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इतर पावती

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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2715 दिनांक: 20/02/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: हवल25-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड सिध्दार्थ रमेश मोरे अर्ज क्र.46/18 शोध 30 वर्षे सन 1989 ते 2018 गांव मौजे दिघी येथील स.नं.18/1/1/18

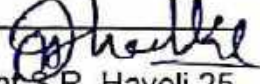
वर्णन

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00


Joint S.R. Haveli 25

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

सह. दुर्यम निबधक
हवेली क्र २५, पुणे



By R P A D / U C P
Siddharth R. More
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ADVOCATE

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SEARCH REPORT

On instruction given by **M/s. Gaikwad Associates**, through its Prop. **Mr. Somnath Shivaji Gaikwad**, I have taken search in respect of the property bearing **Survey No. 18, Hissa No. 1/1/18, area admeasuring 00H. 03R** accessed at 00 Rs. 02 Paise., situated at village "Dighi", Tal. Haveli, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar Haveli, Pune, for the last 30 years, since 1989 to 2018. I have also scrutinized the record and documents of it placed before me and on the basis of the documents produced before me I am submit this report, hereby giving the brief title history of the same as follows.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the land property bearing **Survey No. 18, Hissa No. 1/1/18, area admeasuring 00H. 03R** accessed at 00 Rs. 02 Paise, situated at village "Dighi", Tal. Haveli, Dist. Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune which is bounded as follows

On or Towards **EAST** : By remaining property of same Survey No.
On or Towards **SOUTH** : By property of Mr. Chivalkar & Pathare
On or Towards **WEST** : By 15 ft wide colony road
On or Towards **NORTH** : By remaining property of same Survey No

DOCUMENTS PERUSED: -

1. Copy of 7/12 Extract.
2. Copies of Mutation Entries.
3. Copy of the Sale Deed dated 06/02/2010, Index II.
4. Copy of the Zone Certificate dated 15/12/2009.





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TITLE HISTORY OF THE PROPERTY

All that peace and parcel of the property bearing Survey No. 18, Hissa No. 1, area admeasuring 18 Acres 32 Gunthe plus Potkharaba 00 Acres 05 Gunthes totally admeasuring area 18 Acres 37 Gunthes, accessed at Rs. 18.06 Paise situated at village "Dighi", Tal. Haveli, Dist. Pune, (herein after referred to as "THE SAID PROPERTY"), was originally possessed by Mr. Bapu Genu Walke and his name was recorded in 7/12 extract as an owner.

It is further seen that, said Mr. Bapu Genu Walke was Tenant in Survey No.18, Hissa No.1 situated in Dighi and an enquiry was held as per the section 32G of the Tenancy Act. The Competent Authority under the Tenancy Act vide their Order bearing No. Dighi/55/60 dated 14/11/1963 declared Mr. Bapu Genu Walke as owner of the said land and his name was recorded as owner vide Mutation Entry No.805.

That as Government of Maharashtra as decided to implement Act regarding Weight Scale 1958 and Indian Regulation Act 1955, the land measurement of Survey No. 18, of village Dighi, Pune are converted into metric scale (Hector – Aar) as per the guide lines of Inspector Land Records Metric as recorded. This effect was recorded vide Mutation Entry No.839.

Thereafter Mr. Bapu Genu Walke had sold an area area admeasuring 18 Acres 32 Gunthe plus Potkharaba 00 Acres 05 Gunthes totally admeasuring area 18 Acres 37 Gunthes, accessed at Rs. 18.06 Paise situated at village "Dighi" to Mrs. Shantabai Tukaram Choudhari by Sale Deed dated 30/10/1977. By virtue of the above said sale deed Mrs. Shantabai Tukaram Choudhari became full and





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absolute owners of the said land property and her name was recorded into 7/12 extract vide Mutation Entry No.1002 dated 20/09/1978 as owner.

Thereafter Mrs. Shantabai Tukaram Choudhari has sold the said land to different purchasers and their names were recorded into revenue records for their respective share land area.

Thereafter Mr. Tukaram Baburao Waghmare had purchased area admeasuring 00H. 03R out of the said Survey No. 18/1/1 from the Mrs. Shantabai Tukaram Choudhari by executing Sale Deed on 31/12/1982. By virtue of the said Sale Deed Mr. Tukaram Baburao Waghmare became the owner of area admeasuring 00H. 03R and the separate hissa No bearing Survey No.18/1/1/18 has been recorded. But it is observed that, the said transaction came under the purview of Section 84 C of the Land Revenue Code and the effect has been recorded in other right column of the 7/12 extract of the said vide Mutation Entry No.1293. It is seen from the perusal of Mutation Entry No.14045 the Mutation Entry No.1293 in other rights column has been cancelled vide order issued by Avval Karkun Haveli, Pune in the Case No.84C/SR/80/10.

Thereafter Mr. Tukaram Baburao Waghmare has decided to sell the said land property admeasuring 00H. 03R i.e. 278.81 Sq.Mtrs to Mr. Vishnu Namdev Tapkir & Mrs. Shital Vishnu Tapkir and a Sale Deed was executed on 06/02/2010 in favour of Mr. Vishnu Namdev Tapkir & Mrs. Shital Vishnu Tapkir. The said Sale Deed has been registered in the Office of Sub Registrar Haveli No.8, Pune at serial No.1374/2010 on 06/02/2010.





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By virtue of the above said sale deed dated 06/02/2016 Mr. Vishnu Namdev Tapkir & Mrs. Shital Vishnu Tapkir were jointly became full and absolute owners of the said land property and their names were recorded into 7/12 extract of the said land property vide Mutation Entry No.14089.

Thereafter Mr. Vishnu Namdev Tapkir has expired on 25/07/2014 leaving behind his legal heirs namely Smt. Shital Vishnu Tapkir (widow), Master Shubham Vishnu Tapkir (son) & Miss. Siddhi Vishnu Tapkir and the names of Shubham Vishnu Tapkir (son) & Miss. Siddhi Vishnu Tapkir were recorded for the share of Late Vishnu Tapkir as legal heirs vide mutation entry No.17154 in the revenue record.

SEARCH OBSERVATIONS:-

I have inspected the Index – II, registers available in the office of the Sub Registrar, Pune at Haveli. The Index – II registers are not in proper condition and hence my search is based on available record and papers and documents provided by the client. I have also inspected e-search available. I have also conducted online search from official website of IGR Maharashtra (subject to availability of upgradation/update record from IGR office). From the available records, I have not acrossed or found any adverse entry pertaining to said property, which will render the title of the said property defective. I have mainly submitted this report/opinion on the basis of documents produced before me by you. I have paid search fees for the search work in the office of the Sub Registrar Haveli No.25, Pune on 20/02/2018 vide receipt No. 2715.





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OPINION –

After perusal of the documents produce before me and from the above history and observation, I am of the opinion that, Smt. Shital Vishnu Tapkir, Master Shubham Vishnu Tapkir & Miss. Siddhi Vishnu Tapkir are having good, clear and marketable title in respect of the property bearing Survey No. 18, Hissa No. 1/1/18, area admeasuring 00H. 03R accessed at 00 Rs. 02 Paise, situated at village "Dighi", Tal. Haveli, Dist. Pune and the said property are not subject matter of any lien, lease, mortgage, agreement or sale or any litigation and no entry creating any charge in respect of the said property was found, and the said property are free from charges, encumbrances, lien etc. and thus marketable one.

Place: Pune.

Date: 21/02/2018



Adv. Siddharth R. More

SIDDHARTH R. MORE

B.Com., LL.B., D.T.L.

ADVOCATE

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Sanad No. MAH/1813/2005