



CHALLAN
MTR Form Number-6

GRN	MH007642144201516E	BARCODE			Date	26/02/2016-16:15:47		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	HVL8_HAVELI 8 JOINT SUB REGISTRAR			Full Name		ADV P N KULKARNI					
Location	PUNE										
Year	2015-2016 One Time			Flat/Block No.		OFFICE NO 308 AND 309 A WING JAI G					
Account Head Details		Amount In Rs.		Premises/Building		ANESH VISHWA					
0030072201 SEARCH FEE		750.00		Road/Street		AIRPORT ROAD VISHRANTWADI					
				Area/Locality		DHANORI PUNE					
				Town/City/District							
				PIN		4	1	1	0	1	5
				Remarks (If Any)							
				30 YEARS FROM 1987 TO 2016 LOHAGAON							
				PUNE S NO 284/4 AREA 40 R							
				Amount In		Seven Hundred Fifty Rupees Only					
Total		750.00		Words							
Payment Details				FOR USE IN RECEIVING BANK							
IDBI BANK				Bank CIN		REF No.		69103332016022613586		83785553	
Cheque/DD No				Date		26/02/2016-16:16:49					
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : Not Available

P. N. KULKARNI

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Date : 29/4/2016

SEARCH AND TITLE REPORT

Search and Title Report in respect of portion of land admeasuring to the extent of 00 H. 40 R. (4000 sq.mtrs.) or thereabout out of total area admeasuring 03 H. 75 R. + pot kharaba 00 H. 40 R., assessed at Rs. 05-81 Ps., bearing Survey No. 284, Hisssa No. 4, lying and situate at village Lohegaon, Taluka Haveli, District Pune.

TO WHOMSOEVER IT MAY CONCERN

1) Shri. Suresh B. Gupta (HUF) and 2) Sau. Bharati Shamlal Goyal, Both Residents of Pune, instructed me to take search in respect of the property more particularly described in the schedule hereunder written and to issue title report thereto. In pursuant thereto, I have been caused to take search of the said property for last 30 years i.e. from 1986 till today's date (both years inclusive) for the issuance of this report and have paid the requisite charges to Sub-Registrar Haveli No. 8 Pune vide GRN No. **MH007642144201516E** dated 26/02/2016. Accordingly my search and title opinion is as under :-

SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of portion of land admeasuring to the extent of 00 H. 40 R. (4000 sq.mtrs.) or thereabout out of total area admeasuring 03 H. 75 R. + pot kharaba 00 H. 40 R., assessed at Rs. 05-81 Ps., bearing Survey No. 284, Hisssa No. 4, lying and situate at village Lohegaon, Taluka Haveli, District Pune, within the local limits of Gram Panchayat Lohegaon, Taluka Panchayat Samiti Haveli, Zilla Parishad Pune and also within the jurisdiction of Sub-Registrar Haveli No. 8, Pune and the said portion of land is bounded as follows ::

On or towards EAST	::	By 20 ft. wide road and remaining portion
On or towards SOUTH	::	Of S.No. 284/4 of village Lohegaon.
On or towards WEST	::	By land of Shri. Rangnath B. Moze.
On or towards NORTH	::	By boundary of Dhanori village.
		By land of Shri. Sopan Gopala Moze.

PS



The applicant has submitted me the following documents :-

1. Copy of 7/12 extract of property from the year 1945-46.
2. Copy of current 7/12 extract of property.
3. Copies of mutation entries. 1953 and 26376.
4. Copy of Sup. development agreement and power of attorney dated 06/08/2005 bearing reg.nos.6750/2005 and 6751/2005 respectively.
5. Copy of correction deed dated 14/07/2008 bearing reg.no. 5890/2008.
6. Copy of correction deed dated 14/07/2008 bearing reg.no. 5891/2008.
7. Copy of sale deed dated 14/07/2008 bearing reg.no. 5892/2008.
8. Copy of demarcation map.
9. Copy of NA Order dated 13/03/2015.

After going through the documents and papers and current 7/12 extract submitted to me by the applicant, it shows that presently the said portion of land admeasuring 00 H. 40 R. is owned, possessed and recorded in the names of 1) Shri. Suresh B. Gupta (HUF) and 2) Sau. Bharati Shamlal Goyal.

It appears from 7/12 extract from the year 1945-46 that the land bearing S.No. 284/4 of village Lohegaon is owned and recorded in the name of Shri. Bhagwanta Devram Moze by mutation entry no. 1953.

It appears from record that 1) Shri. Bhagwan alias Bhagwanta Devram Moze (for self and karta of HUF), 2) Shri. Balasaheb Bhagwan alias Bhagwanta Moze, 3) Shri. Navnath Bhagwan alias Bhagwanta Moze and 4) Shri. Sahebrao Bhagwan alias Bhagwanta Moze granted development rights of the portion of land admeasuring 00 H. 40 R. out of total area of S.No. 284/4 of village Lohegaon unto and in favour of 1) Shri. Suresh B. Gupta (HUF) and 2) Sau. Bharati Shamlal Goyal by development agreement dated 17/11/2000 and thereafter by executing supplementary development agreement on dated 06/08/2005 which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 6750/2005 read with irrevocable power of attorney which is also registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 6751/2005.



