



Date:- 08/06/2017

SEARCH & TITLE REPORT

M/s. CONCORD PROPERTIES

Office At :- Pimpri, Pune -411018

श्री. मन्मथ गणपतराव पांडे

बी. एसी सी. एल. एल. बी.
अॅडव्होकेट

MR. MANMATH GANPATRAO PANDE

(B.Sc.L.L.B.)

Advocate

पत्ता :- भोसरी, पुणे - ४११ ०३९.

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MR. MANMATH G. PANDE
ADVOCATE
(B.Sc., L.L.B.)

श्री मन्मथ ग. पांडे
अॅडवोकेट
(बी. एससी. एल. एल. बी.)

OFFICE ADD:- C/o. N. N. Kulkarni, Flat No. 4, Frist Floor, Shruti Residency, Vittal Darshan, Behind Gavhane Petrol Pump, Bhosari - Alandi Road, Bhosari Pune 411039 .

Ref :

**SEARCH & TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN**

Subject: - Search Report in respect of all that peace and parcel of land is bearing Gat No. 162, admeasuring area 00 H. 37.50 Aar + admeasuring area 00 H. 37.50 Aar + admeasuring area 00 H. 37.50 Aar + admeasuring area 00 H. 37.50 Aar, i.e. totally admeasuring area 01 H. 50 Aar, assessed at Rs. 05.56 Ps. at Village DUDULGAON, Taluka Haveli, Dist. Pune, within the Local Limits of Pimpri Chinchwad Municipal Corporation, within the Jurisdiction of Sub-Registrar Haveli No. 1 to 27.

Sir,

1) **NAME & ADDRESS OF THE PERSON ON WHOSE BEHALF I AM PREPARING THE REPORT:**

The Search & Title Report of above mentioned Property is furnished herewith at the instruction of M/S CONCORD PROPERTIES Through its Partners MR. BHARAT LALARAM CHOUDHARY Office/at:- Shop No- 12 and 13, Sukhawani Imperial, Phase No. III, Plot No. 10, Survey No. 150-153, Morwadi, Pimpri, Pune-411018.

2) **NAME & ADDRESS OF THE OWNER OF THE PROPERTY:**

M/S CONCORD PROPERTIES Through its Partners MR. BHARAT LALARAM CHOUDHARY Office/at:- Shop No- 12 and 13, Sukhawani Imperial, Phase No. III, Plot No. 10, Survey No. 150-153, Morwadi, Pimpri, Pune-411018 has absolute Development rights an admeasuring area 01 H. 50 Aar, and is well seized and possessed of or otherwise well and sufficiently entitled of the said land.



Handwritten signature of Mr. Manmath G. Pande

Chinchwad Municipal Corporation, within the Jurisdiction of Sub-Registrar Haveli No. 1 to 27.

And bounded as under:-

On or towards East : Remaining Property of Mr. Sahebrao Rangnath Vahile.
On or towards West : Property of Gat No. 163.
On or towards South : Property of Gat No. 167.
On or towards North : 18 Mtrs. Wide Road.

SCHEDULE - IV

All that piece and parcel property bearing **Gat No. 162**, totally admeasuring area **01 H. 50 Aar**, assessed at Rs. 05.56 Ps. Out of the said property admeasuring area **00 H. 37.50 Aar**, at Village **DUDULGAON**, Taluka Haveli, Dist. Pune, within the Local Limits of Pimpri Chinchwad Municipal Corporation, within the Jurisdiction of Sub-Registrar Haveli No. 1 to 27.

And bounded as under:-

On or towards East : Remaining Property of Mr. Baban Rambhau Vahile,
Mr. Balwant Rambhau Vahile of said Gat Number.
On or towards West : Odha.
On or towards South : Remaining Property of Mr. Pravin Mumbaji Vahile,
Mr. Subhash Shankar Vahile & Mr. Balasaheb Shankar
Vahile of said Gat Number.
On or towards North : 18 Mtrs. Wide Road.

-----Hereinafter referred as 'Said Property'

4) OBJECT OF THE REPORT:

M/S CONCORD PROPERTIES Through its Partners **MR. BHARAT LALARAM CHOUDHARY** developed above said land hence this Search Report done for submits in to the Pimpri Chinchwad Municipal Corporation for Plan Sanction and Financial Institute for the loan purpose.



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15/12/21

was duly revised bearing **Commencement Certificate No. BP / LAYOUT / DUDULGOAN / 16 / 2015**, dated 08/09/2015 issued by Pimpri Chinchwad Municipal Corporation.

k) Xerox copy of N. A. order No. PMH / NA / SR / 80 / 2014 dated 30/09/2014.

