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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8506 दिनांक: 11/07/2017

गावाचे नाव: पिंपळे सौदागर

दस्तऐवजाचा अनुक्रमांक: हवल 26-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड किशोर एन पाटील

वर्णन अर्ज क्र. 554 सन 2015 ते 2017 3 वर्षे स.नं. 17 व 18

SEARCHFEE

रु. 600.00

एकूण:

रु. 600.00

Joint S.R. Haveli 26

1); देयकाचा प्रकार: By Cash रक्कम: रु 600/-

सह.दुय्यम निबंधक (वर्ग-3)
हवेली क्र. २६, पुणे



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SEARCH AND TITLE REPORT

I am instructed by M/s. BALAJI REALTERS, Through its Partners Mr. Ramesh Uttamchand Bhojwani & Mrs. Mani Kishanchand Chandiramani O/at.- Survey No. 17(P), 18(P), Pimple Saudagar, Tal. Haveli, Pune - 411027., to take search and give report of the properties mentioned herein below and issue title certificate and accordingly I have issued search report to them on 09/02/2013, 24/09/2013 & 27/02/2015. That again the said Developer has instructed me to take search from 27/02/2015 till today and hence this is additional search report relating to the previous search report dated 27/02/2015.

DESCRIPTION OF THE PROPERTIES

All the piece and parcel of the properties bearing.....

- a) Survey No. 17, Hissa No. 3A, area admeasuring 00 H 20 R, + 00 H 01 R Potkharaba, total area admeasuring 00 H 21 R, assessed at Rs. 00.97 Paise, out of it area admeasuring 00 H 18.50 R, i.e. 1850 Sq.mtrs.
- b) Survey No. 17, Hissa No. 8, area admeasuring 00 H 16 R, + 00 H 01 R Potkharaba, total area admeasuring 00 H 17 R, assessed at Rs. 00.47 Paise, out of it area admeasuring 1025 Sq.mtrs.
- c) Survey No. 18, Hissa No. 1, total area admeasuring 00 H 81.975 R, assessed at Rs. 04.58 Paise, out of it area admeasuring 332 Sq.mtrs.

All properties are situated at Village Pimple Saudagar, Tal. Haveli, Dist. Pune, within the jurisdiction of Pimpri Chinchawad Municipal Corporation and within the limits of Sub-Registrar Haveli.

THE DOCUMENTS PERUSED

M/s. BALAJI REALTERS, Through its Partners Mr. Ramesh Uttamchand Bhojwani & Mrs. Mani Kishanchand Chandiramani O/at.- Survey No. 17(P), 18(P), Pimple Saudagar, Tal. Haveli, Pune - 411027., have provided me following documents for search of the said properties.

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.
3. Copy of Development Agreements.
4. Copy of Power of Attorneys.

5. Copy of Release Deed.
6. Copy of Confirmation Deeds.
7. Copy of Demarcation.
8. Copy of Sale Deed.
9. Copy of N.A. order.
10. Copy of Commencement certificate.
11. Copy of TDR Agreement.
12. Copy of Revised Commencement Certificate.
13. Copy of Search Reports taken by me (Advocate Kishor N. Patil) dated 09/02/2013.
14. Copy of additional Search Reports taken by me (Advocate Kishor N. Patil) dated 24/09/2013.
15. Copy of additional Search Reports taken by me (Advocate Kishor N. Patil) dated 27/02/2015.

I have carried out Search in respect of the said Properties in the office of Sub-Registrar, Haveli for last 03 years i.e. from 2015 to 2017 till today and found following information.

History Relating To Survey No. 17, Hissa No. 3A:-

That Mutation Entry No. 378 shows that, as per Phalani No. 1 and 12, Survey No. 17 was subdivided in the year 1934 as under.

1. Survey No. 17/1, came to the share of Bapu Sakharam Shinde.
2. Survey No. 17/2, came to the share of Mahadu Arjuna Kate.
3. Survey No. 17/3, came to the share of Shripati Soma Kate.
4. Survey No. 17/4, came to the share of Balwant Gopala Kate.
5. Survey No. 17/5, came to the share of Babu Vithu Shinde.
6. Survey No. 17/6, came to the share of Aanyaba Ravji Kate.
7. Survey No. 17/7, came to the share of Mahadu Arjuna Kate.
8. Survey No. 17/8, came to the share of Aanyaba Ravji Kate.

