

पावती रु.

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक 2106/98

दिनांक ६/१२/९८ तन ३०

दस्तावेजाचा प्रकार-

सावर करगाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (पोलिओ)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा सापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (पोलिओ)

इतर फी (मागील पानावरील) आवाक

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दस्तावेज

नक्कल

सालफो पॅन्क १५

रोजी तयार होईल व

एकूण ..

640=00

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावी.

सह. दुय्यम निबंधक (वर्ग-२)

हवेली, क्र.६, पुणे

सावरकर्ता

Somnath R. Taware
B.Sc, LL.B.
ADVOCATE

Office-Jiyaji Mention, Hadapsar,
Gadital above old post office,
Hadapsar Pune 411028.
Mobile No. 9922210688.

Date: 27/12/2014

TITLE AND SEARCH REPORT

A) Name & Address of the Party: - M/s. DYNAMIC REALTY VENTURES

by its Proprietor

MR. RAJEEV SHIVNATH SONKAR

Main Office add.: - Unit No. 9, Srishti
Plaza, Saki Vihar Road, Powai, Mumbai -
400 072.

Local office add.: - Sohrab hall, Off. No.
416,417, B wing, Fourth Floor, Behind
Railway Station, Opp. Jahangir Hospital,
Pune.

B) Description of the Property :- All that piece and parcel of land property
S.No. 53, Hissa no. 4/2 area admeasuring
about 0 H 65 Are (old S.no.86, Hissa no.4)
situated at Village Undri, Tal. Haveli, Dist.
Pune. which comes within the limitation
of registrar district Pune and of sub-
registrar Haveli no. 12, Pune.

(Hereinafter referred to as **"THE SAID PROPERTY"**)

C) Purpose of the Title Report :- That to describe title in respect of
the land property mentioned herein
above in Clause 'B'.

D) Owner of the Property :- Mr. Devanand Sopanrao Ghule
R/at. Krushnai, 64 Mahesh Housing
Society, Bibwewadi, Pune - 37.

For the purpose of ascertaining and verifying the title of the said property, I
the undersigned, at the request of M/s. DYNAMIC REALTY VENTURES by its
Proprietor Mr. Rajeev Shivnath Sonkar Main Office add.: - Unit No. 9, Srishti
Plaza, Saki Vihar Road, Powai, Mumbai -400 072. Local office add.: - Sohrab
hall, Off. No. 416,417, B wing, Fourth Floor, Behind Pune- Railway Station,
Opp. Jahangir Hospital, Pune, have investigated the title of Mr. Devanand
Sopanrao Ghule in respect of the property S.No. 53, Hissa no. 4/2 owned by
him, situated at Undri, Tal-Haveli, Dist-Pune. I have perused the title deeds
and other papers, for my perusal. I have also caused a search of various
Index II registers available in the offices of Sub-registrar's Haveli I, II, III, VI &
XII for the last 30 years; and also published public notice under my signature
in newspaper daily 'Prabhat' on 30/11/2014 inviting objections from public
at large.

**I have been provided with the copies of the following documents for
perusal.**

- a) Extract of mutation entry No. 506
- b) Extract of mutation entry no. 637

- c) Extract of mutation entry no. 843
- d) Extract of mutation entry no. 1322
- e) Extract of mutation entry no. 1483
- f) Extract of mutation entry no. 1558
- g) Extract of mutation entry no. 1907
- h) Extract of mutation entry no. 3020
- i) Extract of mutation entry no. 3190
- j) Extract of mutation entry no. 3194
- k) Extract of mutation entry no. 3279
- l) Extract of mutation entry no. 3792
- m) Extract of mutation entry no. 9581
- n) Extract of mutation entry no. 10171
- o) Certified copy of sale deed dated 6/1/1989 registered in between seller Parshuram Laxman Ghule and purchaser party Devanand Sopanrao Ghule in respect of the property admeasuring about 0.48 65 Are out of the property S.No.86, Hissa no. 4.
- p) Certified copy of gift deed dated 29/9/2011 registered in between donar Sopanrao Ghule and donee Dr. Dilip Ghule and his brother Ganesh Ghule.
- q) Certified copy of Zone certificate issued by assistant director town planning Pune dated 4/4/2014.
- r) Certified copy of joint venture agreement dated 8/5/2014 registered at office of haveli no.10 having registration serial no. 4536/2014 registered in between Devanand Sopanrao Ghule and others and the developer M/s Dynamic Realty Ventures by its proprietor by Mr. Rajiv Shivnath Sonkar.
- s) Certified copy of irrevocable power of attorney dated 8/5/2014 registered at office of haveli no.10 having registration no.4537/2014 executed by land owner Devanand Sopanrao Ghule and others in favor of developer M/s Dynamic Realty Ventures by its proprietor by Mr. Rajiv Shivnath Sonkar.

