



CHALLAN
MTR Form Number-6



GRN	MH000786670202021E	BARCODE			Date	28/05/2020-16:41:21	Form ID	
Department		Inspector General Of Registration		Payer Details				
Search Fee		TAX ID / TAN (If Any)						
Type of Payment Other Items		PAN No.(If Applicable)						
Office Name		HVL23_HAVELI 23 JOINT SUB REGISTRAR		Full Name		ADV NIKHIL SATISH DAREKAR		
Location		PUNE		Flat/Block No.		S NO 161 HISSA NO 2 VILLAGE KOREGAON		
Year		2020-2021 One Time		Premises/Building		MUL		
Account Head Details		Amount In Rs.						
0030072201 SEARCH FEE		750.00		Road/Street		TALUKA HAVELI		
				Area/Locality		DIST PUNE		
				Town/City/District				
				PIN		4 1 2 2 0 2		
				Remarks (If Any)				
				SEARCH FEE FOR THE PERIOD OF 30 YEARS				
Total		750.00		Amount In		Seven Hundred Fifty Rupees Only		
				Words				
Payment Details		BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN		Ref. No.		02202292020052805652		97755379
Cheque/DD No.		Bank Date		RBI Date		28/05/2020-16:41:21		Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 खर्चर चलन 'रॉइय ऑफ़ पैमेंट' मध्ये नमुद कारणसखीच लागू आहे. इतर कारणसखी किंवा नोंदणी व कसवयाच्या दस्ताखती लागू नाही.



Central Registry of Securitisation Asset Reconstruction and Security Interest of India

Tower 1, Office Block, 4th Floor, Plate-A, Adjacent to Ring Road,
NBCC, Kidwai Nagar(East), New Delhi - 110023

CERSAI GSTIN : 07AAECC5770G1ZN

PAN : AAECC5770G

Search Result for Matching Property

CERSAI Reference No./Transaction No.: PU04495838/200131727929

Search Date: 28-05-2020 17:38:07

Payment Details

Process: Online Public Search

Payment Gateway Reference No.: 1119557840

Fee Charged: ₹ 10.00

IGST @ 18.0% : ₹ 1.80

Total Fee : ₹ 11.80

Property Details entered for Search

State:	Maharashtra	PIN:	412202
Nature of Property:	Residential Plot	Plot/Survey Number:	161
House/Flat Number:	N/A	Building Name/Number:	N/A
Street Name/Locality:	village koregaon mul taluka haveli district pune	Landmark:	koregaon mul

No property registered in the Central Registry matches the search criteria.

This is a computer generated report and does not require a signature.

Disclaimer :

The details of the property as above is "as is basis" which are fed in the Central Register by the respective Banks/FIs pursuant to Section 23 of the SARFAESI Act. CERSAI makes no warranties, expressed or implied, and hereby disclaims and negates all warranties, including without limitation, implied warranties or conditions of merchantability, title, encumbrance of the said property. Further, CERSAI does not warrant or make any representations concerning the accuracy, reliability of the data.

NIKHIL S. DAREKAR

B.S.L., LL.B., GDL, LPC (London),
Advocate

Office No. 112/113, Indulal Complex,
Lal Bahadur Shastri Road, 987-A,
Sadashiv Peth, Pune : 411 030,
Ph. (020) 24530403
E-mail ID : nikhil.darekar@yahoo.co.in

TITLE CERTIFICATE AND SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

At the instance of Mr. Ketan Rajendra Gugale, Residing at : C- 4, Chandrika Society, Bibwewadi, Pune : 411037, I have perused copies of the relevant papers and documents, in respect of the property mentioned hereunder and I have also caused the necessary online searches of the available Index II registers from the offices of the concerned Registrars of Assurances, Haveli, Pune, to be taken for a period of last 30 Years and I hereby submit my opinion about the title and search report of the said property described in Para I hereunder written, as under:

I) Description of the Property :-

All that piece or parcel of land, admeasuring about 01 Hectare 21 Ares From out of land bearing Gat No. 161, Hissa No 2, totally admeasuring about 02 Hectares 77 Ares, assessed at ₹ 6 Paise 69, of Village Koregaon Mul, Taluka Haveli, District Pune, situate within the Registration District of Pune, Registration Sub-District of Taluka Haveli, situate within the Revenue Limits of Tahasil Haveli and situate within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Haveli and Pune Metropolitan Regional Development Authority, Pune and which total land is bounded as under :-

On or towards East : By Gat No. 157,
On or towards South : By remaining Portion of Land from out of Gat No. 161,
On or towards West : By 12 Meter Wide Road.
On or towards North : By remaining Portion of Land from out of Gat No. 161.