Accordingly the names of the said owners were recorded in the record of 7/12 extracts by mutation entry no. 378 of their respective properties.

As per said Phalani Survey No. 17, Hissa No. 3 was allotted to Shripati Soma Kate & Survey No. 17/8, was allotted to Aanyaba Ravji Kate the property. Accordingly Shripati Soma Kate became owner of Survey No. 17, Hissa No. 3 & Aanyaba Ravji Kate became owner of Survey No. 17, Hissa No. 8.



**KISHOR N. PATIL**Mobile : 9860254785
Off. : 020-65119008

B.Sc., LL.B.

ADVOCATEOFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.RESID : "Yashada", Shanti Colony 'B', Vijaynagar,
Kalewadi, Pimpri, Pune 411017.Notice / Reply
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As the other Survey Nos. 17/1, 17/2, 17/4, 17/5, 17/6 & 17/7 are not related with the present search report so history relating to the same is not taken into consideration.

Mutation entry No. 1377 is relating to Maharashtra Weights & Measurement Act, 1958 & Indian Coinage Act, 1955.

Mutation entry No. 1459 shows that Shripati Soma Kate have preferred an application before Revenue Authority stating therein that name of Genu Soma Kate be recorded in the record of 7/12 extract of Survey No. 17/3 & other properties. As per the said application Survey No. 17/3 was sub divided into following pot hissas.

Sr. No.	Survey No.	Area	Assessed at Rs.	Name of Owners
1.	17/3A	00 H 20R + 00 H 01R	Rs.00.97 Paise	Shripati Soma Kate
2	17/3B	00 H 21	Rs.00.97 Paise	Genu Soma Kate

Accordingly by mutation entry No. 1459 names of Shripati Soma Kate and Genu Soma Kate were recorded in the record of 7/12 extract of respective property as owners by opening separate 7/12 extracts.

Thus by partition Shripati Soma Kate became independent owner of the Survey No. 17/3A, area admeasuring 00 H 20 R + 00 H 01 R Potkhareba and accordingly his name was recorded in the record of 7/12 extract of the said property.

As the other properties which were came to the share of Genu Soma Kate is not related with the present search report so history relating to the same is not taken into consideration.

Mutation Entry No. 1459 shows that, Shripati Soma Kate expired on 19/01/1982 leaving behind him following legal heirs namely :-

- | | | | |
|----|----------------------------|---|----------|
| 1. | Bhagwant Shripati Kate | - | Son |
| 2. | Haribhau Shripati Kate | - | Son |
| 3. | Jaywanta Shripati Kate | - | Son |
| 4. | Mathubai Prabhu Khandave | - | Daughter |
| 5. | Vithabai Krushnaji Kalokhe | - | Daughter |
| 6. | Krushnabai Dharmaji Bodke | - | Daughter |

Accordingly after the demise of Shripati Soma Kate names of Bhagwant Shripati Kate, Haribhau Shripati Kate, Jaywanta Shripati Kate were recorded in the possessor column of 7/12 extract of the Survey No. 17/3A & other properties and names of Mathubai Prabhu Khandave, Vithabai Krushnaji Kalokhe, Krushnabai Dharmaji Bodke were recorded in the other rights column of 7/12 extract of the said & other properties.

Mutation Entry No. 1650 shows that, Jaywant Shripati Kate expired on 12/05/1984 leaving behind him following legal heirs namely :-

1.	Chandrakant Jaywanta Kate	-	Son
2.	Suresh Jaywanta Kate	-	Son
3.	Raju Jaywanta Kate	-	Son
4.	Santosh Jaywanta Kate	-	Son
5.	Manda Dilip Khandve	-	Daughter
6.	Janabai Jaywanta Kate	-	Widow Wife

Accordingly after the demise of Jaywant Shripati Kate names of, Janabai Jaywanta Kate For herself and natural guardian mother of Chandrakant Jaywanta Kate, Suresh Jaywanta Kate, Raju Jaywanta Kate, Santosh Jaywanta Kate were recorded in the possessor column of 7/12 extract of the said & other properties and name of Manda Dilip Khandve was recorded in the other rights column of 7/12 extract of the said & other properties.

Mutation Entry No. 1736 shows that, by an order of Collector, Pune dated 12/01/1989 and as per an order of Tahsildar, Haveli, Pune vide No. Tahat/23/1989 dated 23/01/1989, loan availed by the farmers of village Pimple Saudagar have been repaid with interest. Hence charge of the Tagai kept on the land of said property for Rs. 1,000/- on 20/12/1957 and 17/02/1958 was deleted from the other rights column of 7/12 extract of said property.

