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SEARCH REPORT TO WHOM IT MAY CONCERN

Dear sir / madam,

I am submitting herewith a search report of **HIRBAN PROMOTERS AND DEVELOPERS** Through its partner **Mr . Ankush Baban Kapse** in respect of below described property lying being & situated at village Chikhali, Taluka - Haveli, District Pune for 30 years.

DESCRIPTION OF PROPERTY:-

SCHEDULE OF THE PROPERTY

All that piece and parcel of Land lying and being situated at village Chikhali, Tal. Haveli, Dist. Pune within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli No. 1 to 26 bearing Gat No. 660 within that total area adm. about 01 H 01 R out of which area of consideration adm 22128 Sq. Ft. i.e. 2056.50 Sq. Mtr. Which is bounded as under:

- On or towards East : Gat No.606, By Property of Mr. Chavhan.
On or towards South : Gat No.661, Gat No.449, By property of Mr.Balu Eknath Jadhav .
On or towards West : By Property of Mr. Jitendra Yadav & Mr. Jogdanda.
On or towards North : Internal Road & By Property of Mr. Shantaram Madhukar Jadhav & others.

DOCUMENT RELIED UPON:

1. Xerox Copy 7/12 Extract Gat No 660



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2. Xerox Copy of Mutation Entry No 877, 14320, 17348, 18705, 18741, 18742, 18743, 19033, 19587, 21178.
3. Xerox Copy of Zone Extract.
4. Xerox Copies of Index II.
5. Copy of Building Permission at Gat No. 660 sanctioned by P.C.M.C.
6. Xerox Copy of Public Notice published on dated 3/04/2011 in daily Prabhat News Paper at Page No.
7. Xerox Copy of Deed of Easement between co-owner of Gat No 660
8. Xerox Copy of Deed of partition
9. Xerox Copy of Property Extract of Mr. **Madhukar Ranganath Jadhav** (Zone No.13 & Gat No.6)
10. Xerox Copy of Visarpati between **Ankush Baban Kapase** and **Madhukar Ranganath Jadhav**
11. Xerox Copy of Power of Attorney Between **Ankush Baban Kapase** and **Madhukar Ranganath Jadhav**.
12. N. A. Order in respect of Gat No 660 given by Collector Office Pune.

FLOW OF TITLE

Originally the Described Property of Chikhali Gat No. 660 total area adm. 02 H 20Aar was the property of Shri Vitthal Rakhumai Talache Mandir and was cultivated and taken care by Panch Committee members Mr. Krushnaji Babaji Waghmare and other 9 and the name of Mr. Ranganath Vithoba Jadhav was recorded as a tenant in other right column of said Gat No 660.



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Whereas the said authorized trustee of Shri Vitthal Rakhumai Talache Mandir Trust had obtained the permission from Joint Charity Commissioner vide order bearing No WOJ/216/85 u/s.36(1)(a) 20/55/1985, besides this the said trustee also attached following supporting documents to sold out the said property to Mr. Rangnath Vithoba Jadhav i.e. as under

1. recorded copy of Order I Rule -5 of Public Trust Act 1950
2. The copy of resignation letter of original trustee Mr. Baburao alias Krushnaji Babaji Waghmare from the said Shri Vitthal Rakhumai Talache Mandir Trust
3. the copy of letter of resolution passed by the board of trustee with the signature of president of the said Shri Vitthal Rakhumai Talache Mandir trust

Whereas in the year 1985 on dated 26.12.1995 the said Mr. Rangnath Vithoba Jadhav purchased the said agricultural land from Shri Vitthal Rakhumai Talache Mandir Trust through its authorised Trustee Mr. Krushna Tapkir, Mr. Babaji Sonawane, Mr. Newale, Mr. More and Mr. Awaghade for a consideration of Rs. 25,000/- and the same is registered in the office of Registrar Pune and the name of Mr. Baburao alias Krushnaji Babaji Waghmare removed from the 7/12 extract and the name of **Mr. Rangnath Vithoba Jadhv** recorded in the revenue record an per mutation entry **No 877**.

Whereas **Mr. Santaram Ranganath Jadhav** given an application that the said Rangnath Vithoba Jadhav died on 04.09.1998 & before his death he had executed a registered will which is noted at serial No 4123/1998 dated 04.09.1998 and the name of his successor and legal heirs , Sons namely **Mr. Madhukar , Shantaram and Nivrutti Rangnath Jadhav** recorded as under

