

-: SEARCH & TITEL REPORT: -

To,

**Mr. Vijay Shankar Inamdar,
Prop. M/s. Vinland Developers
759/18 Deccan Gymkhana
Pune 411004**

**Sub: Search Report in respect of the property properties bearing
C.T.S. No. 1163 A and B, KasbaPeth, Pune- 411002, owned
by Mr. Shashikant Dagadoba Hivarekar, R/at residing at 124,
Wing B, Sarla Roses, S. No. 12/2/2, Someshwar Wadi, Pune
- 411 008**

Description of Property:-

A. All that piece and Parcel of property bearing C.T.S. no. 1163 A, admeasuring 150.9 sq. mtrs. i.e. 1623.68 sq.ft. along with Old structure admeasuring 143.48 sq.mtrs constructed in stone and mud situated at KasbaPeth, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation, and within the Revenue Jurisdiction of Jt. Registrar of Haveli Pune which is bounded as under:-

On or Towards

East	: By CTS no.1163 B Kasba Peth Pune
South	: By CTS No. 1170 Kasba Peth, Pune
West	: By CTS no.1162 A Kasba Peth Pune
North	: By Road

Hereinafter referred to as The Property A

B. All that piece and Parcel of property bearing no. 1163 B admeasuring area 161.8 sq. mtrs. i.e. 1740.97 sq. ft. along with Old structure admeasuring 143.48 sq.mtrs constructed in stone and mud situated at KasbaPeth, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation, and within the Revenue Jurisdiction of Jt. Registrar of Haveli Pune which is bounded as under:-

On or Towards

East : By Lane

South : By CTS No. 1164 Kasabapeth, Pune

West : By CTS no.1163 A KasabaPeth Pune

North : By Road

Hereinafter referred to as The Property B

Hereinafter for the sake of brevity both the properties are jointly referred as the said Properties.

As per your instructions I have taken search in respect of the captioned property for 17 years from 2002 up to 12th May 2019. Accordingly I am submitting my report as under:-

- I. I commenced the search of the said properties on the website of IGR Maharashtra (paid search facility as well as free search facility) on 09/05/2019 and completed on same day.
- II. It must be mentioned here that search facility available in the IGR Maharashtra has its own defects. It may happen that any entry may not reflect in search available on website of IGR Maharashtra. In some event even after registration, any entry

may not reflect in facility. However, if document in search by entries in registration number then they may show the document and/ or its Index-II.

III. The print out of challan bearing G.R. No. MH001342815201920E and receipt No.1111539257 for on-line payment of search fees by Challan is enclosed herewith.

IV. **During my search I came across with the following entries in respect of above said properties:-**

a. Gift Deed dated 18/06/2006 registered in the Office of Joint Sub Registrar, Haveli No.1 at Sr. No. 5946/2006 executed on and on 14/07/2006 between the said Mr. Shashikant Dagadoba Hivarekar, and Mr. Sunderabai Hivarekar, Mr. Pandurang Hivarekar, Mr. Dnyaneshwar Hivarekar.

b. Development Agreement dated 06/05/2010 registered in the Office of Joint Sub Registrar, Haveli No. 16 at bearing No. 4219/2010, executed on and on the same day between Mr. Vijay Shankar Inamdar, Prop. M/s Vinland Developers and Mr. Shashikant Dagadoba Hivarekar.

V. **Documents provided**

The following documents have been provided by Mr. Vijay Shankar Inamdar for my perusal and reference:-

a. Sale Deed dated, of the property C.T.S.No. 1163 B. bearing No. 244/1965, executed on 05/02/1965 and registered on the same day at the Office of Joint Sub Registrar, Haveli No. 2 between Mr. Pandurang Dagadoba Hivarekar, Mr.

Dnyaneshwar Dagadoba Hivarekar, Mr. Shashikant Dagadoba Hivarekar and Ku. Mandakini Dagadoba Hivarekar through their guardian Smt. Sunderabai Dagadoba Hivarekar and Mr. Gajanan Shankar Dighe, Mr. Anand Gajanan Dighe through his guardian Mr. Gajanan Shankar Dighe

