



|| SHREE GANESH PRASSANA ||

DOCUMENT NAME :- SEARCH REPORT.

REGISTRATION NO :- _____

DOCUMENT DATE :- 15/11/2016.

THE SUB REGISTRAR OFFICE HAVELI NO :- _____

BETWEEN

NAME :- M/s. Diamond Neerus Properties

AND

NAME :- _____



AMIT CHOUDHARY & ASSOCIATES

ADVOCATES • LAWYERS • ATTORNEY

Residence :- "Kuber Market, F. No. 25, Padwal Ali, Chaphekar Chowk,
Chinchwadgaon, Pune - 411 033.

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- ❖ CIVIL CASES ❖ CRIMINAL CASES ❖ CONSUMER CASES
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- ❖ REVENUE CASES ❖ FAMILY MATTER ❖ DIVORCE MATTER
- ❖ RENT MATTER ❖ CONVEYANCING ❖ DRAFTING OF DOCUMENTS ❖ LAND DEALING CONSULTANT

386/0

इतर पावती

Original/Duplicate

Wednesday, 14 September 2016

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Regn.:39M

पावती क्र.: 12370

दिनांक: 14/09/2016

गावाचे नाव: किवळे (ंमाळवाडी)

दस्तऐवजाचा अनुक्रमांक: हवेली-18-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.अमित ए.चौधरी

वर्णन अर्ज क्र.1363 शोध 1987 ते 16 स.नं.93 हिस्सा नं.7 क्षेत्र 113 आर म्हणजेच 11300 चौ.मी

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

सह दुसऱ्या निबंधक, हवेली-18

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

सह-मुख्य निबंधक
हवेली क्र.१८, (वर्ग २), पुणे





AMIT. A. CHOUDHARY **ADVOCATE**

Residence :-

"Kuber Market" Flat No. 25.
Padwal Ali, Chaphekar Chowk,
Chinchwad Pune - 411 033.
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Mobile No :- 99212 00786.

Office :-

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"Sukhwani Chambers"
IInd Floor, Station Road,
Pimpri, Pune - 411 018.
Phone No. :- 020-30690999

Date :- 15/11/2016

SEARCH REPORT

This is to certify that I have investigated the title of Property bearing Survey No. 93 having Hissa No. 7 having total admeasuring area 01 H. 13 Ares i.e. 11300 Sq. Mtrs., and which is assessed at Rs. 3.50 Paise, situated at Village Kiwale, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the Schedule written hereunder.

"Hereinafter referred to as the.....Said Property"

1) I was entrusted with an assignment by M/s. Diamond Nexus Properties, A Partnership Firm, Through its Partners Shri. Satishkumar Ravjibhai Patel and Shri. Hardik Pravinbhai Patel to have the search for the last 30 years and Title Report in respect of the said properties.

2) Accordingly, the Search has been carried out in the concerned office of Sub - Registrar, Haveli, District Pune, for the period referred hereinabove. The said Search however, is subject to the registers not available in the said offices, the same either having been send for binding or most of the record was found to be in torn condition or not available. Therefore, this Report is solely based on the record that was made available for inspection.

3) That the said Search Report is subject to the available records only and besides that if any transaction regarding to the said property is carried out then those records are not available for my perusal. Therefore the said search is strictly based on the records which are available for my inspection in respect of the said properties.

4) That the Property bearing Survey No. 93 having Hissa No. 7 having total admeasuring area 01 H. 13 Ares., and which is assessed at Rs. 3.50 Paise, situated at Village Kiwale, Taluka Haveli, District Pune was originally owned and possessed by Shri. Bhika Maruti Katale and his name was recorded in the Revenue Records as owner of the aforesaid Property.