6) **HISTORY OF DEVOLUTION OF TITLE :**

All that piece and parcel of the property bearing **Gat No. 162** totally admeasuring area **01 H. 50 Aar** assessed at **Rs. 05.56 Paise**, at **Village Dudulgaon**, Taluka Haveli, Dist. Pune within the jurisdiction of Sub-Registrar Haveli was ancestral property owned by **Mr. Ragnath Chimnaji Vahile** and his name is entered in the 7/12 extract.

AND WHEREAS Shri. Ragnath Chimnaji Vahile submitted an application for deleting the names written in the 7/12 extract in the other rights column of **Vinayak Narayan Joshi, Smt. Laxmibai Keshav Joshi, Keshav Raghunath Gharpure, Anant Vishnu Kelkar, Sakharam Damodhar Kulkarni** and accordingly their names are deleted from the other rights column of 7/12 extract vide mutation entry No. **40**.

AND WHEREAS Ragnath Chimnaji Vahile expired on dated 02/07/1977 leaving behind him his legal heirs sons **1. Rambhau, 2. Shankar, 3. Kisan, 4. Sahebrao Ragnath Vahile** and daughter **Bababai Vithoba Gaikwad** and their names are entered in the 7/12 extract vide **mutation entry No. 92** as the owner thereof on dated 04/12/1977 and sanctioned on 08/06/1978.

AND WHEREAS the mutation entry No. 593, it appears that **Kisan Ragnath Vahile** expired on 19/03/2000 leaving behind him his legal heirs **1. Namdeo, 2. Damodar, 3. Ganpat Kisan Vahile** and wife **Smt. Parubai Kisan Vahile** and their names are entered in the 7/12 extract vide **mutation entry No.593** as the owner thereof on dated 02/08/2000 and sanctioned on 30/08/2000.

AND WHEREAS the **mutation entry No.613** it appears that **Mr. Rambhau Ragnath Vahile** expired on 08/05/1998 leaving behind him his legal heirs **1. Balwant, 2. Baban Rambhau Vahile** and daughter **3. Janabai Subhash Sakore, 4. Mainabai Shivaji Mhaske, 5. Changuna Mahadeo Gaikwad, 6. Jijabai Laxman Bhandwalkar** and wife **Gangubai Rambhau Vahile**



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AND WHEREAS 1. Namdeo Kisan Vahile (for self and as a legal heirs for No. 4 Parubai Kisan Vahile), 2. Damodar Kisan Vahile (for himself and as a legal heirs for No. 4, Parubai Kisan Vahile), 3. Ganpat Kisan Vahile (for himself and as a legal heirs for No. 4 Parubai Kisan Vahile), 4. Late Parubai Kisan Vahile, 5. Changuna Mahadev Gaikwad, 6. Bababai Vithoba Gaikwad as the owners and consenting parties 1. Pramila Namdev Vahile, 2. Ashish Namdeo Vahile, 3. Kum. Akshada Namdev Vahile, 4. Kum. Anuj Namdev Vahile for 3 and 4 through their natural guardian father Namdev Kisan Vahile, 5. Sou. Anita Damodar Vahile, 6. Kum. Gaurav Damodar Vahile, 7. Kum. Prachi Damodar Vahile for 6 and 7 through their natural guardian father Damodhar Kisan Vahile, 8. Sou. Kavita Ganpat Vahile, 9. Kum. Swaraj Ganpat Vahile, 10. Kum. Viraj Ganpat Vahile for 9 and 10 through their natural guardian father Ganpat Kisan Vahile, 11. Aniket Mahadev Gaikwad, 12. Kum. Abhijeet Mahadev Gaikwad through their natural guardian mother changuna Mahadev Gaikwad entered into the Development Agreement and power of attorney with **M/s. CONCORD PROPERTIES** through its partner **Mr. Akram Zikrullah Chaudhary** in respect of the property bearing Gat No. 162 totally admeasuring area 01 H. 50 Aar assessed at Rs. 05.56 Ps. Out of the said property admeasuring 00 H. 37.50 Aar, as mentioned in the **SCHEDULE – II** at Village **DUDULGAON**, Taluka Haveli, Dist. Pune within the Local Limits of Pimpri Chinchwad Municipal Corporation, within the Jurisdiction of Sub-Registered in the office of the Sub-Registrar Haveli No. 14, vide document serial No. 7216/2012 and 7217/2012 both dated 02/08/2012 for the consideration by way of construction admeasuring area 20,050 Sq. Fts. Saleable built up residential area.

