

19/7/2017

SEARCH AND TITLE REPORT

This is to certify that I have carried out the search in the offices of Sub.Registrar, Haveli, Pune for last 30 years i.e. from 1981 onwards pertaining to the properties bearing :

- 1) S.No.201, Hissa Nos. 2+3A+3B+4+6A+10+11+12A+12B/7 area admeasuring about 01 H. 51 R + Potkharaba 00 H. 04 R and Hissa Nos. 2+3A+3B+4+6+10+11+12A+12B/7/1 area admeasuring about 00 H. 40 R of S.No.201 of village Hadapsar, Taluka Haveli, District Pune.
- 2) So far as the land bearing S.No.201, Hissa Nos. 2+3A+3B+4+6A+10+11+12A+12B/7 and S.No.201 Hissa No. 2+3A+3B+4+6+10+11+12A+12B/7/1 concerned as on today, it stands in the names of Mr. Ravindra Uttamrao Tupe, Mahendra Uttamrao Tupe and Sham Uttamrao Tupe.
- 3) From the record made available to me from the revenue authorities, it is clear that originally the land was standing in the name of Mr. Mhasku Tukaram Tupe. As per mutation entry no.1980 certified on 29/7/1930 the name of Mr. Sadhu Tukaram Tupe was recorded as the heir of Mr. Mhasku Tukaram Tupe. As Mr. Sahadu was minor, at that time the name of his mother, Smt. Bhagubai Tukaram Tupe was recorded as his guardian. The mutation entry mentioned S.No.201/4.
- 4) As per mutation entry no.2618 certified on 6/10/1934 an effect is given to phalni bara 12 and 15. As per the same, the land bearing no.201 Hissa No4, admeasuring 2 acres and 6 gunthas (including pot kharaba) was recorded in the name of Mr. Sahadu Tukaram Tupe Mutation entry was certified on 6/10/1934.
- 5) Thereafter as per sale deed dt. 25/1/1943 the said Mr. Sahadu Tukaram Tupe purchased from Mr. Dhondiba Dagadu Tupe a land bearing S.No.201, Hissa No.3A Mutation to that effect is made as per mutation entry No.3304 certified on 16/4/1963.

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- 6) Thereafter again said Mr. Sahadu Tukaram Tupe purchased land bearing no.201/2, from Mr. Maruti Mhasku Tupe as per sale deed dated 26/1/1944. Accordingly M.E.No.3392 was made on 7/2/1944 and certified on 24/9/1945.
- 7) Thereafter the said Mr. Sahadu Tukaram Tupe preferred an application on 18/3/1953. Before the Revenue Authorities for clubbing together lands bearing S.No.201 Hissa No.2 and S.No.201 Hissa No.3A and S.No.201 Hissa No.3B and S.No.201 Hissa No.4. Accordingly the said hissa nos. were clubbed together and new hissa nos. S.No.201 Hissa No.2, +2A+3B+4 was given to the said lands. A mutation entry no.4390 was made on 18/3/1953 and the said mutation entry was certified on 5/7/1953.
- 8) Thereafter in the year 1957, Mr. Pandurang Dagadu Tupe, Sahadu Tukaram Tupe, sitaram Dhondiba Tupe, Balkrishna Dhondiba Tupe, Narsingh Bahiru Tupe, Eknath Sonba Tupe, Pandurang Dagadu Tupe and others clubbed together and distributed the lands amongst themselves and accordingly sub-division was made. An application to that effect was submitted by the concerned owners on 9/9/1957 to the Revenue Authorities. After making a due entry, necessary sub-division was made by the revenue authorities as per mutation entry no.5028 and which was certified on 10/9/1957. As per the same the said Mr. Sahadu Tukaram Tupe was accepted as the owner of the land bearing S.No.201, Hissa No. 2+3A+3B+4+6A+10+11+12A+12B/7.
- 9) Mutation entry no.5411 certified on 24/6/1960 confirms that Mr. Sahadu Tukaram Tupe executed the document in favour of Seva Vikas Society and obtained a financial assistance by creating a charge on the said land.
- 10) According to mutation entry no.5615, dated 27/11/1961, out of the total land said Mr. Sahadu Tukaram Tupe allotted a land to the extent of One Acre to Mrs. Kasubai Sahadu Tupe.