Along with all easementary, ownership rights, title and interests therein, or along with the things attached to the said lands together with all things therein such as water, trees, structures standing thereon, etc. or embedded therein.

II) Present Owner :-

VIP Realtors,
(PAN : AALFV1804G),
A Registered Partnership Firm,
Registered as such under the provisions of
The Indian Partnership Firm Act, 1932,
Having its Registered Office at : 128/129, Market Yard, Gultekdi, Pune : 411 037.



Through its Authorised Signatory,

Mr. Ketan Rajendra Gugale,

(PAN : AIMP8705G),

Age : About 33 Years, Occupation : Agriculturist and Business,

III) Documents perused :-

- (i) Copy of Earlier Search and Title Report, dated 23/01/2018, issued by Adv. Mrs. Sunita Arvind Kadam, in respect of the said land which is more particularly in Para (I) hereinabove referred.
- (ii) Copy of VII-XII Extract of the concerned Gat No. 161 of Village Koregaon Mul, Taluka Haveli, District Pune for the period of 1963 to 1973.
- (iii) Copy of VII-XII Extract of the concerned Gat No. 161 Hissa No. 1 of Village Koregaon Mul, Taluka Haveli, District Pune for the period of 1973 to 1986.
- (iv) Copy of VII-XII Extract of the concerned Gat No. 161 Hissa No. 2 of Village Koregaon Mul, Taluka Haveli, District Pune for the period of 1986 to 2020.
- (v) Copies of 6D Mutation Entry Bearing Numbers 80, 545, 1136, 1417, 3225, 5571, 5601, 5612, 5630, 5632, 5686 and 5731.
- (vi) Copy of 8A Extract of VIP Realtors bearing Khata No. 1156 of Village Koregaon Mul, Taluka Haveli, District Pune.
- (vii) Copy of a Public Notice, which is duly published in daily 'Prabhat' and 'Lokmat' News Paper, dated 09/05/2015, issued by Advocate Kamlesh A. Chhajed, in respect of the said land which is more particularly in Para (I) hereinabove referred and Copy of No Objection Certificate dated 31/05/2013 issued by him.
- (viii) Copy of Order of Hon'ble Deputy Director Rehabilitation (Land) and Collector, Pune bearing No. DRO/1528/87, Pune dated 28/09/1987(Part 1) allotting a portion of land admeasuring about 00 Hectare 40 Ares from out of Gat No. 161 to Mr. Gopal Govind Dabade.
- (ix) Copy of Order of Hon'ble Deputy Director Rehabilitation (Land) and Collector, Pune bearing No. DRO/1528/87, Pune dated 28/09/1987(Part 2) allotting a portion of land admeasuring about 00 Hectare 81 Ares from out of Gat No. 161 to Mr. Namdeo Gopal Dabade.
- (x) Copy of Order of Hon'ble Tahasildar Haveli, Pune bearing No. Ta.Ha.Va./Ka.VI./137/88, dated 25/02/1988.
- (xi) Copy of Government Gazzette of Revenue and Forest Department bearing No. RPA/2004/Pra.Kra./91/R-1, dated 11/06/2004 and revised dated 24/12/2004.
- (xii) Copy of Order of Hon'ble Sub -Divisional Officer, Pune, Sub Division Pune, bearing No. U.Vi.A./Punarv/S.R./12/2012, Pune 1, dated 11/10/2012.
- (xiii) Copy of order of Hon'ble Sub Divisional Officer, Pune, Sub Division Pune bearing No. U.Vi.A./Punarv/S.R./30/2011, Pune 1, dated 17/12/2012
- (xiv) Copy of a Sale Deed dated 26/12/2012, by which Mr. Namdeo Gopal Dabade has with the express consent and confirmation of his family members viz. Mrs.



Chabubai Namdeo Dabade, Mr. Rama Namdeo Dabade and Mr. Rajendra Namdeo Dabade, sold and transferred the said portion of land admeasuring about 00 Hectare 81 Ares from out of said Gat No. 161 Hissa No. 2 owned by him to and in favour of Mr. Atul Chandrakant Potnis, which is duly registered in the office of Sub Registrar Haveli No. 6, Pune at Serial No. 12368/2012, along with Index II and registration receipt.