AND WHEREAS 1. Rohini Mubhaji Vahile, 2. Pravin Mubhaji Vahile, 3. Pramod Mubhaji Vahile, 4. Pratap Mubhaji Vahile, 5. Shri, Subhash Shankar Vahile, 6. Balasaheb Shankar Vahile, 7. Tarabai Shankar Vahile, 8. Changuna Mahadev Gaikwad, 9. Bababai Vithoba Gaikwad as the owners and consenting parties 1. Aniket Mahadev Gaikwad, 2. Abhijit Mahadev Gaikwad through their natural guardian mother Changuna Mahadev Gaikwad, 3. Pratiksha Praveen Vahile, 4. Rudra Praveen Vahile through their natural guardian father Pravin Mubhaji Vahile, 5. Aarti Pramod Vahile, 6. Sou. Shardha Subhash Vahile, 7. Sou. Rajshree Suresh Tope, 8. Pradeep Subhash Vahile, 9. Prashant Subhash Vahile through their natural guardian father Subhash Shankar Vahile, 10. Sou Chhaya Balasaheb Vahile, 11. Janabai Subhash Sakore, 12. Mainabai Shivaji Mhaske, 13. Jijabai Laxman Bhandwalkar entered into the Development Agreement and Power and Attorney with **M/s CONCORD**



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constructing the multi storied building on the said property as per the layout sanctioned plan of PCMC. In this scheme any one partner from among all partners from M/s. Concord Properties can sign as a Vendor on the Article of Agreement made by M/s. Concord Properties.

AND WHEREAS Pimpri Chinchwad Municipal Corporation has issued the Zone Certificate bearing No. NARAVI/KAVI/ZONE CERTIFICATE/325/2010 dated 15/07/2010 stating that the survey No. 162 is effected by one 18 Mtrs. proposed wide road and remaining area comes under the Residential Zone.

AND WHEREAS the Promoter and Builder got the Government Demarcation Plan of Said property mentioned in the schedule I,II,III,IV from Sahayak Abhilek, Haveli, Dated 22/10/2012 vide more No. 2633/2012.

AND WHEREAS the Promoter and Builder amalgamated the properties as mentioned in the schedule I+II+III+IV and made **Plot No. 1** and **Plot No. 2** and Sanctioned Layout plan issued by Pimpri Chinchwad Municipal Corporation Vide Layout No. **BP / LAYOUT / DUDULGAON / 01 / 2013**, dated 10/04/2013 for construction of residential units and commercial units on the property bearing Gat No. 162(P) out of the sanctioned layout Plot No. 1 and Plot No. 2, admeasuring area of plot 7500 Sq. Mtrs. each out of the total property admeasuring area 01 H. 50 Aar.

Than after M/s Concord Properties Through its Partner Mr. Bharat Lalaram Choudhary also obtained Building Commencement Certificate bearing No. BP / LAYOUT / DUDULGAON / 12 / 2013, dated 27/11/2013, issued by Pimpri Chinchwad Municipal Corporation in respect of sanctioned layout Plot No. 2, admeasuring area of plot 7500 Sq. Mtrs.

And which was duly revised bearing **Commencement Certificate No. BP / LAYOUT / DUDULGAON / 16 / 2014**, dated 12/12/2014 and which was duly revised bearing **Commencement Certificate No. BP / LAYOUT / DUDULGAON / 16 / 2015**, dated 08/09/2015 issued by Pimpri Chinchwad Municipal Corporation in respect of sanctioned layout Plot No. 2, admeasuring area of plot 7500 Sq. Mtrs.

AND WHEREAS Mr. Sahebrao Rangnath Vahile and other through its POA M/s. Concord Properties through its Partner Mr. Akram Zikrullah Choudhary made an application to the District Collectorate Pune, Revenue Branch Pune dated 28/01/2014 for the Non Agricultural



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7) **CONCLUSION:-**

Considering the above facts,

A) I have come to the conclusion that **M/S CONCORD PROPERTIES** Through its Partners **MR. BHARAT LALARAM CHOUDHARY** has absolute Development rights of said admeasuring area 01 H. 50 Aar land/property and is free from encumbrances and attachment.

B) **M/S CONCORD PROPERTIES** Through its Partners **MR. BHARAT LALARAM CHOUDHARY** has a clear and marketable title to the said Land/property.

Place: Bhosari, Pune.

Date:- 08/06/2017.



Manmath G. Pande

Manmath G. Pande

Advocate
ADVOCATE

Flat No.4, Shruti Residency,
Alandi Road, Bhosari, Pune-39
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