



CHALLAN
MTR Form Number-6

GRN	MH008310091201516E	BARCODE	21/03/2016-12:31:46		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee		TAX ID (If Any)		
	Other Items		PAN No. (If Applicable)		
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		ADV VIKRANT BHUKAN
Location	PUNE		Flat/Block No.		
Year	2015-2016 One Time		Premises/Building		
Account Head Details	Amount In Rs.		Road/Street		SHIVAJI NAGAR
0030072201 SEARCH FEE	1500.00		Area/Locality		PUNE
			Town/City/District		
			PIN		4 1 1 0 0 5
			Remarks (If Any)		
			SEARCH FROM 1986 TO 2016 OF GAT NO.		
			640 AND 642 AT WSGHOLI PUNE 4122		
			07		
			Amount In		One Thousand Five Hundred Rupees Only
Total	1500.00		Words		
Payment Details	UNION BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.	02901792016032191832	45689139
Cheque/DD No		Date	21/03/2016-00:32:33		
Name of Bank		Bank-Branch	UNION BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Mobile No. : 9860868464

Ref : TSR-V.Satav Dev/G/1

Date : 13/05/2016

SEARCH AND TITLE INVESTIGATION REPORT

To

M/s V. Satav Developers

A registered partnership firm

Address at – Kanifnath Complex,

Domkhel Road, Near Ganesh Temple,

Wagholi, Tal. Haveli, Dist. Pune

Through its Partners

Mr. Rahul Kailas Satav

Mr Tushar Vilas Satav

Mr Nikhil Kisan Satav

Sub: Search and Title Report in respect of the property bearing

Gat No. 640 admeasuring **00 H 70 Ares** and the property

bearing **Gat No. 642** admeasuring **00 H 10.92 Ares** out

of the total property admeasuring 00 H 19 Ares of village

Wagholi, Taluka Haveli, Dist. Pune

Dear Sir/s,

At your instance I have carried out Search and Title Report in respect of Property captioned below and my detailed opinion and observations in this regard are as follows -

Office No. 5, Castle Plaza, Behind Hotel Panchali, off J.M.Road, 363/1, Shivajinagar, Pune – 411005. Phone No. 3055 2512, Mobile No. 9822008020.



I. DESCRIPTION OF THE PROPERTIES -

All that piece and parcel of the property situate within the Registration District of Pune, Registration Sub District of Taluka Haveli within the limits of Taluka Panchayat Samittee Haveli Gram Panchayat Wagholi village Wagholi details of properties which are given below -

A] Gat No. 640 admeasuring 00 H 70 Ares assessed at Rs. 02 Paise 81 and bounded as follows -

On or towards

East	-	Gat No. 636
South	-	Gat No. 639, Gat No. 647
West	-	Gat No. 641, Gat No. 642, Gat No. 643
North	-	Gat No. 625

B] Gat No. 642 admeasuring 00 H 19 Ares assessed at Rs. 02 Paise 81 out of which the property admeasuring 00 H 10.9297 Ares i.e. 1092.97 Sq.mtrs. and bounded as follows -

On or towards

East	-	Gat No. 640
South	-	Property out of Gat No. 643 owned by Shri Mulik
West	-	Wagholi - Bhawadi Road
North	-	Property out of Gat No. 641 owned by Shri Balasaheb Satav



The aforesaid properties are adjacent to each other and which are collectively admeasuring 8092.97 sq.mtrs and which are collectively bounded as follows -

On or towards

East	-	Gat No. 636
South	-	Gat No. 639, Gat No. 647, Gat No. 643
West	-	Pune – Nagar Road and Road towards village Bhawadi
North	-	Gat No. 625, Gat No. 641

Hereinafter for the sake convenience individually referred to as the **“Said Property A and Said Property B and jointly referred to as Said Property”**

II. LIST OF DOCUMENTS -

1. Copies 7/12 extracts from the year 1974 to 2016
2. Copies of mutation entries from the year 1974 to 2016
3. Copy of Partition Deed dt. 26/12/1997 executed between Shri Vithoba Bala Satav and others registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 3799/1997
4. Copy of Development Agreement dt. 25/05/2007 executed by Shri Baban Rambhau Satav and others in favour of Shri Manohar Gulabrao Jadhavrao and another registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 3955/2007.