- (xv) Copy of a release Deed dated 20/06/2012, by which the said Mrs. Hirabai Mahadu Nakti, Mrs. Vimal Shivaji Polekar and Mrs. Sangeeta Dattatraya Jadhav have released their respective rights, title and interest in respect of portion of land admeasuring about 00 Hectare 40 Ares from out of said Gat No. 162 Hissa No 2, to and in favour of Smt. Sakhubai Gopal Dabade, Mr. Bharat Gopal Dabade, Mr. Arun Gopal Dabade, Mr. Dnyeneshwar Gopal Dabade and Mr. Namdeo Gopal Dabade, which Release Deed is duly registered in the office of Sub Registrar Haveli No. 10, Pune on 26/07/2012 at Serial No. 8696/2012, along with Index II and registration receipt.
- (xvi) Copy of Sale Deed dated 24/01/2013 by which the said Smt. Sakhubai Gopal Dabade, Mr. Bharat Gopal Dabade, Mr. Arun Gopal Dabade, Mr. Dnyeneshwar Gopal Dabade and Mr. Namdeo Gopal Dabade along with their family members sold and transferred the said portion of land admeasuring about 00 Hectare 40 Ares from out of said Gat No. 162 Hissa No 2, to and in favour Mr. Dattatraya Pandurang Kale, which Sale Deed dated 24/01/2013 is duly registered in the office of sub Registrar Haveli No. 6 at Serial No. 988/2013, along with Index II and registration receipt.
- (xvii) Copy of order of Hon'ble Tahasildar Haveli, Pune bearing No Rasta/S.R./25/2013, dated 16/08/2013, granting 30 ft wide east – west road from Main Road of Village Koregaon Mul to portion of land owned said Mr. Atul Chandrakant Potnis from out of Gat No. 161 Hissa No. 2.
- (xviii) Copy of Sale Deed dated 22/04/2013, by which Mr. Atul Chandrakant Potnis has sold and transferred a portion of land admeasuring about 00 Hectare 81 Ares along with the road access right and Mr. Dattatraya Pandurang Kale has sold and transferred a portion of land admeasuring about 00 Hectare 00 Hectare 40 Ares there by totally admeasuring about 01 Hectare 21 Ares form out of said Gat No 162 Hissa No 2, to and in favour Mr Suresh Baburao Bhosale, which Sale Deed dated 22/04/2013 is duly registered in the office of sub Registrar Haveli No. 6 at Serial No. 4545/2013, along with Index II and registration receipt.
- (xix) Copy of Sale Deed dated 31/05/2013, by which Mr Suresh Baburao Bhosale has sold and transferred a portion of land admeasuring about 01 Hectare 21 Ares form out of said Gat No 162 Hissa No 2, to and in favour of the present owner viz. VIP Realtors, which Sale Deed dated 31/05/2013 is duly registered in the office of sub Registrar Haveli No. 6 at Serial No. 6102/2013, along with Index II and registration receipt.



