

DHANRAJ B. CHAVAN
ADVOCATE

S. No. 13/6, Near More Park,
 Shivane, Taluka Haveli,
 District Pune - 23.
 Mobile No. 9422509561

Dt. 27.07.2017

TITLE & SEARCH REPORT

1. PROPERTY DESCRIPTION:

All that piece and parcel of the land area admeasuring 00 Hectare 40.50 R out of the land S. No. 41/2 totally area admeasuring 00 H. 81 R assessed at Rs. 03, Paise 50, situated at village Hinjewadi, Taluka Mulshi, District Pune, and within the limits of Panchayat Samiti Mulshi and within the jurisdiction of Sub - Registrar Mulshi, Pune and which is bounded is as under:

On or Towards East	-	By remaining land of S. No. 41/2
On or Towards South	-	By S. No. 71
On or Towards West	-	By Road
On or Towards North	-	By S. No. 41

(Hereinafter referred to as the said "Land/Property")

2. INSTRUCTIONS:

Under instructions from Mrs. Neha M. Nadiyana, Partner/Authorised Signatory of M/s. Stone Shelters LLP having its office at: C - 402, Fortune Wisteriaa, Hinjewadi - Bhumkar Vasti Road, Hinjewadi, Pune 411 057; (hereinafter referred to as

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the said "Developer/Builder") I have caused the search to have been taken relating to the said land, so also investigated the title thereto.

3. SEARCH:

- (a) Accordingly, I have taken search, in the offices of the Sub-Registrar, Mulshi No. I and II, for the period between 1988 till date, vide its Receipt No. 1031/2017 dated 25/07/2017.
- (b) Except the transactions herein recorded, no transaction relating to the said land or any transaction encumbering the said land was found, subject to search from available record.
- (c) The said search however, is subject to registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

4. DOCUMENTS:

I perused the copies of the following documents relating to the said land entrusted to me for the purposes of this title report.

1. Copy of 7/12 extract of said S. No. 41/2 for the year 1966 to 2017. 7/12. As per letter dt. 8/9/2015, issued by Tahasildar



Mulshi, Extract for the year 1953 to 65 is not available in the record;

2. Copy of Mutation Entries thereon, As per letter dt. 8/9/2015, issued by Tahasildar Mulshi Mutation Entry No. 1971, 1946, 2383 and 5692 also not available in the record;
3. Copy of letter dt. 8/9/2015 issued by Tahasildar Mulshi regarding not availability of 7/12 extract of S. No. 41/2 for the year 1954 to 1965 and some mutation entries mentioned thereon;
4. Copy of Sale Deed dt. 12/09/1945, Reg. No. 832/1945;
5. Copy of Release Deed dt. 14/12/2016, Reg. No. 11527/2016;
6. Copy of Release Deed dt. 27/12/2016, Reg. No. 12186/2016;
7. Copy of Development Agreement, dt. 27/12/2016, Reg. No. 12191/2016;
8. Copy of Power of Attorney dt. 27/12/2016, Reg. No. 12192/2016;
9. Copy of Commencement Certificate No. 2206/2015-16, dt. 26/8/2016 issued by PMRDA;
10. Copy of Sanctioned Plan No. 2206/2015-16, dt. 26/8/2016 issued by PMRDA;

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5. TITLE INCIDENTS:

1. It is seen that that the land S. No. 41 Hissa No. 2 total area admeasuring 02 Acre 00 Gunthas was originally owned by Shree Jain Vidya Prasarak Mandal, Chinchwad. The said Shree Jain Vidya Prasarak Mandal, Chinchwad through its Secretary Shri. Bansilal Panhalal Ranka sold the said land to Shri. Shankar Kondiba Sakhare by Sale Deed dt. 12/09/1945. The said Sale Deed is registered in the office of Sub - Registrar Maval at serial No. 832/1945. The effect of the said Sale Deed is given to the 7/12 extract of the said land by mutation entry No. 944 and the name of Shri. Shankar Kondiba Sakhare recorded to the 7/12 extract of the said land as owner thereof;
2. It is seen that the Weight and Measurements Act and Indian Coinage Act came into force and as such the measurements of the land converted from Acre - Gunthas to Hectare - R. The effect of the said Act given to the revenue record of the village Hinjewadi by Mutation Entry No. 1946. Thus area of the said land S. No. 41/2 converted from 02 Acre 00 Gunthas to 00 Hectare 81 R. The effect of the said Act given to the 7/12 extract of the said land S. No. 41/2 by mutation entry No. 1946;
3. It is seen that Shri. Shankar Kondiba Sakhare died on 3/8/1982 leaving behind him Sons 1) Bhagwan, 2) Hari and

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married daughters 1) Sou. Chhabubai Sopan Ranawade, 2) Sou. Saraswati Nivrutti Bodake, 3) Sou. Kamal Baban Borge and widow wife Smt. Parvatibai Shankar Sakhare. It is revealed that Shri. Bhagwan Shankar Sakhare and Shri. Hari Shankar Sakhare were in continues possession and cultivation of the said land since 1972 as per their 8-8 Aane share and as such the names of his sons recorded to the possession column of the 7/12 extract of the said land and the names of three married daughters and widow wife recorded to the other right column of the 7/12 extract of the said land by mutation entry No. 2411;

4. It is seen from the mutation entry No. 2584 that Shri. Bhagwan Shankar Sakhare son of Shankar Kondiba Sakhare availed loan from the Hinjewadi Vikas Society and as such the charge of the said loan kept on the other right column of the 7/12 extract of the land S. No. 41/2 by mutation entry No. 2584;
5. It is revealed from the mutation entry No. 3029 that the charge of reservation for the rehabilitation of the peoples affected by the Kasarsai project were kept on the other rights column some of the 7/12 extracts of the village Hinjewadi. The area of 00 H. 41 R kept reserved from the land S. No. 41/2 for the rehabilitation of the peoples affected by the Kasarsai project. However the remark of the said charge for

