



VIJAY SHIVAJI JADHAV

Mb. 9850177012

B.SC. L.L.B.

ADVOCATE & NOTARY (GOVT. OF INDIA)

Office : Chandani Chowk, Near Panchayat Samiti, Vadgaon, Tal. Maval, Dist. Pune 412 106. Email: advvijayjadhav@yahoo.com
Resi : Plot No. 15, Survey No. 144, Deccan Hills, Vadgaon Maval, Tal. Maval, Dist. Pune 412 106.

SEARCH REPORT(Additional)

To whom so ever it may concern

Dear Sir,

Furnishing below the search report in respect of the survey no. 63/4B/2/2 laying & situated at Vadgaon Maval, Tal. Maval, Dist. Pune for you perusal & record.

Description of the property:

All that piece and parcels of the land or ground lying being and situated at village Vadgaon taluka maval district Pune within the limits of district Pune, sub district Maval, in the jurisdiction of sub registrar Maval, bearing nonagricultural land survey no. 63/4B/2/2 total area admeasuring 00 H. 23.8 R assessed at Rs. 00=57 paise bounded by and towards

- On or towards the EAST : Survey No. 64
On or towards the WEST : Survey No. 64 Hissa no.3 & Survey No. 63
On or towards the SOUTH : Road
On or towards the NORTH : Survey No. 63 Hissa no.5 & 7

List of Documents :

- 1] Copy of 7/12 extract 1988- 2017.
- 2] Copy of Mutation entry Nos. 1541, 1542, 1543, 1982, 9974.
- 3] Copy of sale deed executed by Mr. Harman Ezek Mardikya in favour of Mr. Mohanlal Dalichand Bafna dated 21/12/1964.
- 4] Copy of sale deed executed by Mr. Mohanlal Dalichand Bafna in favour of Mr. Chandrashekhar Tukaram Bhosale and Mr. Nitin Sopan Dhamale dated 18/10/2013.
- 5] Copy of Development agreement & Power of attorney executed by Mr. Chandrashekhar Tukaram Bhosale and Mr. Nitin Sopan Dhamale in favour of Ranjeet Developers through their partners Mr. Chandrashekhar Tukaram Bhosale, Mr. Nitin Sopan Dhamale & Mr. Kiransingh Ashoksingh Pardeshi dated 18/10/2013.
- 6] Asst. Director Town Planning, Pune Authority vide No. NABP/Vadgaon Maval/ s.no.63/4B/2/2/SSP/1562 dt.16.03.2015.

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In the Year 2013 on date 18/10/2013, Mr. Mohanlal Dalichand Bafana sold, conveyed and transferred the said land in favour Mr. Chandrashekhar Tukaram Bhosale and Mr. Nitin Sopanrao Dhamale by Sale Deed registered at Vadgaon Maval Sub-registrar office at Sr.No.7161/2013 and accordingly name of Mr. Chandrashekhar Tukaram Bhosale and Mr. Nitin Sopanrao Dhamale came on record to the 7/12 extract by mutation entry No.9974.

In the Year 2015 on date 09/12/2015, Mr. Chandrashekhar Tukaram Bhosale and Mr. Nitin Sopanrao Dhamale further executed the Development Agreement and Irrevocable General Power of Attorney in favour of M/S. Ranjeet Developers through their partners Mr. Chandrashekhar Tukaram Bhosale and Mr. Nitin Sopanrao Dhamale and Mr. Kiransingh Ashoksingh Pardeshi, which is duly registered at the office of Sub-Registrar, Vadgaon Maval at Sr. No. 7505 and 7506 on 09/12/2015 by receiving lump sum consideration.

The said Development Agreement and Irrevocable General Power of Attorney said M/S. Ranjeet Developers have obtained legal and valid ownership rights of the said plot and since they are in the possession of the said plot.

The Asst. Director Town Planning, Pune Authority vide No. NABP/Vadgaon Maval/ s.no.63/4B/2/2/SSP/1562 dt.16.03.2015 and the building plan is sanctioned by the PMRD Pune vide commencement certificate outward no. PMA/VADGAON/S.NO. 63/4B/2/2/1400 dated 07/09/2015 to start construction of building on the said property.

Opinion:

As per the discussion herein above. I am of the opinion that M/S. Ranjeet Developers through their partners Mr. Chandrashekhar Tukaram Bhosale and Mr. Nitin Sopanrao Dhamale and Mr. Kiransingh Ashoksingh Pardeshi, have obtained legal and valid ownership rights of the said plot and since they are in the possession of the said property and having clean, clear and marketable right, title of above said land.

I have taken search at the office of Sub registrar Maval and paid that Search fees vide Receipt No 494 dated 21/01/2016, fees vide Receipt No 1062 dated 13/02/2017 and additional search fees vide Receipt No 5683 dated 21/07/2017.

Hence the search report.

Date 27/07/2017

Advocate

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