- (xx) Copy of a power of attorney dated 31/05/2013, and executed by Mr Suresh Baburao Bhosale to and in favour of the one of the partner of the said VIP Realtors viz. Mr. Ketel Rajendra Gugale vesting in him all powers mentioned therein, which Power of attorney dated 31/05/2013 is duly registered in the office of sub registrar Haveli No. 6 at Serial No. 6103/2013, along with registration receipt.
- (xxi) Copy of Agreement and power of attorney dated 23/09/2010 executed by Mr. Namdeo Gopala Dabade, Mrs. Chhabubai Namdeo Dabade, Mr. Rama Namdeo Dabade, Mr. Rajendra Namdeo Dabade and Mrs. Nanda Bharat Kalokhe with the consent of Mr. Nandkumar Kisan Gote in respect of a portion of land admeasuring about 00 Hectare 81 Ares from out of said Gat No 162 Hissa No 2 to and in favour of Mr. Bharat Dadasaheb Jain, which agreement dated 23/09/2010 is duly registered in the office of Sub Registrar Haveli No. 3 on 30/09/2010 at Serial No. 6895/2010 and which power of attorney dated 23/09/2010 is duly registered in the office of sub Registrar Haveli No. 3 on 30/09/2010 at serial No. 6896/2010, along with Respective Index II and registration receipts.
- (xxii) Copy of Sale Deed dated 10/01/2013, by which Mr. Namdeo Gopala Dabade, Mrs. Chhabubai Namdeo Dabade, Mr. Rama Namdeo Dabade, Mr. Rajendra Namdeo Dabade, Mrs. Nanda Bharat Kalokhe and Mr. Nandkumar Kisan Gote through their duly constituted attorney Mr. Bharat Dadasaheb Jain have sold and transferred the said portion of land admeasuring about 00 Hectare 81 Ares from out of said Gat No 162 Hissa No 2 then owned by them to and in favour of Mr. Bharat Dadasaheb Jain, which Sale Deed dated 10/01/2013 is duly registered in the office of Sub Registrar Haveli No. 15 at Serial No. 323/2013, along with Index II and registration receipt.
- (xxiii) Copy of Sale Deed dated 18/11/2013 by which Mr. Bharat Dadasaheb Jain has sold and transferred all his rights title and interest in respect of the said portion of land admeasuring about 00 Hectare 81 Ares from out of said Gat No 162 Hissa No 2, to and in favour of Mr. Suresh Baburao Bhosale which sale Deed dated 18/11/2013 is duly registered in the office of Sub Registrar Haveli No. 6, on 13/12/2013 at Serial No. 13636/2013, along with Index II and registration receipt.
- (xxiv) Copy of Deed of Confirmation Dated 13/02/2014 executed by Mr. Suresh Baburao Bhosale to and in favour of the Present Owner viz. VIP Realtors, confirming that the Present Owner has become the sole and absolute owner of the said land, which Deed of Confirmation dated 13/02/2014 is duly registered in the office of Sub Registrar Haveli No. 6 at Serial No. 1732/2014, along with Index II and registration receipt.
- (xxv) Copy of Sanctioned layout plan sanctioned by the Pune Metropolitan Regional Development Authority, Pune, under Development Permission and Commencement Certificate bearing outward No. DP/BHP/Mau. Koregaon Mul/G. No. 161/2 Pai/Pra.Kra.730/18-19, dated 07/12/2018 and temporary Layout Sanctioned



Certificate bearing outward No. DP/BHP/Mau. Koregaon Mul/G. No. 161/2 Pai./Pra.Kra.1589/18-19, dated 12/02/2020.

- (xxvi) Copy of Development Permission and Commencement Certificate bearing outward No. DP/BHP/Mau. Koregaon Mul/G. No. 161/2 Pai./Pra.Kra.730/18-19, dated 07/12/2018 and temporary Layout Sanctioned Certificate bearing outward No. DP/BHP/Mau. Koregaon Mul/G. No. 161/2 Pai./Pra.Kra.1589/18-19, dated 12/02/2020 issued by Pune Metropolitan Regional Development Authority, Pune.
- (xxvii) Copy of letter bearing No. PRH/PMRDA/NA/SR/140/2019, Pune dated 02/07/2019 issued the office of Collector Pune (Revenue Branch) regarding the Non Agricultural Assessment of the said land.