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reservation was subsequently deleted from the 7/12 extract of the said land by mutation entry No. 8952;

6. It is seen from the mutation entry No. 3713 that Shri. Bhagwan Shankar Sakhare son of Shankar Kondiba Sakhare availed loan from the Hinjewadi Vikas Society and as such the charge of the said loan kept on the other right column of the 7/12 extract of the land S. No. 41/2 by mutation entry No. 3713;
7. It is seen that Shri. Bhagwan Shankar Sakhare died leaving behind him sons namely 1) Gorakh and 2) Pandurang Bhagwan Sakhare and married Daughters 3) Sou. Rukmini Anil Bodake and 4) Sou. Shobha Gorakh Buchade and as such the names of his legal heirs would be recorded to the 7/12 extract of the said land by Mutation Entry No. 5692. However from the answer dated. 8/9/2015 given by Tahasil Office, Mulshi it is seen that the said mutation entry No. 5692 is not available in their record room and as such I cannot perused the same;
8. It is revealed that the married daughter of deceased Shankar Kondiba Sakhare namely Sou. Chhabubai Sopan Ranawade died on 2/11/2011 leaving behind her Two Sons Shri. Pandurang and Shri. Dattatray and one married daughter Sou. Shakuntala Kondiba Zende and by mutation entry No.

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8986 the names of her legal heirs are recorded to the 7/12 extract of the said land;

9. It is seen that the said Sou. Saraswati Nivrutti Bodake, Sou. Kamal Baban Borge, and legal heirs of deceased Chhabubai Sopan Ranawade namely Pandurang and Shri. Dattatray and one married daughter Sou. Shakuntala Kondiba Zende by registered Release Deed dt. 14/12/2016 relinquished their undivided share in the said land to and in favour of Shri. Hari Shankar Sakhare and legal heirs of deceased Bhagwan Shankar Sakhare. The said Release Deed is registered in the office of Sub - Registrar Mulshi No. 2 at serial No. 11527/2016 on 14/12/2016. The effect of the said Release Deed is given to the revenue record of the said land and the names of Sou. Saraswati Nivrutti Bodake, Sou. Kamal Baban Borge, and legal heirs of deceased Chhabubai Sopan Ranawade namely Pandurang and Shri. Dattatray and one married daughter Sou. Shakuntala Kondiba Zende are deleted from the 7/12 extract of the said land by mutation entry No. 9329;
10. It is seen that the married daughters of Shri. Hari Shankar Sakhare namely Sou. Manda Shivaji Pawar, Sou. Kunda Dhananjay Shinde, Sou. Kavita Govind Nimhan, Sou. Swati Krishna Bodake by registered Release Deed dt. 27/11/2016 relinquished their undivided share in the said land to and in favour of Shri. Hari Shankar Sakhare and

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Ramesh Hari Sakhare. The said Release Deed is registered in the office of Sub - Registrar Mulshi No. 2 at serial No. 12186/2016 on 27/12/2016. However the effect of the said Release Deed is given to the revenue record of the said land;

11. It is seen that by registered Development Agreement dt. 27/12/2016 Shri. Hari Shankar Sakhare and his family members entrusted the development rights of their 8 Aane share in the said land i.e. 00 H. 40.50 R land to M/s. Stone Shelters LLP through its Partner Sou. Neha M. Nadiyana. The said Shri. Hari Shankar Sakhare and his family members also executed Power of Attorney for development of the said land. The said Development Agreement and Power of Attorney are registered in the office of Sub - Registrar Mulshi No.2 at respectively serial Nos. 12191/2016 and 12192/2016 on 27/12/2016;
12. It is seen that the developer through its Architect prepared layout and building construction plan on the said land and submitted the same to the Pune Metropolitan Regional Development Authority (PMRDA) for sanctioning. The officials of the PMRDA by their Commencement Certificate No. 2206/1015-16, dt. 26/08/2016 sanctioned the said building plans on the said land.

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6. POSSESSION:

It appears from the Development Agreement dated 27/12/2016, that the actual and physical possession of the said land area 00 H. 40.5 R is with M/s. Stone Shelters LLP.

7. ENCUMBRANCES ON THE SAID LAND:

I caused the search of Index II registers in the office of Sub-Registrar Mulshi No. I and Sub – Registrar Mulshi No.II, Pune vide Receipt No. 1031/2017 dated 25/07/2017 for the period from 1988 till date in respect of the said land. However the Index II registers not properly handled and the pages of the said registers were torn, missing and in loose condition, the same were not in a position to be examined. However I have taken online search as well as manual search from the registers maintained in the office of Sub – Registrar Mulshi No. I and Sub – Registrar, Mulshi No.II, Pune. However I did not find any entry from the available records who affect the title M/s. Stone Shelters LLP in respect of the Said Land area admeasuring 00 H. 40.50 R.



8. OPINION:

In pursuance of the search taken by me and upon due investigation of title and scrutiny of documents carried out by me, I certify that ownership title Shri. Hari Shankar Sakhare and his family members in respect of the Said Land area admeasuring 00 H. 40.50 R has clear and marketable and M/s. Stone Shelters LLP has obtained the development rights in respect of the Said Land area admeasuring 00 H. 40.50 R from Shri. Hari Shankar Sakhare and his family members and the said Development rights appear to be free, clear and free from encumbrances.



DHANRAJ B. CHAVAN

Advocate

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Advocate

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