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दिनांक: 25/06/2015

गावाचे नाव: वराळे

दस्तऐवजाचा अनुक्रमांक: मवलर-0-2015

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड विशाल एस जगदाळे

वर्णन गाव मोजे वराळे येथील सर्व्हे नं 51+70+71 (सन 1986 ते 2015)

30 वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00


MVL2

दुपयम निबंधक भेणी-१

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

मावळ-२

OFFICE :

C/o. Adv. Rajesh Jadhav,
"JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge,
Kalewadi, Pimpri, Pune 411017.
Ph.: Off.: 020-65119008

Notice / Reply
Regd. A.D. / U.C.P.

Date :

SEARCH AND TITLE REPORT

I am instructed by **M/s. N. G. Reality**, Registered Partnership Firm, Having its office at- Survey No. 34, Plot No. 4/14, Renuka Corner, B-304, Tapkir Chowk, Thergaon, Pune-411-33, through its Partner **Mr. Arvind Yadav Gulumkar**, to take search and give report of the property mentioned herein below and issue title certificate in respect of the schedule property.

SCHEDULE OF THE PROPERTY

All that piece and parcel of property bearing **Survey No. 51+70+71, having Plot No. 68, total area admeasuring 300 Sq. Mtrs.** situated at village Varale, Tal. Maval, Dist. Pune and within the local limits of Pune Zilla Parishad/Taluka Panchayat Samiti Maval and within the jurisdiction of Sub Registrar Maval and which is bounded as under :-

On or towards East	:	By Plot No. 67 from Survey No. 70/2/1/1.
On or towards West	:	By Plot No. 67 from Survey No. 70/2/1/1.
On or towards North	:	By Internal Colony Road.
On or towards South	:	By Bhise Colony.

THE DOCUMENTS PERUSED

M/s. N. G. Reality, Registered Partnership Firm, Having its office at- Survey No. 34, Plot No. 4/14, Renuka Corner, B-304, Tapkir Chowk, Thergaon, Pune- 411-33, through its Partner **Mr. Arvind Yadav Gulumkar**, have provided me following documents for search of the said Property.

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.
3. Copy of Development Agreements.
4. Copy of Power of Attorneys.
5. Copy of Sale Deeds.

I have carried out Search in respect of the schedule property in the office of Sub-Registrar Maval, for last 30 years i.e. from 1986 to 2015 till today for the property mentioned

herein above and after going through above referred documents I have found following information.

That the property bearing survey No. 70/2/1, total area admeasuring 01 H 39 R, was originally belongs to Smt. Muktabai Tukaram Marathe, Santosh Tukaram Marathe & Saindrabai Dattatraya Karale. Accordingly their names were appeared in the record of 7/12 extract as owners thereof.

Thereafter the owners have prepared lay out of the entire Survey No. 71/2/1 and have got sanctioned the same from the office of Collector of Pune by its No. LND/WS/I/3800/70 on 08/01/1971. Thus as per the said layout effect of the same was given in the record of 7/12 extract by mutation entry No. 824.

That Smt. Muktabai Tukaram Marathe for herself and natural guardian of her minor son Santosh Tukaram Marathe & Saindrabai Dattatraya Karale have sold the property bearing survey No. 70/2/1, area admeasuring 01 H 39 R, assessed to following purchasers :-

Name	area purchased
Bhalchandra Dattatraya Hundare	- 00 H 09 R
Taramati Kisan Marathe	- 00 H 09 R
Dadabhau Savleram Marathe	- 00 H 09 R
Bajirao Ganpat Marathe	- 00 H 09 R
Nanibai Nanasaheb Hundare	- 00 H 06 R
Kisan Jayant Murhe	- 00 H 09 R
Dhananjay Vasudevrao Jadhav	- 00 H 09 R
Shamrao Yashwantrao Sawant	- 00 H 09 R
Ganesh Bhiku Dhore	- 00 H 09 R
Shahaji Ganpat Murhe	- 00 H 09 R
Babaji Nana Hundare	- 00 H 09 R
Tanhubai Dadabhau Marathe	- 00 H 06 R
Dattatraya Dagdu Gopale	- 00 H 09 R
Malan Tukaram Thite	- 00 H 09 R
Mahendra Nanasaheb Hundare	- 00 H 04 R

That the owners i.e. Smt. Muktabai Tukaram Marathe for herself and natural guardian of her minor son Santosh Tukaram Marathe & Saindrabai Dattatraya Karale have also kept an area admeasuring 00 H 15 R land for road, amenities space.