- 1) THAT in the Year 1963 one Mr. Ramrao Vishwanath Shitole was the Owner of all that piece or parcel of land, bearing Gat No. 161, admeasuring about 06 Acre 34 Guntha plus pot Kharaba admeasuring 00 Acre 23 Guntha, totally admeasuring 07 Acre 17 Guntha, assessed at ₹ 06 Paise 11, of Village Koregaon Mul, Taluka Haveli, District Pune.
- 2) THAT after the enforcement of the Bombay Weights and Measures (Enforcement) Act, 1958, the unit of measuring land was converted from Acre and Gunthas to Hectare and Ares and as a result of which the area of Gat No 161 was converted from 06 Acre 34 Guntha plus pot Kharaba admeasuring 00 Acre 23 Guntha, totally admeasuring 07 Acre 17 Guntha, assessed at ₹ 06 Paise 11, to 02 Hectare 77 Ares plus pot Kharaba admeasuring 00 Hectares 23 Ares, totally admeasuring 03 Hectares 00 Ares, assessed at ₹ 06 Paise 69 and the effect of the same was given in the relevant revenue records by 6D Mutation Entry bearing No. 80.
- 3) THAT thereafter the said Mr. Ramrao Vishwanath Shitole made an application to the Hon'ble Tahasildar Haveli to include the name of his brother Mr. Shyamrao Vishwanath Shitole as an owner of the said total land to the extent of the 8 Anna share and as per the order of the Hon'ble Tahasildar Ta.Ha.O.2760/79, dated 16/11/1979 the name of the said Mr. Shyamrao Vishwanath Shitole was recorded as an owner of the said total land to the extent of the 8 Anna share and remaining 8 Anna Share was owned by Mr. Ramrao Vishwanath Shitole and effect of the same was given in the relevant revenue records by 6D Mutation Entry bearing No. 545.
- 4) THAT by order of the Hon'ble Tahasildar Haveli, Pune bearing No. Ta.Ha.O./560/86, Pune, dated 22/02/1986 a portion of land admeasuring about 02 Hectare 77 Ares from out of the said Gat No 161 was acquired for the Rehabilitation of the project affected persons of Panshet Dam and effect of the same was given to the relevant revenue records by 6D Mutation entry bearing No 1136, where in the portion of land admeasuring about 02 Hectare 77 Ares which acquired



for the rehabilitation was given a separate Number i.e. Gat No. 161, Hissa No 2 and balance land admeasuring about 00 Hectare 23 Ares which was owned by Mr. Ramrao Vishwanath Shitole and Mr. Shyamrao Vishwanath Shitole was given separate number i.e. Gat No. 161, Hissa No 1.

- 5) THAT lands owned of Mr. Namdeo Gopala Dabade and Mr. Gopala Govind Dabade situate at Village Sakhari, Taluka Mulshi, District Pune were acquired for Veer Baji Pasalkar Dam Project and their rehabilitation was made by the Hon'ble Deputy Director Rehabilitation (Land) and Collector, Pune by his order bearing No. DRO/1528/87, Pune dated 28/09/1987 by granting on new tenure a portion of land admeasuring about 00 Hectare 81 Ares from out of Gat No. 161, Hissa No 2 to Mr. Namdeo Gopala Dabade and by granting on new tenure two a portion of land (1) admeasuring about 00 Hectare 40 Ares from out of Gat No. 161, Hissa No 2 and (2) other admeasuring about 00 Hectare 40 Ares from out of Gat No. 147 to Mr. Gopala Govind Dabade both situate at Village Koregaon Mul, Taluka Haveli, District Pune and accordingly Hon'ble Tahasildar Haveli, Pune by his order bearing No. Ta.Ha.Va./Ka.Vi./137/88, dated 25/02/1988 recorded their names in the relevant revenue records of the said land to the extent of the portion of lands granted to them by 6D Mutation Entry Bearing No. 1417.
- 6) THAT the said Mr. Gopala Govind Dabade died on 16/11/2001, at Village Sakhari, Pune leaving behind him following legal heirs,

No.	Name/s	Relationship
1)	Mr. Namdeo Gopal Dabade	Son
2)	Mr. Bharat Gopal Dabade	Son
3)	Mr. Arun Gopal Dabade	Son
4)	Mr. Dnyaneshwar Gopal Dabade	Son
5)	Mrs. Hirabai Mahadu Nakti	Married Daughter
6)	Mrs. Vimal Shivaji Polekar	Married Daughter
7)	Mrs. Sangeeta Dattatraya Jadhav	Married Daughter
8)	Smt. Sakhubai Gopal Dabade	Widow

And the names of the said above referred legal heirs and successors, are duly recorded as the Owners in all the relevant records of said Gat No 161 Hissa No 2 by 6D Mutation Entry bearing No. 3225.

- 7) THAT on application of the Mr. Bharat Gopal Dabade and other Legal Heirs of late Mr. Gopal Govind Dabade, Hon'ble Sub Divisional Officer, Pune, Sub Division Pune by his Order bearing No. U.Vi.A./Punary/S.R./12/2012, Pune 1, dated



11/10/2012 deleted the remark " New Tenure " in other rights column of the said Gat No. 162, Hissa No 2 to the extent of Portion of Land admeasuring about 00 Hectare 40 Ares Owned by Legal Heirs of said Late Mr. Gopal Govind Dabade as per the directions given in the Government Gazzette of Revenue and Forest Department bearing No. RPA/2004/Pra.Kra./91/R-1, dated 11/06/2004 and revised dated 24/12/2004, thereby allowing the sale of the said portion of land to any third party intending purchasers and the effect of the same was given in the relevant revenue records by 6D Mutation entry bearing No. 5571