HISTORY :-

- 1) It appears from Mutation entry no.506 of village Undri mutation entry register that the property subject matter of this title and search report was originally identified by Survey No.86, Hissa No.04 and was owned by Bhagu Ko Ganpati Kanade. Bhagu Ko Ganpati Kanade was died near about in the year of 1935. After 4 years of the death of said person in the year of 1939 the said property was mutated in the name of Anusayabai Ko Babu Pirangute by mutation entry no. 506 who was legal heir of late Bhagu Ko Ganpati Kanade. 7/12 extract from 1939 to 1945 shows that the said property was in possession and cultivation of Anusayabai Ko Babu Pirangute for the said period of 1939 to 1945.

- 2) Anusayabai Babu Pirangute sold said property to Mr. Shivram Bapu Jadhav on 21/02/1945; hence name of purchaser party Shivram Bapu Jadhav was entered in the 7/12 extract of said property by mutation entry no.637 in the month of March 1945.

It appears from 7/12 extract of said property from 1945 to 1960 that the possessor of the said property was Shivram Bapu Jadhav. The name of said person was corrected from Shivram Bapu Jadhav to Shivram Bala Jadhav by mutation entry no. 1322 in year of 1960 by the order of Tal. Magistrate having order no-KO.N.UNDRI/60 Dated 08/06/1960; when Tal. Magistrate inspected possession of the property in the year of 1960. At that time and thereafter also till the death of Shivram Bala Jadhav said property was in his possession and after his death it was in possession of his legal heirs till they sold said property to Mr. Parshuram Laxam Ghule and Sopanrao Eknath Ghule in the month of November 1987.

- 3) It also appears from 7/12 extract of year 1945-46 of said property that the name of person named as Mr. Dasharath Laxman Ghule was entered in the column of kul and khand. From the mutation entry no. 843 it appears that the name of Mr. Dasharath Laxam Ghule was entered in the other rights column of 7/12 extract as protected tenant in the month of July 1948; and it was on 7/12 extract from July 1948 to March 1964, which was deleted by mutation entry no.1483. In fact this mutation entry no. 1483 does not disclose how this mutation entry is related to this survey no. and hissa no.; as there is nothing written in that mutation entry relating to this survey no. and hissa no.
- 4) It appears from mutation entry no. 1558 that superintendent of land records of district send changed measurements and hissa form no.12 as per the Bombay weights and measurement act in year of 1969. Hence 7/12 extract of survey no. get transformed from Acer Guntha to Hector Arc. Since then means from 1969-7/12 extract of said property was and is in the form of Hector Arc.
- 5) It appears from mutation entry no.1907 that banding loan was mutated on the said property by the order of Taluka magistrate Haveli, Dist-Pune in the month of November, 1976.
- 6) It appears from mutation entry no.3020 that the said property was discharged from the loan of banding by the order of Taluka Magistrate Haveli by Order No. BND/WS/60/1983 dated 6/5/83.
- 7) It appears from mutation entry no.3194 that Mr. Shivram Bapu Jadhav was died on 14/7/1970 leaving behind him his legal heirs such as 3 sons named as Prakash, Ramesh & Aankush and having 3 daughters named as Sumitra Vishwas Phadtare, Shakuntala Vitthal Sherey & Laxmi Banaji Kamthe & wife Indrayani Shivram Jadhav; names of these legal heirs mutated on 7/12 extract by this mutation entry no.3194.
- 8) It appears from mutation entry no.3190 that Mr.Parshuram Laxman Ghule and Sopanrao Eknathrao Ghule purchased said property from legal heirs of Shivram Bapu Jadhav named as Indrayani alias Godawari Shivram Jadhav, Prakash Shivram Jadhav, Ramesh Shivram Jadhav and through Aankush Shivram Jadhav as his legal guardian mother Shrimati Indrayani alias Godawari Shivram Jadhav, Shakuntala Vitthal Sherey, Mrs.Sumitra Vishwasrao Phadtare, Mrs. Laxmibai Banaji Kamthe



on 19/11/1987. It also appears from this mutation entry that, this sale transaction was regularized by Tal. Magistrate/tenancy tribunal Haveli Pune by taking one rupee fine from purchaser party. Note regarding regularization of sale deed dated 19/11/87 was written in the column of certification of mutation entry no.3190.

- 9) It appears from mutation entry no. 3279 that Mr. Devanandrao Sopanrao Ghule purchased 0 H 65 Are land from Mr. Parshuram Laxman Ghule on 6/1/1989 out of said S.No. 86, Hissa No. 4. Hence said hissa no. 4 is divided into hissa no. 4/1 and 4/2. S.No. 86 hissa no. 4/1 area admeasuring about 0 H 64 Are was recorded in the name of seller land owner and S.No. 86, hissa no.4/2 area admeasuring about 0 H 64 Are was recorded in the name of purchaser named as Devanand Sopanrao Ghule. Since then the properties were in the name of and possession of recorded persons.

It appears from the sale deed dated 06/01/1989 having registration no 317/1989 registered at the office haveli no.01 that Parshuram Laxam Ghule sold north portion admeasuring about 0 h 65 are out of the property survey no.86, hissa no.04 admeasuring about 1 h 29 are to Devanand Sopanrao Ghule. Hence residue portion admeasuring about 0 h 64 are southern portion of survey no. 86, hissa no. 4 (newly formed hissa no.4/1) in the possession and cultivation of Mr. Sopanrao Eknathrao Ghule.