- b. Gift Deed for the property C.T.S. No. 1163 A and B, bearing Reg. No 5946/2006 dtd. 18/06/2006 executed on 18/07/2006 and registered on the same day at the Office of Joint Sub Registrar, Haveli No.1 between the said Mr. Shashikant Dagadoba Hivarekar, and Ms. Sunderabai Dagadoba Hivarekar, Mr. Pandurang Dagadoba Hivarekar, Mr. Dnyaneshwar Dagadoba Hivarekar, Mrs. Mandakini Ramchandra Virkar.
- c. Development Agreement the property C.T.S. No. 1163 A and B, bearing No. 4219/2010, bearing No. 4219/2010, executed on 06/05/2010 and registered on the same at the Office of Joint Sub Registrar, Haveli No. 16 day between Mr. Vijay Shankar Inamdar, Prop. M/s Vinland Developers and Mr. Shashikant Dagadoba Hivarekar.
- d. Power of Attorney in favour of Mr. Vijay Shankar Inamdar, proprietor M/s Vinland Developers for the property C.T.S. No. 1163 A and B, bearing No. 4292/2010, executed on 06/05/2010 and registered on the same day at the Office of Joint Sub Registrar, Haveli No. 16 day by Mr. Shashikant Dagadoba Hivarekar.

- e. Judgment and Decree by Hon'ble R. U. Malvankar, the 2nd Additional Judge, Small Cause Court, Pune, in Reg. Civil. Suit. No. 322/2010, dtd. 04/09/2017.
- f. Compromise Terms dated 20/8/2016 submitted in the Civil Suit No. 297/11 between Mr. Shashikant Degdoba Hivarekar v/s Mr. Vilas Dashrath Shinde, Mr. Sunil Dashrath Shinde, Seema @ Ashwini Anil Sanas, in the Court of Hon'ble Small Cause Judge, Pune at Pune,
- g. Compromise Terms dated 11/8/2016 submitted in the Darkhast No. 20/2016, by Mr. Shashikant Degadoba Hivarekar vs. Smt. Sushila Devaram Gadakari, Mrs. Sunita Devaram Gadakari, Mr. Subhash Devaram Gadakari, Mr. Aashish Devaram Gadakari, in the Court of Hon'ble Small Cause Judge, Pune at Pune,
- h. Judgment and Decreed dated 4/9/2017 passed In Regular Civil Suit 322/2010 by Hon'ble Ms. 2nd Addl. Judge Small Causes Court Pune.

VI. **Brief History**

After perusal of the above said documents the history of the said properties which I reveal has been narrated as under:-

A. Property bearing CTS No. 1163 A, Kasba Peth, Pune

All that piece and parcel of property bearing C.T.S. No. 1163 A, total area admeasuring 150.9 sq. mts. was owned by Mr. Malhar Maruti Dighe since 1933 and his sons Mr. Purushottam Malharrao

Dighe and Mr. Shankar Malharrao Dighe, who name was subsequently deleted for the Property Card.

On the demise of the said Mr. Purushottam Malharrao Dighe expired on 22/06/1947. After his demise his two sons namely Mr. Narayan Purushottam Dighe and Mr. Hari Purushottam Dighe, became the owner of the said property A. Accordingly an application was filed by his two sons through their grandmother Smt. Parubai Malharrao Dighe as their guardian and accordingly their name was mutated to the property card and revenue records.

Further Mr. Bhaichand Gautamchand Doshi paid certain amount to the two brothers, Mr. Narayan Purushottam Dighe and Mr. Hari Purushottam Dighe in return the said brothers executed an Indemnity Bond in favour of Mr. Bhaich and Gautamch and Doshi on 10/02/1951. The same amount was completely repaid by the said two brothers by 31/12/1954 and thus the entry of Mr. Bhaichand Gautamchand Doshi was removed from the record.

One Sheth Dharamchand Rakhmaji Bafana vide sale Deed dated 10/08/1951 purchased the said Property A from the then owner brothers Mr. Malhar Maruti Dighe and Mr. Hari Purushottam Dighe,

The said Property A was further purchased by Mr. Keshav Lakshman Jagdale and Mrs. Sakhubai Keshav Jagdale via a sale deed bearing no. 1145 of 1945, registered at the office of the Joint Sub Registrar, Haveli No. 2 on 10/10/1957.

The said Property A was further purchase by Mr. Pandurang Dagadoba Hivarekar, Mr. Dnyaneshwar Dagadoba Hivarekar, Mrs. Mandakini Dagboda Hivarekar through their guardian mother Smt. Sundarabai Dagadoba Hivarekar by a sale Deed dated 5/2/1965 which was registered in the office of Joint Sub Registrar Haveli No.2 at Sr. No. 245 on 5/2/1965.

B. Property bearing CTS No. 1163 B, Kasba Peth, Pune

All that piece and parcel of property bearing C.T.S. No. 1163 B, referred to as Property B, total area admeasuring 150.9 sq. mt. was originally owned by Mr. Shankar Malharrao Dighe. The said Mr. Shankar Malharrao Dighe was expired on 11/4/1947. On the demise of Mr. Shankar Malharrao Dighe his son Mr. Gajanan Shankar Dighe became owner of the said Property B. Accordingly his name as mutated to the revenue record of the said property B.