Mutation entry No. 1930 shows that, Dyaneshwar Bhagawant Kate preferred an application before revenue authority stating therein that, Laxmibai Bhagwant Kate expired on 20/07/1990 and Bhagwant Shripati Kate expired on 29/01/1993 leaving behind them following legal heirs namely:

1.	Dattatraya Bhagawant Kate	-	Son
2.	Dyaneshwar Bhagawant Kate	-	Son
3.	Yashodabai Gorakhnath Panmand	-	Daughter
5.	Parubai Khandu Zinzurde	-	Daughter

Accordingly after the demise of Laxmibai Bhagwant Kate and Bhagawant Shripati Kate the names of their legal heirs were recorded in the possessor column of the 7/12 extract of Survey No. 17/3A and other properties.

That Mathubai Prabhu Khandve, Vithabai Krishnaji Kalokhe & Krishnabai Dharmaji Bodke have released their rights, title and interest from the said property in favour of Mr. Dattatraya Bhagwant Kate & Dnyaneshwar Bhagwant Kate by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 5785/1999 on 12/08/1999. Though the said release deed is registered names of Mathubai Prabhu Khandve, Vithabai Krishnaji Kalokhe & Krishnabai Dharmaji Bodke are still appearing in the record of 7/12 extract. The said names are required to be deleted by following due process.



**ADVOCATE**OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.RESID : "Yashada", Shanti Colony 'B', Vijaynagar,
Kalewadi, Pimpri, Pune 411017.**Notice / Reply**
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That Yashoda Gorakhnath Panmand & Parubai Khandu Zinjurde have released their rights, title and interest from the said property in favour of Mr. Dattatraya Bhagwant Kate & Dnyaneshwar Bhagwant Kate by registered Release Deed.

The said Release Deed was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 5787/1999 on 12/08/1999. Though the said release deed is registered names of Yashoda Gorakhnath Panmand & Parubai Khandu Zinjurde are still appearing in the record of 7/12 extract. The said names are required to be deleted by following due process.

That Yashoda Gorakhnath Panmand, Parubai Khandu Zinjurde, Mr. Dattatraya Bhagwant Kate, and Dnyaneshwar Bhagwant Kate have released their rights, title and interest from the said property in favour of Haribhau Shripati Kate by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 5788/1999 on 12/08/1999. Though the said release deed is registered names of Yashoda Gorakhnath Panmand, Parubai Khandu Zinjurde, Mr. Dattatraya Bhagwant Kate, and Dnyaneshwar Bhagwant Kate are still appearing in the record of 7/12 extract. The said names are required to be deleted by following due process.

Mutation entry No. 2530 shows that, Dattatraya Bhagawant Kate expired on 03/07/2000 leaving behind him following legal heirs namely:-

- | | | |
|-----------------------------|---|------------|
| 1. Rangubai Dattatraya Kate | - | Widow wife |
| 2. Balu Dattatraya Kate | - | Son |
| 3. Ganesh Dattatraya Kate | - | Son |
| 4. Sangeeta Ashok Medankar | - | Daughter |
| 5. Tai Dattatraya Kate | - | Daughter |

Accordingly after the demise of Dattatraya Bhagawant Kate the names of his legal heirs were recorded in the possessor column of the 7/12 extract of Survey No. 17/3A and other properties.

That thereafter Dyaneshwar Bhagawant Kate, Digambar Dyaneshwar Kate, Shashikant Dyaneshwar Kate, Shrikant Dyaneshwar Kate, Rangubai Dattatraya Kate, Balu Dattatraya Kate, Ganesh Dattatraya Kate, Sangeeta Ashok Medankar, Tai Dattatraya Kate alias Tai Yogesh Kashid, Balasaheb Haribhau Kate, Bhushan Balasaheb Kate, Jeevan Balasaheb Kate, Suresh Jayawant Kate, Santosh Jayawant Kate have assigned their development rights in respect of Survey No. 17, Hissa No. 3A, area admeasuring 00 H 20 R, + 00 R 01 R Potkharabe, total area admeasuring 00 H 21 R by executing Development Agreement & Power of Attorney in favour of M/s. Bhojwani Constructions, Through its Proprietor

Mr. Khemchand Uttamchand Bhojwani. The said Development Agreement is registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 1149/2008 on 06/02/2008 & Power of Attorney is registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 1150/2008 on 06/02/2008.

