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MURLIDHAR GANGADHAR SHENDE

B.Com., LL.B

Advocate & Notary

[Sanad No. MAH/1413/1980]

Date:- 12/12/2017

SEARCH AND TITLE REPORT

I have been instructed by 1) Mr. Vijay Eknath Kalbhor and 2) Mrs. Sadhana Vijay Kalbhor, both R/at: Laxmi Nagar, Nigdi, Pune 411 044, to take the search of the immovable property bearing N.A. Plot No. 82, admeasuring 521.82 Sq. Mtrs., out of sanctioned layout plan of Survey No. 51, Hissa No. 1/2/2 situated at Village Varale (Bhise Colony), Tal. Maval, Dist. Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Maval, Gram Panchayat Varale and within the jurisdiction of Sub-Registrar Maval, Pune (more particularly described in the Schedule hereunder written) for the last 30 years (from 1988-2017). Accordingly, I have deposited the search fee vide Challan GRN No. MH007942036201718P, dated 05/12/2014 in the Office of Sub-Registrar Vadgaon Maval, Dist. Pune and my report is as under:-

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing N.A. Plot No. 82, admeasuring 521.82 Sq. Mtrs, out of sanction layout of Survey No. 51 Hissa No. 1/2/2 situated at Village Varale (Bhise Colony), Tal Maval, Dist. Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Maval, Gram Panchayat Varale and within the jurisdiction of Sub-Registrar Maval, Pune and the said Plot No. 82 is bounded as under:-

On or towards East	: By Plot No. 81
On or towards West	: By Plot No. 83
On or towards South	: By Plot No. 21 and 22 (Part)
On or towards North	: By 30 Mtr. wide Colony Road.

The following documents were produced before me for my perusal and verification:

- A) Copy of the 7/12 extracts
- B) Copy of Sale Deed dated 01/07/2010 which is registered in the office of Sub Registrar Vadgaon Maval at Srl. No. 4145/2010
- C) Mutation Entry No. 4274, 4108, 4001, 4078, 824, 839 etc.

BRIEF HISTORY OF DEVOLUTION OF TITLE

- 1) The land bearing Survey No. Survey No. 51, Hissa No. 1/2/2 admeasuring 01 H 27 Ares situated at Village Varale, Tal Maval, Dist. Pune, within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Maval Gram Pamchayat Varale and within the jurisdiction of Sub-Registrar Maval,

Pune described above was previously owned by Mr. Kamlakant Anant Bhise and his name was mutated in 7/12 extract of the said Property as manager of HUF as owner and possessor thereof.

- 2) The said Mr. Kamlakant Anant Bhise got sanctioned the Layout Plan dated 07/07/1971 bearing No. LNP/WS/I/3800/70 from the Collector, Pune and the said land bearing Sry. No. 51, Hissa No. 1/2/2 was divided into various Plots bearing No. 67 to 84 vide M.E. No. 824.
- 3) Thereafter, the said Mr. Kamlakant Anant Bhise sold the Plot No. 82 admeasuring 521.82 Sq. Mtrs out of the sanction layout of the said Survey No. 51 Hissa No. 1/2/2 to Mrs. Mangala Yashwant Parvate and Mr. Yashwant Trimbak Parvate on 17/11/1971 vide registered Sale Deed and the names of the said Mrs. Mangala Yashwant Parvate and Mr. Yashwant Trimbak Parvate were mutated in 7/12 extract of the said Plot No. 82 vide M.E. No. 839 as owners and possessors thereof.
- 4) The said Mangala Yashwant Parvate died on 16/12/2009 and the names of her legal heirs namely Mr. Yashwant Trimbak Parvate (Husband), Mrs. Madhuri Bhaskar Satoskar (Married Daughter) and Mr. Milind Yashwant Parvate (Son) were mutated in 7/12 extract of the said Plot No. 82 vide M.E. No. 4001 as owners and possessors thereof by virtue of succession.
- 5) Thereafter, the said legal heirs of the said deceased Mangala Yashwant Parvate namely Mr. Yashwant Trimbak Parvate (Husband), Mrs. Madhuri Bhaskar Satoskar (Married Daughter) and Mr. Milind Yashwant Parvate (Son) sold the said Plot No. 82 to Mr. Chaganlal Shantilal Rathod vide registered Sale Deed dated 20/02/2010 which is registered in the Office of Sub-Registrar Maval at Srl. No. 1293/2010 and the name of the said Mr. Chaganlal Shantilal Rathod was mutated in 7/12 extract of the said plot No. 82 vide M.E. No. 4078 as owner and possessor thereof.
- 6) Thereafter, the said Mr. Chaganlal Shantilal Rathod sold the said Plot No. 82 to Mr. Vijay Santosh Shelke and Mr. Santosh Balasaheb Shelke vide registered Sale Deed dated 02/03/2010, which is registered in the Office of Sub-Registrar Maval at Srl. No. 1543/2010 and the names of the said Mr. Vijay Santosh Shelke and Mr. Santosh Balasaheb Shelke were mutated in 7/12 extract of the said Plot No. 82 vide M.E. No. 4108 as owners and possessors thereof.
- 7) Thereafter, the said Mr. Vijay Santosh Shelke and Mr. Santosh Balasaheb Shelke sold the said Plot No. 82 to Mr. Vijay Eknath Kalbhor and Mrs. Sadhana Vijay Kalbhor vide registered Sale Deed dated 01/07/2010, which is registered in the Office of Sub-Registrar Vadgaon Maval, Pune at Srl. No. 4145/2010 and the names of the said Mr. Vijay Eknath Kalbhor and Mrs. Sadhana Vijay Kalbhor were mutated in 7/12 extract of the said

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Plot No. 82 vide M.E. No. 4274 as owners and possessors thereof. Thus, the said Mr. Vijay Eknath kalbhor and Mrs. Sadhana Vijay Kalbhor became the lawful owners and possessors of the said Plot No. 82 and till today their name stands in 7/12 extract of the said Plot No. 82 as owner and possessor thereof.

I have verified the Index II registers available in the office of the Sub-Registrar Maval, Pune for the said period of thirty years and other documents made available to me as stated above. Thus, taking in to consideration the said documents and search of registered documents and Index II registers, in my opinion the said Mr. Vijay Eknath Kalbhor and Mrs. Sadhana Vijay Kalbhor have good and marketable title to the said Plot No. 82 and the said Land is free from all encumbrances.

Hence, this certificate of title.

Pune
Date: 12/12/2017

M. G. Shende
Advocate
(M. G. Shende)