Date : 29/4/2016

It appears from record that 1) Shri. Bhagwan alias Bhagwanta Devram Moze (for self and karta of HUF), 2) Shri. Balasaheb Bhagwan alias Bhagwanta Moze, 3) Shri. Navnath Bhagwan alias Bhagwanta Moze and 4) Shri. Sahebrao Bhagwan alias Bhagwanta Moze through their attorney holders 1) Shri. Suresh B. Gupta (HUF) and 2) Sau. Bharati Shamlal Goyal executed correction deed on 08/07/2008 for the afore said principle development agreement dated 06/08/2005 bearing reg.no. 6750/2005 in the names of 1) Shri. Suresh B. Gupta (HUF) and 2) Sau. Bharati Shamlal Goyal. The said correction deed is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 5890/2008 on dated 14/07/2008 whereby correction in survey number and its hissa number was corrected as 284/4 instead of 284/1/4.

It appears from record that 1) Shri. Bhagwan alias Bhagwanta Devram Moze (for self and karta of HUF), 2) Shri. Balasaheb Bhagwan alias Bhagwanta Moze, 3) Shri. Navnath Bhagwan alias Bhagwanta Moze and 4) Shri. Sahebrao Bhagwan alias Bhagwanta Moze through their attorney holders 1) Shri. Suresh B. Gupta (HUF) and 2) Sau. Bharati Shamlal Goyal executed correction deed on 08/07/2008 for the afore said principle power of attorney dated 06/08/2005 bearing reg.no. 6751/2005 in the names of 1) Shri. Suresh B. Gupta (HUF) and 2) Sau. Bharati Shamlal Goyal.

The said correction deed is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 5891/2008 on dated 14/07/2008 whereby correction in survey number and hissa number was corrected as 284/4 instead of 284/1/4.

It appears from M.E.No. 26376 of dated 16/07/2008 that 1) Shri. Bhagwan alias Bhagwanta Devram Moze (for self and karta of HUF), 2) Shri. Balasaheb Bhagwan alias Bhagwanta Moze, 3) Shri. Navnath Bhagwan alias Bhagwanta Moze and 4) Shri. Sahebrao Bhagwan alias Bhagwanta Moze through their attorney holders 1) Shri. Suresh B. Gupta (HUF) and 2) Sau. Bharati Shamlal Goyal sold and conveyed the said portion of land unto and in favour of present owners i.e. 1) Shri. Suresh B. Gupta (HUF) and 2) Sau. Bharati Shamlal Goyal by sale-deed dated 14/07/2008 which is duly registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 5892/2008 dated 14/07/2008.



As such, 1) Shri. Suresh B. Gupta (HUF) and 2) Sau. Bharati Shamlal Goyal became the absolute owners and well sufficiently entitled to the portion of land admeasuring 00 H. 40 R. out of total area of Survey No. 284/4 lying and situated at village Lohegaon, Tal. Haveli, Dist. Pune.

It appears that the present owners got the said captioned property duly demarcated and measured from Dy. Superintendent, Land Records, Haveli under M.R.No. 6586/2013 on 15/11/2013 and accordingly obtained demarcation map on 30/12/2013.

I have been perused with a copy of zone certificate issued by Asst. Director, Town Planning, Pune Branch, Pune vide its certificate no. 5718 of dated 7/4/2008 wherein it is seen that S.No. 284 of village Lohegaon is shown under residential zone.

It appears from the documents submitted to me that the present owners prepared layout cum building layout which was duly recommended by Asst. Director, Town Planning, Pune Branch, Pune vide its letter no. Layout/NABP/Mouje Lohegaon/Tal.Haveli/S.No. 284/4/SSPU/3803 dated 21/06/2014. Accordingly Hon. Collector, Pune (Revenue Branch) granted NA Permission in respect of the said property vide its order no. PMH/NA/SR/355/2014 dated 13/03/2015.

It appears from the afore said NA permission that as per alienation report available in the office of Tahasildar Haveli, the said property is not subject matter of any kind of Watan Land nor the subject property is declared as surplus or proceeding u/s. 10(3) or 10(5) was not initiated under the provisions of ULC Act, 1976.

It appears from the documents submitted to me that the present owners had obtained NOC on 03/01/2015 under no. Air HQ/S.17726/4/ATS (Ty BM-MDXXXI) from Under Secretary to the Government of India for construction of residential and commercial building on the said property.



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Date : 29/4/2016

I have issued paper notice in respect of the said property which is published in local newspaper 'Loksata' on 10/3/2016 in view to verify the title of the present owners. In response to the said paper notice, I have not received any objection of whatsoever in nature within the stipulated period mentioned in paper notice.

That I have conducted search/e-search in respect of the captioned property for a period of 30 years at the office of the Sub-Registrar Haveli No. 1 to 27 respectively by paying requisite charges. During my search, except for the aforesaid, I did not find any adverse entry indicating any charge or encumbrances on the said property. With effect from the year 2006, the registration procedure has been centralized and any document can be registered at any of the 27 offices of the Sub-Registrar of Assurances, thus it is practically impossible / non feasible to conduct search for the period 2006 and hence this search report is subject to the same. That I have not perused with any documents/papers relating to the Court Matters or ULC Matters. Also I have not taken search of ULC Department and Court of Laws.

This search report is issued on the strength of information received from the documents and papers made available to me and the search conducted at the relevant Sub-Registrar Offices.

Except for the transactions referred to above, I have noticed no transaction on perusal of the aforesaid documents.

Therefore, relying upon the documents and papers and information given by the applicant and subject to whatever stated above, I am of the opinion that, the said property is free from the encumbrances and/or charges of whatsoever nature and the present owners i.e. 1) Shri. Suresh B. Gupta (HUF) and 2) Sau. Bharati Shamlal Goyal are having good, clean and marketable title to the same.

The documents submitted to me are returned herewith.

Pune, dtd. 29/04/2016

P. N. KULKARNI
ADVOCATE



P. N. KULKARNI

B.Com., LL.B., Advocate

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