That Smt. Muktabai Tukaram Marathe for herself and natural guardian of her minor son Santosh Tukaram Marathe & Saindrabai Dattatraya Karale have executed sale deed in favour of Bhalchandra Dattatraya Hundare (00 H 09 R), Taramati Kisan Marathe (00 H 09 R), Dadabhau Savleram Marathe (00 H 09 R), Bajirao Ganpat Marathe (00 H 09 R), Nanibai Nanasaheb Hundare (00 H 06 R), Kisan Jayant Murhe (00 H 09 R), Dhananjay Vasudevrao Jadhav (00 H 09 R), Shamrao Yashwantrao Sawant (00 H 09 R), Ganesh Bhiku Dhore (00 H 09 R), Shahaji Ganpat Murhe (00 H 09 R), Babaji Nana Hundare (00 H 09 R), Tanhubai Dadabhau Marathe (00 H 06 R),

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Dattatraya Dagdu Gopale (00 H 09 R), Malan Tukaram Thite (00 H 09 R), Mahendra Nanasaheb Hundare (00 H 04 R) along with area of 00 H 15 R which is kept for common ingress and outgress road of all the plot holders who have purchased properties in Survey No. 51/1/1, 20/2/10 & 71/2/1. The said sale deed was registered in the office of Sub Registrar Maval noted at Sr. No. 6191/1989 on 15/12/1989. Accordingly as per the said sale deed name of above plot purchasers were recorded in the record of 7/12 extract as owners to their respective purchaser shares.

As the said search report is relating to the property derived from Mahendra Nanasaheb Hundare & Dattatraya Dagdu Gopale to the present owners, thus other non related history is not considered in the said search report.

That Dattatraya Dagdu Gopale & Nanibai Nanasaheb Hundare have executed Power of Attorney in respect of property admeasuring 00 H 06 R belonging to Nanibai Nanasaheb Hundare and area admeasuring 00 H 09 R belonging to Dattatraya Nanasaheb Hundare from Survey No. 71/2/1/1 in favour of Mahendra Nanasaheb Hundare. The said Power of Attorney was notarized before Advocate and Notary Atul Shivram Parulekar on 22/11/1999 registered at Sr. No. A/1026. Thus as per the said Power of Attorney Mahendra Nanasaheb Hundare has got powers to dispose of the property owned by Nanibai Nanasaheb Hundare admeasuring 00 H 06 R belonging to Dattatraya Nanasaheb Hundare and area admeasuring 00 H 09 R from Survey No. 71/2/1/1.

Thereafter the plot holders of Survey No. 51/1/1, 70/2/1/1, 70/2/1/2, 71/2/1/1, 71/2/1/2 have again preferred layout in respect of said properties in the office of Collector of Pune, accordingly the Collector of Pune had approved the same by its No. PAR/NASR/18/2000 DATED 08/03/2000. As per the said layout the TILR has prepared Phalnibara and had divided into various small plots. As per the said Phalnibara Mr. Mahendra Nanasaheb Alais Nanaso Hundare and Dattatraya Dagdu Gopale have got plot from Survey No. 51+70+71, bearing Plot No. 68, area admeasuring 300 Sq. Mtrs. Accordingly effect of the same was given in the record of 7/12 extract by opening new 7/12 extracts by mutation entry No. 4908.