Mr. Pandurang Dagadoba Hivarekar, Mr. Dnyaneshwar Dagadoba Hivarekar, Mr. Shashikant Dagadoba Hivarekar and Mrs. Mandakini Dagboda Hivarekar through their natural guardian mother Smt. Sunderabai Dagadoba Hivarekar vide sale Deed dated 5/2/1965 purchased the said Property B from Mr. Shankar Malharrao Dighe. The said sale Deed was registered in the office of Joint Sub Registrar Haveli No.2 at Sr. NO. 244 on 5/2/1965.

C. Property bearing CTS No. 1163 A and B, Kasba Peth, Pune

Mr. Pandurang Dagadoba Hivarekar, Mr. Dnyaneshwar Dagadoba Hivarekar, Mrs. Mandakini Dagboda Hivarekar gifted the said Property A and B to Mr. Shashikant Dagadoba Hivarekar by Gift

Deed , which was executed on 18/07/2006 and registered on the same date at the Office of the Joint Sub Registrar Haveli No. 1 at Sr. No. 5946 /2006. Thus the said Mr. Shashikant Dagadoba Hivarekar became the absolute and sole owner of the said Properties.

In order to develop the said Properties the said Mr. Shashikant Dagadoba Hivarekar executed a development agreement in favour of Mr. Vijay Shankar Inamdar, Prop. M/s Vinland Developers. The said agreement was executed on 6/05/2010 and was registered on the same day at the Office of the Joint Sub Registrar, Haveli No. 16 at Sr. No. 4291/2012010 and the said Mr. Shashikant Dagadoba Hivarekar on the same day also executed a power of Attorney in favour of the said Mr. Vijay Shankar Inamdar for M/s Vinland Developers. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 16 at Sr. No. 4292/2010 on 6/5/2010. Thus by virtue of the said Development Agreement and Power of Attorney the said Mr. Vijay Shankar Inamdar obtained all the Development Rights in respect of the said Properties.

Mr. Shashikant Dagadoba Hivarekar through his Power of Attorney Mr. Vijay Shankar Inamdar filed a recovery suit bearing No. RCS 322/2010 in the court of Small Causes Judge , Pune against Smt. Hausabai Laxman Sapte, Shri. Dilip Laxman Sapte, Smt. Chhaya Dilip Sapte, Mr. Sachin Dilip Sapte and Mr. Vishal Dilip Sapte, the Tenants in the said Properties. The said suit was decreed by Judgment and Decree dated 4/9/2017 passed By

Hon'ble Ms. R. U. Malvankar, Additional Judge, Small Causes Court, Pune and the above defendants-tenants was directed to handover open, vacant and peaceful possession of the said properties bearing No. 1163 A and B to Mr. Vijay Shankar Inamdar for the purpose of demolition for erection of new building on the said properties.

The said Tenant failed to have over the possession hence the said Mr. Shashikant Dagadoba Hivarekar filed a Darakhast No. 20/2016 at the Hon'ble Court of Small Cause Pune at Pune for the execution of the said the Decree against the said Tenants. During the said Darkhast all the parties arrived at compromised and on 11/08/2016 terms of compromise were drafted and filed in the court, wherein the Judgement Debtors undertake to handover the tenanted premises and accordingly the surrendered the said properties to Mr. Vijay Shankar Inamdar.

In an another Darkhast No. 21/2016, in the Hon. Court of Small Cause, Pune at Pune the Decree Holder Mr. Shashikant Dagadoba Hivarekar and the Judgement Debtors Smt. Shila Gopal Chinchkar and Mr. Manish Gopal Chinchkar arrived at terms of compromise and accordingly the Judgment Debtors handover the peaceful possession of the property to the Decree Holders and accordingly they gave possession back to the Decreed Holder.

VII) This report is submitted subject to the observations made in para II of this report.

VIII) Opinion

On the basis of the documents submitted for my perusal presuming that the same are true and genuine, and subject to the observations, findings, inferences & opinion given hereinabove, and the search caused by me I came to the conclusion that the subject properties are free from encumbrances and the subject property transpires to be clear & marketable and Mr. Vijay Shankar Inamdar Prop. M/s Vinland Developers has good right to develop the said properties.

Hence this search report.

PUNE

Date:16 /05/2019


Archana More
Advocate

MH001342815201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 May 2019	Receipt	Receipt no.: 1111539257
	Name of the Applicant :	Sagar Bhirange
	Details of property of which document has to be searched :	Dist :Pune Village :Kasaba Peth S.No/CTS No/G.No. : 1163
	Period of search :	From :2002 To :2019
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH001342815201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php '		