- 8) THAT on application of the Mr. Namdeo Gopal Dabade, Hon'ble Sub Divisional Officer, Pune, Sub Division Pune by his order bearing No. U.Vi.A./Punarv/S.R./30/2011, Pune 1, dated 17/12/2012 deleted the remark " New Tenure " in other rights column of the said Gat No. 162 Hissa No 2 to the extent of Portion of Land admeasuring about 00 Hectare 81 Ares Owned by said Mr. Namdeo Gopal Dabade as per the directions given in the Government Gazzette of Revenue and Forest Department bearing No. RPA/2004/Pra.Kra./91/R-1, dated 11/06/2004 and revised dated 24/12/2004, thereby allowing the sale of the said portion of land to any third party intending purchasers and the effect of the same was given in the relevant revenue records by 6D Mutation entry bearing No. 5601.
- 9) THAT the said Mr. Namdeo Gopal Dabade has by a Sale Deed dated 26/12/2012, with the express consent and confirmation of his family members viz. Mrs. Chabubai Namdeo Dabade, Mr. Rama Namdeo Dabade and Mr. Rajendra Namdeo Dabade, sold and transferred the said portion of land admeasuring about 00 Hectare 81 Ares from out of said Gat No. 161 Hissa No. 2 owned by him to and in favour of Mr. Atul Chandrakant Potnis, which sale deed date 26/12/2012 is duly registered in the office of Sub Registrar Haveli No. 6, Pune at Serial No. 12368/2012 and effect of the said transaction is duly given in the relevant revenue records by 6D Mutation Entry Bearing No. 5612.
- 10) THAT the said Mrs. Hirabai Mahadu Nakti, Mrs. Vimal Shivaji Polekar and Mrs. Sangeeta Dattatraya Jadhav have by a release Deed dated 20/06/2012, released their respective rights, title and interest in respect of portion of land admeasuring about 00 Hectare 40 Ares from out of said Gat No. 162 Hissa No 2, to and in favour of Smt. Sakhubai Gopal Dabade, Mr. Bharat Gopal Dabade, Mr. Arun Gopal Dabade, Mr. Dnyeneshwar Gopal Dabade and Mr. Namdeo Gopal Dabade, which Release Deed dated 20/06/2012 is duly registered in the office of Sub Registrar Haveli No. 10, Pune on 26/07/2012 at Serial No. 8696/2012 and effect of the said transaction is duly given in the relevant revenue records by 6D Mutation Entry Bearing No. 5630.