Thereafter Mr. Mahendra Nanasaheb Hundare for himself and Power of Attorney Holder of Dattatraya Dagdu Gopale had sold an area admeasuring 300 Sq. Mtrs. (out of it area admeasuring 11 Sq. Mtrs. was owned and possessed by

Mahendra Nanasaheb Hundare and area admeasuring 289 Sq. Mtrs. was owned and possessed by Mr. Dattatraya Dagdu Gopale), having revised plot No. 68 to Mr. Rajkumar Kashinath Deshmukh by registered sale deed. The said sale deed is registered in the office of Sub Registrar Maval -2 noted at Sr. No. 1977/2013 on 20/04/2013. Accordingly as per the said sale deed name of Mr. Rajkumar Kashinath Deshmukh was recorded in the record of 7/12 by Mutation entry No. 4952.

Thereafter Mr. Rajkumar Kashinath Deshmukh had sold an area admeasuring 300 Sq. Mtrs. from Survey No. 51+70+71, having Plot No. 68 to Dada Manohar Gosavi, Subhash Bhoja Chavhan & Narayan Tariya Naik by registered sale deed. The said sale deed is registered in the office of Sub Registrar Maval noted at Sr. No. 313/2014 on 13/01/2014. Accordingly as per the said sale deed name of Dada Manohar Gosavi, Subhash Bhoja Chavhan & Narayan Tariya Naik is recorded in the record of 7/12 of the property bearing Survey No. 51+70+71, having Plot No. 68 for an area admeasuring 300 Sq. Mtrs. by mutation entry No. 5101.

Thereafter Dada Manohar Gosavi, Subhash Bhoja Chavhan & Narayan Tariya Naik have assigned their development rights in respect of property bearing Survey No. 51+70+71, having Plot No. 68, area admeasuring 300 Sq. Mtrs. in favour of **M/s. N. G. Reality**, Registered Partnership Firm, through its Partner **Mr. Arvind Yadav Gulumkar & Mr. Laxman Dagdu Nalawade** by executing registered Development agreement and Power of Attorney. The said Development Agreement & Power of Attorney were registered in the office of Sub Registrar Maval- 2 noted at Sr. No. 3689/2015 & 3690/2015 on 19/06/2015.

Thus by the Development agreement & Power of Attorney **M/s. N. G. Reality**, Registered Partnership Firm, through its Partner **Mr. Arvind Yadav Gulumkar & Mr. Laxman Dagdu Nalawade** have got exclusive development rights in respect of the property bearing Survey No. 51+70+71, having Plot No. 68, to the extent of area admeasuring 300 Sq. Mtrs.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) Dada Manohar Gosavi, Subhash Bhoja Chavhan & Narayan Tariya Naik are owner of property bearing Survey No. 51+70+71, having Plot No. 68, to the extent of area admeasuring 300 Sq. Mtrs. of village Varale, Tal - Maval, Dist - Pune.

B) Dada Manohar Gosavi, Subhash Bhoja Chavhan & Narayan Tariya Naik have assigned their development rights in respect of property bearing Survey No. 51+70+71, having Plot No. 68, to the extent of area admeasuring 300 Sq. Mtrs. in favour of **M/s. N. G. Reality**, Registered Partnership Firm, through its Partner **Mr. Arvind Yadav Gulumkar & Mr. Laxman Dagdu Nalawade**. Thus **M/s. N. G. Reality**, Registered Partnership Firm, through its Partner **Mr. Arvind Yadav Gulumkar & Mr. Laxman**

Vishal Suresh Jagdale

ADVOCATE

OFFICE :

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:5:

Dagdu Nalawade have got exclusive development rights to develop the said property and dispose of the same as per Development Agreement dated 19/06/2015.

C) According to my opinion the said property is clean, clear and marketable and without any encumbrances.

The Title Certificate and Search Report is issued on perusing documents regarding the said property made available to me and after going through the records in the office of Sub Registrar Mavals.

Date : 08/07/2015.



ADVOCATE

Vishal S. Jagdale

Advocate

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