Application to that effect was preferred by him on 20/11/1961 before the Revenue Authorities and the same was approved. Accordingly mutation entry no.5611 was made to that effect and which was certified on 5/2/1962. Accordingly the sub-division was approved and the areas were recorded in the names of the respective owners. The sub divisions are given below.

Survey No.	Hissa No.	Area	Assessment	Kabjedar
201	2+3A+3B+4+6A+10+11+12A+12B/7.	3 Acre 29 R	10 Rs. 14 Paise	Sahadu Tukaram Tupe
201	2+3A+3B+4+6+10+11+12A+12B/7/1	1 Acres	03 Rs. 00 Ps.	Kasubai Sahadu Tupe

11) According to mutation entry no.5939 dated 26/10/1963 the said Mr. Sahadu Tukaram Tupe preferred an application 26/10/1963 mentioning that he has partitioned the lands bearing Survey numbers 201, Hissa Nos. 2+3A+3B+4+6A+10+11+12A+12B/7. as well as land bearing S.No.185/2B and land S.No.201, Hissa No.17C/2 and which are allotted in partition to Mr. Uttamrao Sahadu Tupe and accordingly the name of Mr. Uttamrao Sahadu Tupe was got recorded in the revenue record as the sole and exclusive owner and in possession thereof. The said mutation entry was certified and confirmed on 30/12/1963. Since then, the name of Mr. Uttamrao Sahadu Tupe was recorded and confirmed as the owner and in possession of the said land.

12) According to mutation entry no.6124, dated 9/2/1965 Mr. Sahadu Tukaram Tupe has repaid the total loan amount of Hadapsar Seva Vividh Karyakari Sahakari Society and the said society has released its encumbrance on the land and accordingly the name of the society was removed from the other rights

column of 7/12 extract. The said entry was certified by Circle Officer, Hadapsar on dated 27/2/1965.

- 13) According to Mutation Entry No.6641 dated 10/11/1967 Mr. Uttamrao Sadhu Tupe had taken a loan of Rs.4000/- (Rupees Four Thousand only) from Hadapsar Seve Vividh Karyakari Sahakari Society and for the security of that loan the said land owner has executed an Ekarar in favour of the above said society. The said entry was certified by Circle Officer, Hadapsar on dated 21/11/1967.
- 14) According to Mutation Entry No.6964 dated 22/3/1969 the Hadapsar Seva Vividh Karyakari Sahakari Society has given a letter that its member Mr. Uttamrao Sadhu Tupe has repaid the entire total loan amount to the society and because of that the incumbrance of the society on the other right's column in 7/12 extract should be deleted. Accordingly the same was done and confirmed by Mutation Entry No.6964 certified on 18/4/1969 by the Circle Officer, Hadapsar.
- 15) According to mutation entry no.6968 dated 22/5/1969, the Weights and Measures Act was made applicable to the said land. The said entry was certified on 20/7/1970.
- 16) According to mutation entry no.6411 dated 16/12/1966 the said land owner Mr. Uttamrao Sahadu tupe and other farmers of Hadapsar had taken a loan of tagai and which was recorded by the said mutation entry. Out of those farmers the land owner Mr. UttamraoSahadu Tupe has taken tagai (loan) and for the security of that loan the encumbrance of a loan of Rs.3000/- has been recorded in other right column of 7/12 extract. The said entry was certified.
- 17) Thereafter in the year 1973, the said Mr. Utamrao Sadhu Tupe recorded the names of himself, his wife Hirabai and sons Mr. Ravindra, Mahendra and Mr. Sham as the joint owners along

with him. Tahsildar of Haveli passed an order no.Hakka Nondai/S.R./K.V.3128 Pune dated 28/11/1973 and allowed the said application and ordered to record the names of the aforesaid persons as the owners and in possession column in the record of rights 7/12 extracts. Accordingly mutation entry no.7880 was made and which was certified on 5/2/1974.