5. Copy of Power of Attorney dt. 25/05/2007 executed by Shri Baban Rambhau Satav and others in favour of Shri Manohar Gulabrao Jadhavrao and another registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 3955/2007
6. Copy of Sale Deed dt. 06/04/2010 executed by executed by Shri Baban Rambhau Satav and others through their power of attorney holder Shri Manohar Gulabrao Jadhavrao and another in favour of Shri Sandeep Baban Dafal and another registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 2847/2010
7. Copy of Mortgage Deed dt. 22/03/2010 executed by Shri Baban Rambhau Satav in favour of Om Sai Savings and Finance Ltd. registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 2330/2010
8. Copy of Partition Deed dt. 28/12/2011 executed Smt Ratnabai Kundlik Ghule and others registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 11576/2011.
9. Copy of Sale Deed dt. 04/08/2012 executed by Shri Mahendra Sadashiv Tapkir and others in favour of Shri Vilas Rambhau Satav and others registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 6705/2012.



10. Copy of Correction Deed dt. 21/05/2013 executed by Shri Mahendra Sadashiv Tapkir and others in favour of Shri Vilas Rambhau Satav and others registered in the office of Sub Registrar Haveli No.7 at Sr. No. 4758/2013
11. Copy of Sale Deed dt. 18/07/2014 executed by Shri Changdev Dagadu Dafal and others in favour of V.Satav Developers, a partnership firm through its Partners Shri Rahul Kailas Satav and others registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 5461/2014.
12. Copy of Power of Attorney dt. 18/07/2014 executed by Shri Changdev Dagadu Dafal and others in favour of V.Satav Developers, a partnership firm through its Partners Shri Rahul Kailas Satav and others registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 5462/2014.
13. Copy of Development Agreement dt. 18/07/2014 executed by Shri Gulab Namdev Satav and others in favour of V.Satav Developers, a partnership firm through its Partners Shri Rahul Kailas Satav and others registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 5467/2014.
14. Copy of Power of Attorney dt. 18/07/2014 executed by Shri Gulab Namdev Satav and others in favour of V.Satav



Developers, a partnership firm through its Partners Shri Rahul Kailas Satav and others registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 5468/2014.

15. Copy of Agreement to Sell dt. 13/01/1994 executed by Shri Suresh Nivruttii Satav in favour of Shri Sham Ramchandra Tambe and another registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 69/1994.
16. Copy of Sale Deed dt. 17/06/1994 executed by Shri Suresh Nivruttii Satav in favour of Shri Sham Ramchandra Tambe and another registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 1153/1994.
17. Copy of Sale Deed dt. 11/08/2005 executed by Shri Sham Ramchandra Tambe in favour of Shri Chandrakant Baban Satav and others registered in the office of Sub Registrar Haveli No. 6898/2005.
18. Copy of Mortgage Deed dt. 26/08/2005 executed by Shri Suresh Baban Satav and others in favour of Canara Bank registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 7540/2005.
19. Copy of Sale Deed dt. 7/04/2011 executed by Mrs Sulochana Sudam Tambe in favour of Shri Chandrakant Baban Satav and others registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 3226/2011.



20. Copy of Development Agreement dt. 21/07/2014 executed by Shri Chandrakant Baban Satav and others in favour of V.Satav Developers through its Partners Shri Rahul Kailas Satav and others registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 5542/2014.
21. Copy of Power of Attorney dt. 21/07/2014 executed by Shri Chandrakant Baban Satav and others in favour of V.Satav Developers through its Partners Shri Rahul Kailas Satav and others registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 5543/2014.
22. Copy of Reconveyance Deed dt. 06/05/2016 executed by Canara Bank in favour of Shri Chandrakant Baban Satav and others registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 4169/2016.
23. Copy of Public Notice dt. 07/03/2016 published in daily "Prabhat"
24. Copy of NA order issued by Collector of Pune vide No. PMRDA/PRH/NA/SR/80/2015 dt. 17/02/2016.
25. Copy of letter dt. 13/05/2016 issued by M/s V. Satav Developers through its Partner Shri Rahul Kailas Satav thereby stating that, they have not created any charge in respect of the said property and said property free from all encumbrances.

III. TRACING (HISTORY) OF THE TITLE

As Regards to the Gat No. 640 of village Wagholi, Pune

1] It appears from the 7/12 extract for the period 1974 to 1989 that, name of Shri Vithoba Bala Satav is recorded as holder of the land bearing Gat No. 640 admeasuring 00 H 70 Ares. It also appears from the said 7/12 extract that, name of Shri Kisanlal Ramnarayan Marwadi is recorded in the other rights column of said 7/12 extract.

