

KISHOR VASANT ZANJE
(B.S.L. L.L.B)



Office/At:- Sai-Jay apartment,
Flat no. 03, Plot no.294 ,Sec.no.28,
Near Mhalsakant Chowk, Nigdi
Pradhikaran, Pune-411044.
Mob No:- 9960811915.

SEARCH REPORT AND TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

AT THE INSTANCE OF M/S. SAI VENKATA NIRMITI PVT. LTD., having registered Office at **Plot No. 277, Sec. No. 24, Pradhikaran, Nigdi, Pune-411044.** I have investigated the title in respect of Property bearing **Survey No. 67 admn. 1H=57R situated at Village Ravet, Tal-Haveli, Dist-Pune** and within the local limits of PCMC.

THE observations in respect of title report are as follows.

- 1. THE** Land bearing **Survey No. 67 admn. 1H=57R of Village Ravet, Tal-Haveli, Dist-Pune** was originally belong to Mr. Gangaram Bhau Sane and after his death on dt. 07/12/1926 the said land came in the name of Mr. Kashinath Gangaram Sane through guardian Smt. Bhimabai Gangaram Sane and his name is entered in record of rights by Mutation Entry No. 225.
- 2. THAT** on dt. 05/05/1936 the said Mr. Kashinath Gangaram Sane sold the said land to Mr. Baburao Arjunrao Badade and by Mutation Entry No. 505 his name is entered in revenue record as Owner.
- 3. THAT** on dt. 04/06/1937 the said Mr. Kashinath Gangaram Sane purchased the said land from Mr. Baburao Arjunrao Badade and hence his name entered in revenue record by Mutation Entry No. 538 as a Owner.
- 4. THAT** on dt. 09/03/1953 the said Mr. Kashinath Gangaram Sane sold the said land to Mr. Bandu Rama Bhondve by registered Sale Deed which is registered in the office of Sub-Registrar, Haveli No. 2, Pune at Serial No. 279/1953 on the same day and hence the name of Mr. Bandu Rama Bhondve is entered in the record of rights by Mutation Entry No. 1005 as owner.



5. THAT on dt. 02/09/1998 Mr. Bandu Rama Bhondve had given a Power of Attorney to his son Mr. Vilas Bandu Bhondve for area of OH=51R Land by registered document No. 393/98, Haveli No. 5, Pune.

6. THAT said Mr. Vilas Bandu Bhondve have given a development rights of OH=40R Land to Mr. Nandkumar Bhalchandra Bhondve & Mr. Rajendra Dagdu Bhondve by registered Development Agreement & Power of Attorney document No. 7108/2005 & 7109/2005, Haveli, No. 5, Pune.

7. THAT on dt. 14/02/2007 the said Mr. Bandu Rama Bhondve have given a development right of 1H=17 Land to Mr. Nandkumar Bhalchandra Bhondve & Mr. Rajendra Dagdu Bhondve by registered document No. 1001/2007 & 1002/2007, Haveli No. 5, Pune.

8. THAT on dt. 21/06/2009 by virtue of said Power of Attorney, Mr. Nandkumar Bhalchandra Bhondve & Mr. Rajendra Dagdu Bhondve have executed a Sale Deed In their favour for the area of 01H=17R and OH=29R respectively by registered document No. 3821/2009 & 3822/2009 and hence their names are entered in the record of rights by Mutation Entry No. 6759 & 6760 as a Owners.

9. THAT on dt. 19/07/1999 Mr. Bandu Rama Bhondve with the concent of Smt. Hirabai Tarachand Bhondve, Mr. Gulab Tarachand Bhondve have given a development rights of Land adm. OH=55R to Mr. Madanlal Banarsidas Agarwal & Mr. Ramesh Chotmal Bansal by registered Document No. 5034/1999 & S. No. 302/1999.

10. THAT on dt. 24/04/2008 Mr. Madanlal Banarsidas Agarwal & Mr. Ramesh Chotmal Bansal have given the development rights of the said land adm. OH=55R to Mr. Nandkumar Bhalchandra Bhondve & Mr. Rajendra Dagdu Bhondve by registered Document No. 4238/2008 & 4239/2008.



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11. THAT on dt. 20/12/2005, Mr. Bandu Rama Bhondve with consent of Mr. Tukaram Bandu Bhondve, Smt. Janabai Tukaram Bhondve had given the land adm. OH=51R to M/s. Sakshi Constructions Part. Mr. Narendra Sundarlal Chug & Mr. Naresh Sundarlal Chug by registered Document No. 8704/2005 and 8705/2005, Haveli No. 14, Pune.

12. THAT on dt. 16/04/2008, The said Sakshi Constructions, Part. Mr. Narendra Sundarlal Chug and Mr. Naresh Sundarlal Chug had given the said land to Mr. Nandkumar Bhalchandra Bhondve by registered Développement Agreement & Power of Attorney Document No. 2093/2008 & 2094/2008, Haveli No. 14, Pune for development.

13. THAT on dt. 29/06/2009 Mr. Vishal Vilas Bhondve sold the said Land adm. OH=29R to Mr. Nandkumar Bhalchandra Bhondve & Mr. Rajendra Dagdu Bhondve by registered Sale Deed Document No. 3822/2009, Haveli No. 12, Pune.