Gat	Area	Assesed at	Occupant
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No			
341	00H 18Aar	1.56	Mr. Madhukar Rangnath Jadhav
638	00H 06Aar	0.37	
626	00H 02Aar	0.03	
637	00H 7.5Aar	0.15	
662	00H 5.75Aar	0.05	
660	00H 29Aar	1.33	
336	00H 06Aar	0.00	
586	00H 01Aar	0.17	
626	00H 02Aar	0.2	Mr. Shantaram Rangnath Jadhav
637	00H 13.5Aar	0.38	
657	00H 13.5Aar	1.03	
660	00H 37Aar	1.93	
62	00H 5.75Aar	0.05	
588	00H 01Aar	0.07	
665	00H 23.33Aar	1.45	
624	00H 3.6Aar	0.15	
589	00H 31Aar	1.16	
586	Common	-	
584	00H 20Aar	1.02	
78	00H 4.25Aar	-	
637	00H 13.5Aar	0.37	Mr. Nivrutti Rangnath Jadhav
657	00H 13.5Aar	1.03	
660	00H 37Aar	1.93	
62	00H 5.5Aar	0.05	
588	00H 1Aar	0.16	
665	00H 23.33Aar	1.45	
624	00H 3.6Aar	0.15	
589	00H 33Aar	1.18	
584	00H 21Aar	1.02	



And the name of Mr. Madhukar Ranganath Jadhav (00 H 29Aar), Mr. Santaram Ranganath Jadhav (00H 37 Aar) & Mr. Nivrutti Ranganath Jadhav (00 H.37Aar) were recorded in 7/12 extract as Owner and Possessor of the said Gat No. 660 totat area adm. 02 H 20Aar and the same is recorded in revenue record Vide Mutation Entry No.14320.

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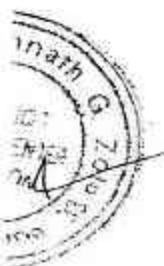
Whereas as per the registered will of late Rangnath Vithoba Jadhav and as per mutation entry No 14320 **Mr. Madhukar Ranganath Jadhav** is the own and possess his separate share of land bearing Gat No 660 area adm. 00H 29 Aar i.e. 22128 Sq .Ft . i .e . 2056.50 Sq. Mtr.

Whereas, in the year 2011 **Mr. Madhukar Ranganath Jadhav** have executed a Visarpavti in favour of **Mr. Ankush Baban Kapse** on 5th April 2011 and the said Visarpavati is in respect of an area adm. 11.5 Aar out of his separate share of land lying and being situated at Gat No 660 total area adm 00H 29 Aar i.e. 22128 Sq .Ft . i .e . 2056.50 Sq. Mtr.

Whereas in the year 2011 on dated 29.08.2011 **Mr. Madhukar Ranganath Jadhav, Mr. Santaram Ranganath Jadhav & Mr. Nivrutti Ranganath Jadhav** entered in to Notarized agreement on dated 20/08/2011 For eternal easement and use of common Road and as per agreement all three co-owner of Said Gat No given their separate land for the same

Whereas , the said Mr. Madhukar Rangnath Jadhav approached to one Mr. Ankush Baban Kapse and after satisfying terms and consideration and on due negotiation voluntarily and with the consent of legal heirs (Consenting Party of Development Agreement and Power of Attorney) executed Development Agreement and Power of Attorney in favor of Mr. Ankush Baban Kapse a Authorized Partner of **MS. HIR-BAN PROMOTERS AND DEVELOPERS** and the same is registered at seril No 06334/2011 and 06335/2011 dated 15.06.2011 respectively.

Whereas **Mr. Ankush Baban Kapse, Mrs Suvarna Gorakhnath Zol** and **Mrs. Jyoti Ankush Kapse** registered a partnership at "**HIR-BAN**" Niwas, Pimprigaon, Pune – 411017 on dated 08.06.2011 by the name **MS. HIR-BAN PROMOTERS AND**





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DEVELOPERS and the same is registered at serial no PIMPRI / II / 26 /63. On 22/06/2011 bearing PN No 0132554 under Mumbai Shop and Establishment Act 1948

Whereas in the year 2012 on behalf of Mr. Madhukar Rangnath Jadhav and others the said Mr. Ankush Baban Kapse a authorized partner of **MS. HIR-BAN PROMOTERS AND DEVELOPERS** applied for building permission to Pimpri- Chinchwad Municipal Corporation for Gat No.660 Vide application bearing No BP/CHIKHLI/10/2012 dated 09.05.2012

Whereas Ms. Pimpri Chinchwad Municipal Corporation has sanctioned the building permission on the terms and conditions mentioned there under to **MS. HIR - BAN PROMOTERS AND DEVELOPERS** for Gat No 660 at Chikhli vide Order bearing No BP/Layout/Chikhli/10/2012 dated 09.05.2012

Whereas in the year 2013 on dated 19.06.2013 District Collector Office Pune Revenue Department Vide its Order bearing No - पवह/एनए/एनआर/६८९/१२/पुणे दिनांक १९.०६.२०१३ has sanctioned the Non Agriculture permission to Mr. Madhukar Rangnath Jadhav through his power of attorney holder Mr. Ankush Baban Kapse a authorized partner of **MS. HIR-BAN PROMOTERS AND DEVELOPERS** for Gat No 660 Area adm. 2056-50 Sq. Mtrs on the terms and conditioned mentioned there under.