2] It appears that, Shri Vithoba Bala Satav, Shri Baban Rambhau Satav, Shri Kailas Rambhau Satav, Shri Vilas Rambhau Satav Smt Yashodabai Rambhau Satav, Shri Gulab Namdev Satav, Shri Kisan Namdev Satav, Shri Somnath Namdev Satav and Smt Gangubai Namdev Satav have executed partition deed on 29/12/1997 which is registered in the office of Sub Registrar Haveli No. 7 at Serial No. 3799/1997. It appears that, as per the partition deed the property admeasuring 00 H 23.33 Ares is given to the share of Shri Vithoba Bala Satav, the property admeasuring 00 H 23.33 Ares is given to the share of Shri Baban Rambhau Satav, Shri Kailas Rambhau Satav, Shri Vilas Rambhau Satav Smt Yashodabai Rambhau Satav and the property admeasuring 00 H 23.33 Ares is given to the share of



Shri Gulab Namdev Satav, Shri Kisan Namdev Satav, Shri Somnath Namdev Satav and Smt Gangubai Namdev Satav. As a result of this partition deed their names have been mutated in the 7/12 extract vide mutation entry No. 6497.

3] It appears that, Shri Baban Rambhau Satav has mortgaged his undivided share admeasuring 00 H 05.83 Ares and availed the loan of Rs. 1,00,000/- [Rupees One Lac] from Om Sai Savings and Finance Ltd. and has executed a mortgage deed which is registered in the office of Sub Registrar Haveli No. 7 at Serial No. 2330/2010 on 22/03/2010. As a result of this mortgage deed remark about loan availed by Shri Baban Rambhau Satav has been put in the other rights column of 7/12 extract vide mutation entry No. 5608.

4] It appears that, Shri Baban Rambhau Satav, Sou Saraswati Baban Satav, Shri Suresh Baban Satav, Shri Narsing Baban Satav, Sou Nanda Suresh Pathare have executed a Development Agreement in respect of property admeasuring 375 sq.mtrs out of out of property totally admeasuring 00 H 70 Ares out of Gat No. 640 of village Wagholi in favour of Shri Manohar Gulabrao Jadhavrav and Shri Santosh Balasaheb Jadhav by a registered Development Agreement which is registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 3955/2007. It



further appears that, said Shri Baban Rambhau Satav, Sou Saraswati Baban Satav, Shri Suresh Baban Satav, Shri Narsing Baban Satav, Sou Nanda Suresh Pathare have also executed a Power of Attorney in favour of Shri Manohar Gulabrao Jadhavrav and Shri Santosh Balasaheb Jadhav in furtherance of Development Agreement. This Power of Attorney is registered in the office of Sub Registrar Haveli No. 7 at Sr. No. 3956/2007.

5] It appears that, Shri Baban Rambhau Satav, Sou Saraswati Baban Satav, Shri Suresh Baban Satav, Shri Narsing Baban Satav, Sou Nanda Suresh Pathare through their power of attorney holders Shri Manohar Gulabrao Jadhavrav and Shri Santosh Balasaheb Jadhav have sold and conveyed the property admeasuring 375 sq.mtrs out of property totally admeasuring 00 H 70 Ares out of Gat No. 640 of village Wagholi in favour of Shri Sandeep Baban Dafal and Shri Changdev Dagadu Dafal by a registered Sale Deed. This Sale Deed is registered in the office of Sub Registrar Haveli No. 7 at Serial No. 2847/2010 on 06/04/2010. As a result of this names of Shri Sandeep Baban Dafal and Shri Changdev Dagadu Dafal have been mutated in the 7/12 extract vide mutation entry No. 5754.

6] It appears from the mutation entry No. 4201 dt. 3/12/2008 that, Shri Vithoba Bala Satav died on 7/02/2007



and after his demise names of his legal heirs being his married daughters Smt Subhadra Sadashiv Tapkir and Smt Ratnabai Kundlik Ghule have been mutated in the 7/12 extract vide mutation entry No. 4201

7] It appears that, Smt Ratnabai Kundlik Ghule, Shri Rajendra Kundlik Ghule, Smt Subhadra Sadashiv Tapkir, Shri Mahendra Sadashiv Tapkir, Shri Prashant Sadashiv Tapkir, legal heirs of Smt Suman Dnyanoba Hargude namely Sou Pushpa Dnyaneshwar Parhad and Shri Dnyanoba Fakira Hargude with the consent of Sou Bharati Hanumant Kad and Sou Bharati Bhagwan Lokhande have executed partition deed on 28/12/2011 which is registered in the office of Sub Registrar Haveli No. 7 at Serial No. 11576/2011. It appears that, as per the partition deed the property admeasuring 00 H 11.67 Ares out of property admeasuring 00 H 23.33 Ares out of Gat No. 640 is given to the share of Shri Rajendra Kundalik Ghule with consent of Smt Ratnabai Kundlik Ghule and the property admeasuring 00 H 11.66 Ares out of property admeasuring 00 H 23.33 Ares out of Gat No. 640 is given to the share of Shri Mahendra Sadashiv Tapkir and Shri Prashant Sadashiv Tapkir with consent of Smt Subhadra Sadashiv Tapkir. As a result of this Partition Deed names of Shri Rajendra Kundlik Ghule is



mutated to land admeasuring 00 H 11.67 Ares and Shri Mahendra Sadashiv Tapkir and Shri Prashant Sadashiv Tapkir is mutated to land admeasuring 00 H 11.66 Ares vide mutation entry No. 8508.