- 18) According to mutation entry no.8946 dated 5/4/1978 Hon'ble Tahsildar, Haveli has given an order for releasing the encumbrance of tagai loan on the said land because Mr. UttamraoSahadu Tupe has repaid the total tagai loan. The said entry was certified on 9/5/1978 by Circle Officer, Hadapsar.
- 19) The above property was standing in the name of Sou. Kasubai sadhu Tupe. She died on 22/02/1980. Before her death she executed her last will dated 28/10/1973. As per the said will the names of the legatees namely 1) Mr.Ravindra Uttamrao Tupe 2) Mr.Mahendra Uttamrao Tupe and 3) Mr.Sham Uttamrao Tupe were recorded. As Mr. Mahendra and Mr. sham being the minors the name of their father Mr. Uttamrao Sahadu tupe was recorded as their guardian. For confirming such entry the legal heirs of said Smt. Kasubai namely 1) Mr. Uttamrao Sahadu Tupe, (son) 2) Mrs. Krushnabai Alias Shantabai Vasanatrao Badade (Daughter) 3) Mr. Sadhu Tukaram Tupe (husband) gave their consent before the revenue authorities. Accordingly mutation entry no.9473 was confirmed and certified on 25/3/1980. Thus, the aforesaid three persons namely Mr. Ravindra, Mr. Mahendra and Mr. Sham. Sons of Mr. Uttamrao Sadhu Tupe were accepted as the owner and holders of the said property.
- 20) According to mutation entry no.11733 dated 8/10/1986 as Sou Hirabai Uttamrao Tupe died on 24/3/1986 her legal heirs are recorded in the record of rights as under:

Name		Relation
Ravindra Uttamrao Tupe	--	Son
Mahendra Uttamrao Tupe	--	Son
Sham Uttamrao Tupe	--	Son
Sou. Pushpa Ashok Kale	--	Daughter
Sou. Bharati Dnyaneshwar Kalbhor		Daughter
Sou. Ranjana Ramchandra Gawade		Daughter

Out of the said heirs the aforesaid three daughters have released their rights by executing an affidavit before The Hon'ble Special Executive, Sub Division, Pune vide no.18364/86 dated 4/4/1986 and therefore their names are deleted from the 7/12 extract. The said entry was certified on dated 28/4/1987.

- 21) According to mutation entry no.17657 dated 9/12/1994 the said land owners have taken a loan of Rs.50,000/- from Union Bank of India and for that encumbrance of the bank, the name of the bank has been recorded in the other rights column of 7/12 extract.
- 22) According to mutation entry no.24779, dated 21/6/1999, as the said land owners have repaid the entire total loan amount to the Union Bank of India, the encumbrance recorded of the bank in the 712 extract has been deleted. The said entry was certified by Circle Officer, Hadapsar.
- 23) According to mutation entry no.31647, on dated 26/2/2005, as Mr. Uttamrao Sahadu Tupe died on 25/8/2003, the names of his legal heirs are recorded as under:

Name		Relation
Ravindra Uttamrao Tupe	--	Son
Mahendra Uttamrao Tupe	--	Son

Sham Uttamrao Tupe	--	Son
Sou. Pushpa Ashok Kale	--	Daughter
Sou. Bharati Dnyaneshwar Kalbhor	--	Daughter
Sou. Sheetal Ramchandra Gawade	--	Daughter

Deceased Late Hirabai Uttamrao Tupe – wife (died on dated 24/3/1986.

The names of the above said legal heirs are recorded in the record of rights. The said entry was certified on 17/3/2005 by the Circle Officer, Hadapsar.

24) According to mutation entry no.31648, dated 26/2/2005 it is confirmed that Sou. Pushpa Ashok Kale, Sou. Bharati Dnyaneshwar Kalbhor, Sou. Sheetal Ramchandra Gawade have executed a release deed dated 19/9/2003 and which was registered in the office of Sub. Registrar, Haveli No.III at Sr.No.4072/2003 and according to that release deed, they have released their right, title and interest in the said lands in favour of their brothers Mr. Rvindra Uttamrao Tupe, Mahendra Uttamrao Tupe and Sham Uttamrao tupe. Therefore the names of the said three daughters are deleted from the 7/12 extract of the land. The said entry was certified on dated 17/3/1005 by the Circle Officer, Hadapsar, Pune.

