deshpande sold their share in City Survey No.60 to Shri. Ganesh Madhukar Bidkar and accordingly for their share names of Shri. Ganesh Madhukar Bidkar is mutated by deleting their names. Copy of the aforesaid Sale Deed is available for scrutiny and which shows that same is dated 27/09/2015 registered in the office of Sub-Registrar Haveli No.22 at Serial No.10676 on 27/09/2015 for the area admeasuring 51 sq.mtrs. being 2/3 share out of ¼ share in City Survey No.60 Somwar Peth.

- 4.16 After going through the property card extract it shows that, name of Anushree Mandar Bokil for her 1/6 share admeasuring 12.75 sq. mtrs. out of ¼ share admeasuring 76.5 sq.mtrs. out of property bearing City Survey No.60 admeasuring 306 sq.mtrs. being heirs of Shyamrao Shankar Kale is remain with her and which shows the remaining area admeasuring 293.25 sq.mtrs. out of City Survey No.60 being well demarcated carved out portion own and possess by Shri. Ganesh Madhukar Bidkar.



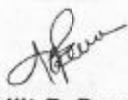
Porwal Constructions through proprietor Kishore Sheshmal Porwal by Sale Deed and accordingly name of the buyer recorded as the owner and possessor by deleting name of the seller. Copy of the aforesaid Sale Deed is available for scrutiny and which shows that same is dated 17/01/2014 registered in the office of Sub-Registrar Haveli No.13 at Serial No.471 on 17/01/2014 for City Survey No.63 admeasuring 166.4 sq.mtrs. as shown in property card extract and at site 220.64 sq. mtrs.

6. In light of the Mutation Entries shown in the property card extracts for City Survey No.60 & 63 Sale Deed referred in Paragraph No.4.11, 4.14, 4.15 & 5.6 and further in light of demarcation dated 14/10/2016 being well carved out area out of City Survey No.63 admeasuring 166.4 sq. mtrs. and further demarcation dated 25/08/2016 for City Survey No.60 and search referred hereinabove in the offices of Registration Department its transpires that the property area admeasuring 293.25 sq.mtrs. out of City Survey No.60 being well demarcated carved out portion total admeasuring 459.65 sq. mtrs. situated at Somwar Peth in my opinion, same is owned and possessed by Shri. Ganesh Madhukar Bidkar as his purchased property free from all encumbrances, charges or claims and he has absolute authority to amalgamate the aforesaid property and obtain from Pune Municipal Corporation sanction to amalgamation plan, building layout and building plans of the building which is to be constructed thereon and deal with same.

Place : Pune

Date : 25/03/2017




Abhijit D. Pawar
Advocate