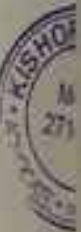
That Haribhau Shripati Kate was not present at the time of executing Development Agreement and Power of Attorney on 06/02/2008. Thus to avoid any legal and technical complication Mr. Haribhau Shripati Kate has executed Confirmation Deed & Power of Attorney in favour of M/s. Bhojwani Constructions, Through its Proprietor Mr. Khemchand Uttamchand Bhojwani which are registered in the office of Sub-Registrar Haveli No. 5 by serial No. 2504/2008 & 2505/2008 respectively on 24/03/2008.

That Janabai Jayawant Kate, Chadrakant Jayawant Kate, Raju Jayawant Kate & Manda Dilip Khandve was not present at the time of executing Development Agreement and Power of Attorney on 06/02/2008. Thus to avoid any legal and technical complication Mr. Haribhau Shripati Kate has executed Confirmation Deed & Power of Attorney in favour of M/s. Bhojwani Constructions, Through its Proprietor Mr. Khemchand Uttamchand Bhojwani which are registered in the office of Sub-Registrar Haveli No. 5 by serial No. 3959/2008 & 3960/2008 respectively on 03/05/2008.

That Rukhmini Balasaheb Mardekar & Reshma Dnyaneshwar Kate was not present at the time of executing Development Agreement and Power of Attorney on 06/02/2008. Thus to avoid any legal and technical complication Mr. Haribhau Shripati Kate has executed Confirmation Deed & Power of Attorney in favour of M/s. Bhojwani Constructions, Through its Proprietor Mr. Khemchand Uttamchand Bhojwani which are registered in the office of Sub-Registrar Haveli No. 17 by serial No. 4649/2008 & 4650/2008 respectively on 07/05/2008.

That Parubai Khandu Zinzurde, Navnath Khandu Zinzurde, Shashikant Khandu Zinzurde, Krushnabai Dharmaji Bodke, Ashok Dharmaji Bodke, Yashodabai Gorakhnath Panmand, Popat Gorakhnath Panmand, Murlidhar Gorakhnath Panmand, Vitthal Gorakhnath Panmand, Namdev Gorakhnath Panmand was not present at the time of executing Development Agreement and Power of Attorney on 06/02/2008. Thus to avoid any legal and technical complication Mr. Haribhau Shripati Kate has executed Confirmation Deed & Power of Attorney in favour of M/s. Bhojwani Constructions, Through its Proprietor Mr. Khemchand Uttamchand Bhojwani which are registered in the office of Sub-Registrar Haveli No. 17 by serial No. 11851/2008 & 11852/2008 respectively on 18/11/2008.

Mutation Entry No. 4036 shows that, Dyaneshwar Bhagawant Kate, Digambar Dyaneshwar Kate, Shashikant Dyaneshwar Kate, Shrikant Dyaneshwar Kate, Rangubai Dattatraya Kate, Balu Dattatraya Kate, Ganesh Dattatraya Kate, Sangita Ashok Medankar, Tai Dattatraya Kate alias Tai Yogesh Kashid, Balasaheb Haribhau Kate, Bhushan Balasaheb Kate, Jeevan Balasaheb Kate, Suresh Jayawant Kate, Santosh Jayawant Kate, Haribhau Shripati Kate, Janabai Jayawant Kate, Chandrakant Jayawant Kate, Raju Jayawant



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Kate, Manda Dilip Khandve, Rukmini Balasaheb Mandekar, Reshma Dyaneshwar Kate, Parubai Khandu Zinzurde, Navnath Khandu Zinzurde, Shashikant Khandu Zinzurde, Krushnabai Dharmaji Bodke, Ashok Dharmaji Bodke, Yashodabai Gorakhnath Panmand, Popaji Gorakhnath Panmand, Murlidhar Gorakhnath Panmand, Vitthal Gorakhnath Panmand, Namdev Gorakhnath Panmand, through their Developer and Power of Attorney holder M/s. Bhojwani Constructions, Through its Proprietor Mr. Khemchand Uttamchand Bhojwani with consent of M/s. Bhojwani Constructions, Through its Proprietor Mr. Khemchand Uttamchand Bhojwani have sold property bearing Survey No. 17, Hissa No. 3A area admeasuring 00 H 21 R out of it area admeasuring 00 H 18.50 R, 1850 Sq.mtrs. to M/s. Balaji Realters through its Partners Mr. Ramesh Uttamchand Bhojwani and Mrs. Mani Kishanchand Chandiramani by registered Sale Deed. The said sale deed was registered in the office of Sub-Registrar Haveli No. 17 noted at Serial no. 1121/2012 on 31/01/2012. As per the said sale deed name of M/s. Balaji Realters through its Partners Mr. Ramesh Uttamchand Bhojwani and Mrs. Mani Kishanchand Chandiramani was recorded in the record of 7/12 extract of property bearing Survey No. 17/3A to the extent of area admeasuring 00 H 18.50 R, 1850 Sq. mtrs.