25) Thus said 1) Mr.Rvindra Uttamrao Tupe 2) Mr.Mahendra Uttamrao Tupe and 3) Mr.Sham Uttamrao Tupe have become the sole and exclusive owners and in possession of the said land. Their names are duly recorded in the 7/12 extract of the land.

26) Thereafter the above said owners i.e. Mr.Ravindra Uttamrao Tupe, Mr.Mahendra Uttamrao Tupe and Mr.Sham Uttamrao Tupe have executed a development agreement in favour of R.R. Tupe Builders Pvt. Ltd. The said development agreement has been registered in the office of sub. Registrar, Haveli No.III at

sr.No.7505/2004. According to that development agreement the above said owners have given a part of land admeasuring 7500 sq.mtrs. of Survey Number 201, Hissa Number 2+3A+3B+4+6A+10+11+12A+12B/7 and Hissa No. 2+3A+3B+4+6+10+11+12A+12B/7/1 for development to the R.R. Tupe Builders Pvt. Ltd. And the remaining land i.e. 12000 sq.mtrs. i.e. 01 H. 20 R has been retained by the owners and which they are entitled to deal with in any manner.

- 27) The aforesaid three owners have formed an "Association of Persons" (Fortune Associates) for carrying out development and constructions of building/buildings etc. and for sale and transfer of the premises to the prospective purchasers etc. Accordingly the association of person has got right and authority to develop and sale the said property and to distribute the profit or loss amongst themselves. An agreement to that effect is signed and executed by the aforesaid three owners on dated 28/3/2011.
- 28) Thereafter the Assistant Director of Town Planning Office, Pune granted permission under their Registered No. Hadapsar/ Taluka Haveli, S.No. 201(part)/ssp/5588 dated 06/08/2011 and thereafter the promoters have also obtained the necessary N.A. permission from the collector of Pune under its letter No. PMH/NA/SR/838/2011 Pune dated 21/11/2011. Thereafter the said owners have got approved the building plans as well as the revised building plans for development and construction in the said property from the Assistant Director of Town Planning, Pune under Sanction No.2230/2014 dated 09/04/2014 and also the N.A. permission from the Hon'ble Collector, Pune under Order No.PMH/NA/SR/444/14 dated 30/06/2014. Thereafter the owners have taken the revised building plan approval for the building/s proposed to be constructed on the said property from the Chief Executive Officer of Pune Metropolitan Regional Development Authority (PMRDA), Pune granted permission and

commencement certificate under the number PHA/Mouje Hadapsar/Out of S.No.201/824 dated 24/7/2015.

- 29) Initially the owners had obtained a loan of Rs. 2 Crores 50 Lakhs (Rupees Two Crores Fifty Lakhs only) from the Janseva Sahakari Bank Limited, Hadapsar Branch, Pune by executing a Deed of Mortgage dated 27/03/2012 and registered in the Office of the Sub. Registrar, Haveli No.3 at Sr.No.2570/2012. The owners in the year 2014 have repaid the entire amount and the said Bank has executed a Deed of Redemption of Mortgage on 02/08/2014 and which is duly registered in the Office of the Sub. Registrar, Haveli No.23 at Sr.No.6462/2014.
- 30) Subsequently the owners by mortgaging Flat Nos. 101, 102, 202, 504, 803, 903, 1201, 1202, 1203 and 1204 in "C-Wing" of the Building No.1 obtained a loan of Rs. 3,00,00,000/- (Rupees Three Crores only) from Janseva Sahakari Bank Limited Hadapsar Branch Pune by executing in favour of the said Bank a Deed of Simple Mortgage Deed dated 2nd August, 2014 which is duly registered in the office of Sub. Registrar, Haveli No.23 at Sr.No.6463/2014. The said loan is also fully repaid by the said owners and the Bank has issued a No Dues Certificate dated 10/07/2017 confirming that there are no dues to be repaid by the owners to the Bank.

Thus now the entire property is free from encumbrances and doubts and the owners have got a clear and marketable title and right and authority to develop as well as sale and dispose off the unsold flats and other premises as the owners may deem fit and proper beyond any reasonable doubts.

19/7/2017


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