Whereas other than this Mr. Madhukar Rangnath Jadhav sold out his property to different purchaser and the record of the same is mutated in the revenue record at different serial Nos the transaction of property made at Gat No 660 by Mr. Madhukar Rangnath Jadhav are as follow



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- i) **Mr. Madhukar Ranganath Jadhav & Other 4** sold out an are adm. 300 sq. Ft. to **Mr. Jitendra Gagtap Yadav** on 04/11/10 and the same is registered at serial no. 9976/10 and the name of **Mr. Jitendra Gagtap Yadav** is mutated in revenue record as per mutation entry no. 21178.
- ii) **Mr. Madhukar Ranganath Jadhav & Mr. Ravindra Sopan Gaikwad** sold out an are adm. 500 sq. Ft. to **Mr. Rajendra Rama Waghmare** on 14/10/09 and the same is registered at serial no. 4729/09 and the name of **Mr. Rajendra Rama Waghmare** is mutated in revenue record as per mutation entry no. 18741.
- iii) **Mr. Madhukar Ranganath Jadhav & Other 4** sold out an are adm. 1320 sq. Ft. to **Mrs. Subhash Mahadev Patil & Amruta Subhash Patil** on 14/10/09 and the same is registered at Havieli No.17 at serial no. 1089 /09 and the name of **Mrs. Subhash Mahadev Patil & Amruta Subhash Patil** is mutated in revenue record as per mutation entry no. 19033.
- iv) **Mr. Madhukar Ranganath Jadhav & Other 4** sold out an are adm. 500 sq. Ft. to **Mr. Mahadev Dadarao Tangde** on 14/10/2009 and the same is registered at serial no. 4728/09 and the name of **Mr. Mahadev Dadarao Tangde** is mutated in revenue record as per mutation entry no. 18742.
- v) **Mr. Madhukar Ranganath Jadhav & Other 4** sold out an are adm. 1000 Sq.Ft. to **Mr. Ravindra Sopan Gaikwad** on 10/10/2009 and the same is registered in the office of Sub - Registrar and the name of **Mr. Ravindra Sopan Gaikwad** is mutated in revenue record as per mutation entry no. 18743.





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- vi) **Mr. Madhukar Ranganath Jadhav & Other 4** sold out an are adm. 1000 sq. Ft. to **Mr. Sopan Bhiwa Sakat** on 24/10/08 and the same is registered at serial no. 11200/08 and the name of **Mr. Sopan Bhiwa Sakat** is mutated in revenue record as per mutation entry no. 18705.
- vii) **Mr. Madhukar Ranganath Jadhav & Other 4** sold out an are adm. 1037 sq. Ft. to **Mr. Ramesh Murlidhar Gogdand** on 17/04/08 and the same is registered at Haveli No.17 at serial no. 4000/08 and the name of **Mr. Ramesh Murlidhar Gogdand** is mutated in revenue record as per mutation entry no. 17348.
- viii) **Mr. Madhukar Ranganath Jadhav & Other 4** sold out an are adm. 1000 sq. Ft. to **Mrs.Suman Vinod Gupta** on 22/03/08 and the same is registered at Haveli No.17 at serial no. 11201 /08 and the name of **Mrs.Suman Vinod Gupta** is mutated in revenue record as per mutation entry no. 19587.

Other than the above entries/ transactions, I have not come across any entry creating charge of encumbrance of whatsoever nature on the said properties.

OPINION

Hence after Scrutinizing available index record and after going through the copies of documents, papers, extracts etc. I am of the opinion that, MS. HIR-BAN PROMOTERS AND DEVELOPERS in respect of below described property lying being & situated at village Chikhli, Tal - Haveli, Pune is having clear title of the above said property of 660 an are adm. 00H 29 Aar i.e. 22128 Sq. Ft. and 50 Sq. M. The title of said property is clear and marketable.



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Therefore, on the available records & the document/papers submitted to me by the applicant and subject to whatever stated above, I am of the opinion that the said property is free from all the encumbrances and/or charges of whatsoever nature and the present owner is having good, clear and marketable title to their respective property.

I have taken the search of the property as mentioned in the schedule of the property from 1984 to 2013 for the last 30 years, till today (both years inclusive) as per the available records available in the office of the Sub - Registrar No.1 to 26 & I have Taken receipt from Sub - Registrar No.19 dated .03.12.2013 vide receipt No. 14502.

I have Taken the Additional Search report From 2013 to 2014 (both year inclusive) as per the available records available in the office of the Sub - Registrar No.1 to 26 & I have Taken receipt from Sub - Registrar Haveli No.26 Vide application No. 0448845 dated .02.07.2014 vide receipt No. 887/2014.

I have Taken the Additional Search report From 2010 to 2014 (both year inclusive) as per the available records available in the office of the Sub - Registrar No.1 to 26 & I have Taken receipt from Sub - Registrar Haveli No.26 Vide application No. 0387338 dated .05.12.2014 vide receipt No. 2079/2014.

I have taken 31 year search. Hence this Search & Title report is given on 06th day of December 2014.

Date- 06.12.2014

Place- Thergaon, Pune,33

Advocate

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ADVOCATE

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