8] It appears that, Shri Mahendra Sadashiv Tapkir, Shri Prashant Sadashiv Tapkir with the consent of Sou Suman Mahendra Tapkir, Shri Amit Mahendra Tapkir, Miss Anagha Mahendra Tapkir through her legal guardian Sou Suman Mahendra Tapkir, Smt Subhadra Sadashiv Tapkir, Sou Shaila Prashant Tapkir, Miss Anuja Prashant Tapkir and Mast Anuj Prashant Tapkir through their legal guardian Sou Shaila Prashant Tapkir and Sou Bharati Bhagwan Lokhande have sold and conveyed the property admeasuring 00 H 11.66 Ares out of Gat No. 640 in favour of Shri Vilas Rambhau Satav and Shri Kailas Rambhau Satav by a registered Sale Deed. This Sale Deed is registered in the office of Sub Registrar Haveli No. 7 at Serial No. 6705/2012 on 06/08/2012. As a result of this Sale Deed name of Shri Vilas Rambhau Satav and Shri Kailas Rambhau Satav have been mutated in the 7/12 extract vide mutation entry No. 9182. It further appears that, on 21/05/2013 a deed of correction is executed by Shri Mahendra Sadashiv Tapkir and Shri Prashant Sadashiv Tapkir in favour of



Shri Vilas Rambhau Satav and Shri Kailas Rambhau Satav which is registered in the office of Sub Registrar Haveli No. 7 at Serial No. 4758/2013 on 31/05/2013 thereby rectifying the payment schedule mentioned in the Sale Deed dt. 06/08/2012.

9] It appears that, Shri Changdev Dagadu Dafal and Shri Sandeep Baban Dafal with the consent of Sou Chandrakala Changdev Dafal and Sou Suvarna Sandeep Dafal have sold and conveyed the property admeasuring 375 Sq.mtrs out of Gat No. 640 of village Wagoli in favour of M/s V. Satav Developers, a partnership firm through its partners Shri Rahul Kailas Satav, Shri Tushar Vilas Satav and Shri Nikhil Kisan Satav by a registered Sale Deed. This Sale Deed is registered in the office of Sub Registrar Haveli No. 7 at Serial No. 5461/2014 on 18/07/2014. It further appears that, said Shri Changdev Dagadu Dafal, Shri Sandeep Baban Dafal, Sou Chandrakala Changdev Dafal and Sou Suvarna Sandeep Dafal have also executed an irrevocable general power of attorney in favour of M/s V. Satav Developers, a partnership firm through its partners Shri Rahul Kailas Satav, Shri Tushar Vilas Satav and Shri Nikhil Kisan Satav which is registered in the office of Sub Registrar Haveli No. 7 at Serial No. 5462/2014 on 18/07/2014.

10] It appears from the mutation entry No. 10468 that, as per the letter issued by OmSai Savings and Finance Pvt. Ltd. stating that, Shri Baban Rambhau Satav has repaid the entire loan which was availed by him the remark about the same from the other rights column of the 7/12 extrcat is removed vide mutation entry No. 10468.

11] It appears that, Shri Gulab Namdev Satav has filed an appeal against Shri Kisanlal Ramnarayan Marwadi in the court of Sub Divisional Officer, Sub Division Pune bearing No. ADM/SR/900/2014 for removal of name of Shri Kisanlal Ramnarayan Marwadi from the 7/12 extract. It appears that, on 31/08/2015 the Sub Divisional Officer, Sub Division, Pune by its order has allowed the appeal filed by Shri Gulab Namdev Satav and further ordered to delete the name of Shri Kisanlal Ramnarayan Marwadi from the other rights column of 7/12 extrcat of th said property bearing Gat No. 640 of village Wagholi. Accordingly, the effect of the said order dt. 31/08/2015 is given to the 7/12 extrcat vide mutation entry No. 11677 and name of Shri Kisanlal Ramnarayan Marwadi has been deletetd from 7/12 extract.