- 11) THAT the said Smt. Sakhubai Gopal Dabade, Mr. Bharat Gopal Dabade, Mr. Arun Gopal Dabade, Mr. Dnyaneshwar Gopal Dabade and Mr. Namdeo Gopal Dabade along with their family members viz. Mrs. Phulavati Bharat Dabade, Mr. Ganesh Bharat Dabade, Miss. Shilpa Bharat Dabade, Mr. Harshad Arun Dabade, Mrs. Vanita Arun Dabade for self and as a Natural Guardian of her minor son Master Sameer Arun Dabade, Miss Rohini Arun Dabade, Miss Anita Arun Dabade, Miss Manasi Dnyaneshwar Dabade, Mrs. Vandana Dnyaneshwar Dabade for self and as a Natural Guardian of her minor daughter Miss Priyanka Dnyaneshwar Dabade, Mrs. Chababai Namdeo Dabade, Mr. Rama Namdeo Dabade, Mr. Raju Namdeo Dabade and Mrs. Nandini Bharat Kalokhe (Nee Miss. Suvarna Namdeo Dabade), have by Sale Deed dated 24/01/2013 sold and transferred the said portion of land admeasuring about 00 Hectare 40 Ares from out of said Gat No. 162 Hissa No 2, to and in favour Mr. Dattatraya Pandurang Kale, which Sale Deed dated 24/01/2013 is duly registered in the office of sub Registrar Haveli No. 6 at Serial No. 988/2013 and the effect of the said transaction is duly given in the relevant revenue records by 6D Mutation Entry bearing No. 5632.
- 12) THAT after purchasing the said portion of land admeasuring about 00 Hectare 81 Ares from out of said Gat No. 161 Hissa No. 2, the said Mr. Atul Chandrakant Potnis made an application to Hon'ble Tahasildar Haveli, Pune for granting an access road from the Main Road of Village Koregaon Mul for accessing the land purchased by him and by order bearing No Rasta/S.R./25/2013, dated 16/08/2013, Hon'ble Tahasildar Haveli, Pune granted 30 ft wide east – west road from Main Road of Village Koregaon Mul to portion of land owned said Mr. Atul Chandrakant Potnis from out of Gat No. 161 Hissa No. 2, which 30 ft wide road is going through the boundaries of Gat Numbers 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172 and Gat Numbers 133, 147, 148, 149, 150, 151, 152, 153 and 154.
- 13) THAT by a Sale Deed dated 22/04/2013, said Mr. Atul Chandrakant Potnis has sold and transferred a portion of land admeasuring about 00 Hectare 81 Ares along with rights and benefits attached to it and Mr. Dattatraya Pandurang Kale has sold and transferred a portion of land admeasuring about 00 Hectare 00 Hectare 40 Ares there by totally admeasuring about 01 Hectare 21 Ares form out of said Gat No 162, Hissa No 2, to and in favour Mr Suresh Baburao Bhosale, which Sale Deed, dated 22/04/2013 is duly registered in the Office of Sub Registrar Haveli No. 6, Pune at Serial No. 4545/2013 and the effect of the said transaction is duly given in the relevant revenue records by 6D Mutation Entry bearing No. 5686.
- 14) THAT by a Sale Deed dated 31/05/2013, said Mr Suresh Baburao Bhosale has sold and transferred a portion of land admeasuring about 01 Hectare 21 Ares form out of said Gat No 162 Hissa No 2, (Which portion of land is hereinafter for the sake of



brevity called or referred to as the said Land and which is more particularly described in Para 1 hereinabove written) to and in favour of the present owner viz. VIP Realtors, which Sale Deed dated 31/05/2013 is duly registered in the office of sub Registrar Haveli No. 6 at Serial No. 6102/2013 and Further Mr Suresh Baburao Bhosale has also executed a power of attorney dated 31/05/2013 to and in favour of the one of the partner of the said VIP Realtors viz. Mr. Ketel Rajendra Gugale vesting in him all powers mentioned therein, which Power of attorney dated 31/05/2013 is duly registered in the office of sub registrar Haveli No. 6 at Serial No. 6103/2013 and the effect of the said transaction is duly given in the relevant revenue records by 6D Mutation Entry bearing No. 5731.

- 15) THAT before the execution of the said Sale Deed dated 31/05/2013, the Present Owner herein had issued a public Notice through its Advocate Kamlesh A. Chhajed, published in news papers viz. daily Prabhat and daily Lokmat on 09/05/2013 in respect of the clarity and marketability of the title of the said land to which no objections were received and accordingly Advocate Kamlesh A. Chhajed has issued No Objection certificate dated 31/05/2013.
- 16) THAT after execution of the said sale Deed dated 31/05/2013 it was brought to the notice of the present owner that by Agreement dated 23/09/2010 the said Mr. Namdeo Gopala Dabade, Mrs. Chhabubai Namdeo Dabade, Mr. Rama Namdeo Dabade, Mr. Rajendra Namdeo Dabade and Mrs. Nanda Bharat Kalokhe with the consent of Mr. Nandkumar Kisan Gote had agreed to sell a portion of land admeasuring about 00 Hectare 81 Ares from out of said Gat No 162 Hissa No 2 then owned by them to and in favour of Mr. Bharat Dadasaheb Jain, which agreement dated 23/09/2010 is duly registered in the office of Sub Registrar Haveli No. 3 on 30/09/2010 at Serial No. 6895/2010 and they have also executed a Power of Attorney dated 23/09/2010 to and in favour of said Mr. Bharat Dadasaheb Jain vesting in him all powers mentioned therein , which power of attorney dated 23/09/2010 is duly registered in the office of sub Registrar Haveli No. 3 on 30/09/2010 at serial No. 6896/2010.
- 17) THAT further it was brought to the notice of the present owner that by a Sale Deed dated 10/01/2013 the said Mr. Namdeo Gopala Dabade, Mrs. Chhabubai Namdeo Dabade, Mr. Rama Namdeo Dabade, Mr. Rajendra Namdeo Dabade, Mrs. Nanda Bharat Kalokhe and Mr. Nandkumar Kisan Gote through their duly constituted attorney Mr. Bharat Dadasaheb Jain have sold and transferred the said portion of land admeasuring about 00 Hectare 81 Ares from out of said Gat No 162 Hissa No 2 then owned by them to and in favour of Mr. Bharat Dadasaheb Jain, which Sale Deed, dated 10/01/2013 is duly registered in the office of Sub Registrar, Haveli No.