Since the date of purchase of property in the year of 1989 till 2014 survey no.86, hissa no. 4/2 (new survey no.53, hissa no.4/2) area admeasuring about 0 h 65 are was and is in the name and possession, cultivation of Mr. Devanand Sopanrao Ghule. Residue portion survey no.86, hissa no.4/1 (new survey no.53, hissa no.4/1) area admeasuring about 0 h 64 are was in the name, possession and cultivation of Mr. Sopanrao Eknath Ghule till he gifted the property to his sons Dilip and Ganesh Sopanrao Ghule by the deed of gift dated 29/9/2011, having registration no. 9256/2011 registered at office haveli no. 02.

- 10) It appears from mutation entry no. 3792 that due to Wadi Vibhajan new revenue village named as Wadachi Wadi was came to an existence by fragmentation from Undri village by the notification number SR 23 dated 6/6/1977; hence new survey numbers were given to old survey numbers. Survey number of this survey number get changed from 86 to 53. The effect of said changes in survey nos was given by mutation entry no.3792 on 5/12/1990. Since then the property which was earlier identified by survey no.86 was identified by survey no. 53.
- 11) It appears from mutation entry no. 9581 that Sopanrao Eknath Ghule gifted his 0 h 64 Are land survey no. 53, hissa no. 4/1 to his sons Dr. Dilip Sopanrao Ghule & Ganesh Sopanrao Ghule by the deed of gift having registration no.9256/11 dated 29/09/2011 registered at the office of Haveli no.2. Thereafter said property was in the name of and possession and cultivation of Mr. Dilip and Ganesh Sopanrao Ghule jointly till the death of Mr. Dilip Sopanrao Ghule in the month of November 2013.
- 12) It appears from mutation entry no. 10171 that the names of legal heirs of late Dilip Sopanrao Ghule (who died on 12/11/2013) were recorded on 7/12 extract of survey no.53, hissa no.4/1 by certification of mutation entry no.10171. After the death of Mr. Dilip Sopanrao Ghule said property was in joint possession and

cultivation of legal heirs of late Mr. Dilip Sopanrao Ghule and Mr. Ganesh Sopanrao Ghule as they were and are joint owner of the property.

- 13) That, the owner of land subject matter of this title and search report Mr. Devanand Sopanrao Ghule along with his family members including wife Mrs. Vandana Ghule, Sons Rahul Ghule, Viraj Ghule entered into joint venture with M/s Dynamic Realty Ventures through its sole proprietor Mr. Rajiv Shivnath Sonkar for development of said land property S.No. 53, Hissa no. 4/2 area admeasuring about 0 H 65 Are. Hence joint venture agreement came to be executed in between the parties in respect of the land on 8/5/2014 which was registered at the office of Haveli no. 10 vide serial no.4536/2014 on 8/5/2014. Land owner also executed irrevocable power of attorney in the name of M/s Dynamic Realty Ventures a sole proprietary concern by its proprietor Mr. Rajiv Shivnath Sonkar on 8/5/2014 which was also registered at the office of Haveli no.10 vide serial no.4537/2014 on 8/05/2014.

SEARCH

I have carried out the search in respect of the said land property at the office of sub registrar Haveli No.1, 2, 3, 6 & 12. From the Index II for the period from 1st January 1985 to 6th December, 2014, I found that most of the index II registers were either missing or in torn conditions. I have carried search of all the registers which were available for inspection. I have caused Search in respect of the property described herein above for last near about thirty years; Vide application for Search bearing No. 2877/2014 and vide receipt of payment bearing No.0221336 dated 06/12/2014 issued by the office of Sub-Registrar Haveli No.6, Pune.

As stated herein above the record from the Sub-Registrar Office is mutated conditions and this report is issued on such record which was made available to me in Sub-Registrar Offices.

CONCLUSION

That, the present owner of the property Mr. Devanand Sopanrao Ghule; who was and is in peaceful and vacant possession of said property since 06/01/1989. Nobody has obstructed his possession, cultivation till now. There is no claim made by any person against the notice published by me in daily newspaper "Prabhat" on 30/11/2014. Considering the documents, information which were supplied and made available to me, and relying upon the search taken by of me in various Sub-registrar offices and public notice issued by of me in daily newspaper 'Prabhat' to which I have not received any objection within the period given in public notice and till now. Therefore, I have come to the conclusion that the present owner has clear & marketable title to the said land property.

Present land owner and M/s Dynamic Realty Ventures a sole proprietary concern by its proprietor Mr. Rajiv Shivnath Sonkar have entered into joint venture agreement; hence they have rights to develop the said property in joint venture.

Hence, this Title & Search.

Pune

Date: 27/12/2014.



[Signature]
Advocate

Adv. Somnath Rohidas Taware
B. Sc. LLB
Enrollment No. 230/2005