14. THAT on dt. 29/06/2009 Mr. Vishal Vilas Bhondve with consent of Mr. Vilas Bandu Bhondve, Mrs. Shakuntala Waman Choudhary, Mrs. Subhadra Shivaji Ghule, Mrs. Kausalya Balu More, Mrs. Hirabai Tarachand Bhondve, Mr. popat Tarachand Bhondve, Mr. Gulab Tarachand Bhondve, Mr. Vijayanath Tarachand Bhondve sold the said land adm. 1H=17R to Mr. Nandkumar Bhalchandra Bhondve & Mr. Rajendra Dagdu Bhondve by registered Sale Deed Document No. 3821/2009, Haveli No. 12, Pune.

15. HENCE by Mutation Entries No. 6759 & 6760 the names of Mr. Nandkumar Bhalchandra Bhondve & Mr. Rajendra Dagdu Bhondve entered in the record of rights as a owners for the Land area adm. OH=29R + adm. 1H=17R Land.

16. THAT Mr. Bandu Rama Bhondve expired on dt. 3/6/2008 and in his Lifetime he executed & registered a Will on Document No. 1664/2007, Haveli No. 18, Pune and had bequeathed the land to his grandson Mr. Vishal Vilas Bhondve and accordingly his name is recorded upon the 7/12 extract, after issuing notices to all legal heirs i.e. sons, daughters, legal heirs of deceased son of late Bandu Rama Bhondve and Mutation Entry was certified on dt. 22/7/2009.



17. THAT the said Mr. Nandkumar Bhalchandra Bhondve, Mr. Rajendra Dagdu Bhondve & Mr. Vishal Vilas Bhondve have given all the development rights of the said land to Sai Venkata Nirmithi Pvt. Ltd. By registered Development Agreement & Power of Attorney Document No. 3179, 3180, 3181, 3182, 7511, 7512 on dt. 27/3/2012 & 5/7/2012.

18. THAT after 52 Yrs. the heirs of Late Kashinath Gangaram Sane, Mr. Balu Kashinath Sane & others had filed a civil suit bearing No. 149/2005 in the Pimpri Court, which was withdraw by them on dt. 07/03/2013 and executed and registered a consent deed dt. 07/03/2013 in favour of Mr. Bhondve which is registered in the office of Sub-Registrar, Haveli No. 17, Pune at Serial No. 2540/2013 and confirmed the Sale Deed document No. 279/1953, Haveli No. 1, Pune, dt. 09/03/1953 which was executed by Late Mr. Kashinath Gangaram Sane in favour of Late Mr. Bandu Rama Bhondve.

19. THAT Mr. Madanlal Agarwal & Mr. Ramesh Bansal given their consent & confirmation to the Sale Deed document No. 3821/2009 by registered consent deed document No. 7061/2013 dt. 14/08/2013 which is registered in the office of Sub-Registrar, Haveli No. 17, Pune and admit the rights of ownership of Mr. Nandkumar Bhalchandra Bhondve & Mr. Rajendra Dagdu Bhondve.

20. THAT Mr. Narendra Sundarlal Chug & Naresh Sundarlal Chug, Partners of M/s Sakshi Constructions also given their consent and confirmation to the Sale-Deed document No. 3821/2009 by registered consent deed document No. 7059 dt. 14/08/2013 which is registered in the office of Sub-Registrar, Haveli No. 17, Pune and admit the rights of ownership of Mr. Nandkumar Bhalchandra Bhondve & Mr. Rajendra Dagdu Bhondve.

21. THAT Mr. Vilas Bandu Bhondve also given their consent and confirmation to the Sale-Deed document No. 3821/2009 & 3822/2009 by registered consent deed document No. 7060/2013 dt. 14/08/2013, Haveli No. 17, Pune admit the rights of ownership of Mr. Nandkumar Bhalchandra Bhondve & Mr. Rajendra Dagdu Bhondve.



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22. THE said Land Owners have prepared a building plan which is sanctioned by PCMC vide their commencement Letter No. BP/Layout/Ravet/30/2012 dt. 03/09/2012 & Revised building plan vide their commencement letter No. BP/Layout/Ravet/34/2013 dt. 30/08/2013.

23. The Collector of Pune have converted the said land in Non-Agriculture vide their Order No. PMH/NA/SR/129/2012 dt. 12/4/2013.

24. The Sai Venkata Nirmitti Pvt. Ltd. Has taken a project loan from the Central Bank of India, Nigdi Pradhikaran branch, pune and hence NOC from the said bank is required for flat purchaser for their housing Loan.

25. I have taken a search of Index – II registers in the office of Sub-Registrar, Haveli, Pune for last 30 years and necessary charges have paid vide R. No.MH008384685201617E dt. 09/02/2017 at (Class II) Haveli No. 01 and no other dealing or transaction is traced out from the available record.

IN these circumstances in any opinion, Sai Venkata Nirmitti Pvt. Ltd., have a right to develop, to construct and to sale the said Property and have clear, clean and marketable title of the said land having Survey No. 67, adm. 1H=57R, situated at village Ravet, Tal. Haveli, Dist- Pune and the same is free from all the encumbrances and reasonable doubts.

Date : 14/02/2017

Place : Pune

Mr. KISHOR V. ZANJE


(ADVOCATE)