5) That thereafter Shri. Bhika Maruti Katale expired on 04/07/1965 leaving behind his legal heirs i.e. one Son Shri. Sadashiv Bhika Katale and two daughters Sou. Jaibai Pandurang Savant, Sou. Shalan Sopan Savant and Wife Smt. Yamunabai Bhika Katale and the name of Shri. Sadashiv Bhika Katale through his Natural Guardian Smt. Yamunabai Bhika Katale were mutated vide Mutation Entry No. 1362 in 7/12 extract as Owners of the said property.

6) That Shri. Sadashiv Bhika Katale had returned the loan borrowed from Pune District Land Development Bank Ltd. And therefore the name of Pune District Land Development Bank Ltd., was deleted and the name of Shri. Sadashiv Bhika Katale was recorded vide Mutation Entry No. 1565 in 7/12 extract as Owner of the said property.

7) That Shri. Sadashiv Bhika Katale & Others had executed Development Agreement & Irrevocable Power of Attorney for the Property bearing Survey No. 93 having Hissa No. 7 having total admeasuring area 01 H. 13 Ares i.e. 11300 Sq. Mtrs., and which is assessed at Rs. 3.50 Paise, situated at Village Kiwale, Taluka Haveli, District Pune in favour of M/s. Diamond Nexus Properties, A Partnership Firm, Through its Partners Shri. Satishkumar Ravjibhai Patel and Shri. Hardik Pravinbhai Patel. That the said Development Agreement & Irrevocable Power of Attorney is duly registered with the Sub Registrar Haveli No. 18 at their Serial No. 6552/2016 & 6553/2016 dated 13/07/2016.

8) That M/s. Diamond Nexus Properties, A Partnership Firm, Through its Partners Shri. Satishkumar Ravjibhai Patel and Shri. Hardik Pravinbhai Patel have instructed me to issue the said Search Report with the purpose to submit the same with Pimpri Chinchwad Municipal Corporation for availing requisite permissions for the Development process over the said Property. That the present Search Report has been made strictly on the basis of available records and documents provided by M/s. Diamond Nexus Properties, A Partnership Firm, Through its Partners Shri. Satishkumar Ravjibhai Patel and Shri. Hardik Pravinbhai Patel for my perusal and I have also taken 30 years Search in the concerned office of Sub - Registrar, Haveli, District Pune.

9) That M/s. Diamond Nexus Properties, A Partnership Firm, Through its Partners Shri. Satishkumar Ravjibhai Patel and Shri. Hardik Pravinbhai Patel have right of Development over the said properties and also have absolute authority to evolve a scheme on ownership basis on the said properties as per the aforesaid documents. And also have clear and marketable title for the said properties.

That I have perused the available records i.e. 7/12 extract, Mutation Entries, Development Agreement and Irrevocable Power of Attorneys, and other Documents and also taken 30 years i.e 1986 to 2016 search in Sub Registrar Haveli, Dist. Pune and as per the said documents I have arrived at the conclusion that M/s.



Diamond Nexus Properties, A Partnership Firm, Through its Partners Shri. Satishkumar Ravjibhai Patel and Shri. Hardik Pravinbhai Patel have the right to Develop the said property, which is more particularly described in the schedule written herein under subject to the existing provision of law.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the Property bearing Survey No. 93 having Hissa No. 7 having total admeasuring area 01 H. 13 Ares i.e. 11300 Sq. Mtrs., and which is assessed at Rs. 3.50 Paise, situated at Village Kiwale, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District. Pune which is bounded as under:-

On or towards East:- By Property of Survey No. 94.

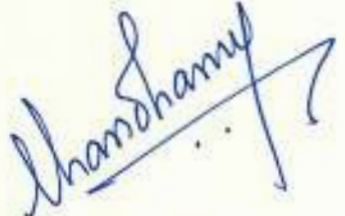
On or towards West:- By Property of Survey No. 93 having Hissa No. 6.

On or towards South:- By 18 Mtrs., D. P. Road.

On or towards North:- By 18 Mtrs., D. P. Road.

Along with all right of apparent things thereto.




AMIT A. CHOUDHARY
ADVOCATE

(Note :- Correspondence to be done on Residential address)