15, Pune at Serial No. 323/2013, however the effect of the said sale deed was not given in the relevant revenue record.

- 18) THAT in order to clear the said stigma in the title of the Present Owner , Mr. Suresh Baburao Bhosale has by a Sale Deed dated 18/11/2013 purchased all rights title and interest of said Mr. Bharat Dadasaheb Jain in respect of the said portion of land admeasuring about 00 Hectare 81 Ares from out of said Gat No 162 Hissa No 2, which sale Deed dated 18/11/2013 is duly registered in the office of Sub Registrar Haveli No. 6, on 13/12/2013 at Serial No. 13636/2013.
- 19) THAT thereafter in order to clear the said stigma in the title of the Present Owner and to confirm that the Present Owner has become the sole and absolute owner of the said land, Mr. Suresh Baburao Bhosale has executed a Deed of Confirmation Dated 13/02/2014 thereby confirming the transfer of all right title and interest in respect of the said land to and in favour of the Present Owner viz. VIP Realtors, which Deed of Confirmation, dated 13/02/2014 is duly registered in the Office of Sub Registrar Haveli No. 6, Pune at Serial No. 1732/2014.
- 20) THAT the said Present Owner herein has got sanctioned a layout on the said land, by dividing the land in the various plots and has got the same duly sanctioned from the Pune Metropolitan Regional Development Authority, Pune under Development Permission and Commencement Certificate bearing outward No. DP/BHP/Mau. Koregaon Mul/G. No. 161/2 Pai./Pra.Kra.730/18-19, dated 07/12/2018 and temporary Layout Sanctioned Certificate bearing outward No. DP/BHP/Mau. Koregaon Mul/G. No. 161/2 Pai./Pra.Kra.1589/18-19, dated 12/02/2020.
- 21) THAT office of Collector Pune (Revenue Branch) by its letter bearing No. PRH/PMRDA/NA/SR/140/2019, Pune dated 02/07/2019 has made the Non Agricultural Assessment of the said land and has permitted the Non-Agriculture use in respect of the said land.
- 22) I have caused the necessary search of the available online Index II registers to be taken from the Office of Sub-Registrar, Haveli, Pune for the period of 30 years i.e. from year 1991 to 2020 in respect of the said Land by paying necessary Search Fee of ₹ 750/- paid vide Receipt GRN No. MH000786670202021E, dated 28/05/2020. The same original receipt is enclosed herewith and During such search of available Index II Registers which were made available for inspection, subject to the all that stated hereinabove no adverse entries are traced.
- 23) Further I have taken online Public Search upon the www.cersai.org.in website regarding the subject property about the financial encumbrances by paying



necessary Search Fee paid vide Receipt bearing No. PU04495838/200131727929, Dated 28/05/2020. The said Report shows result that "NO PROPERTY REGISTERED IN THE CENTAL REGISTRARY MATCHES THE SEARCH CRITERIA". The Copy of said Report is attached with this report which is self explanatory.

- 24) After taking into consideration and subject to all that is stated above, I am of the opinion that, subject to terms and conditions mentioned in the Development Permission, Commencement Certificate and Sanctioned Certificate above referred to, the Present Owner appear to have a free, clear and marketable title to all that piece or parcel of land, admeasuring about 01 Hectare 21 Ares From out of land bearing Gat No. 161, Hissa No 2, totally admeasuring about 02 Hectares 77 Ares, assessed at ₹ 6 Paise 69, of Village Koregaon Mul, Taluka Haveli, District Pune, and same are free from all reasonable doubts and encumbrances, and are entitled to develop the said total land all in terms of the said permissions and sanctioned layout plan above referred to and I certify accordingly.

This Title Certificate and Search Report.




Nikhil Satish Darekar
Advocate

Pune.

Date : 28/05/2020.