That the said Owners through their Developer and Power of Attorney holder M/s. Bhojwani Constructions, Through its Proprietor Mr. Khemchand Uttamchand Bhojwani also executed Power of Attorney coupled with sale deed dated 31/01/2012 in favour of M/s. Balaji Realters through its Partners Mr. Ramesh Uttamchand Bhojwani and Mrs. Mani Kishanchand Chandiramani in respect of Survey No. 17/3A to the extent of area admeasuring 00 H 18.50 R, 1850 Sq. mtrs. which is registered in the office of Sub Registrar Haveli No. 17 noted at serial No. 1361/2012 on 06/02/2012.

Thus M/s. Balaji Realters through its Partners Mr. Ramesh Uttamchand Bhojwani, and Mrs. Mani Kishanchand Chandiramani became owners of Survey No. 17/3A to the extent of area admeasuring 00 H 18.50 R, 1850 Sq. Mtrs.

History Relating To Survey No. 17, Hissa No. 8:-

That the Property bearing Survey No. 17/8 of village Pimple Saudagar, Tal- Haveli, Dist- Pune was owned by Kisan Aanyaba Kate.

Mutation entry No. 1279 shows that, Kisan Aanyaba Kate has sold the property bearing Survey No. 17/8 & other properties to Genu Kondiba Kate by registered sale deed on 07/05/1964. Accordingly name of Genu Kondiba Kate was recorded in the record of possessor column of Survey No. 17/8 & other properties. Genu Kondiba Kate was tenant of said property. Thus Genu Kondiba Kate became owner of Survey No. 17/8 & other properties.

Mutation entry No. 1377 is relating to Maharashtra Weights & Measurement Act, 1958 & Indian Coinage Act, 1955.

Mutation Entry No. 1530 shows that, Genu Kondiba Kate preferred an application before revenue authority stating therein that, names of his brother's i.e. Ramchandra Kondiba Kate, Laxman Kondiba Kate, Sahadu Kondiba Kate, Baban Kondiba Kate, Shankar Kondiba Kate, Mahadu Kondiba Kate, Omkar Kondiba Kate with the name of Genu Kondiba Kate be recorded in the record of 7/12 extract of said property & other properties Accordingly names of Genu Kondiba Kate, Ramchandra Kondiba Kate, Laxman Kondiba Kate, Sahadu Kondiba Kate, Baban Kondiba Kate, Shankar Kondiba Kate, Mahadu Kondiba Kate, Omkar Kondiba Kate are recorded in the record of 7/12 extract of said property & other properties to the extent of 2 anna share each.

Mutation entry No. 2212 shows that, Arun Genuji Kate preferred an application before revenue authority stating therein that, Genu Kondiba Kate expired on 22/02/1997 leaving behind him following legal heirs namely:

- | | | | |
|----|-----------------------------|---|------------|
| 1. | Somaji Genuji Kate | - | Son |
| 2. | Dattoba Genuji Kate | - | Son |
| 3. | Kisan Genuji Kate | - | Son |
| 4. | Arun Genuji Kate | - | Son |
| 5. | Sumitrabai Balasaheb Sarode | - | Daughter |
| 6. | Koyanabai Dyanoba Wakadkar | - | Daughter |
| 7. | Kantabai Balasaheb Vinode | - | Daughter |
| 8. | Shantabai Rajendra Sapkal | - | Daughter |
| 9. | Muktabai Genuji Kate | - | Widow wife |

Accordingly after the demise of Genu Kondiba Kate the names of his legal heirs were recorded in the possessor column of the 7/12 extract of Survey No. 17/8 and other properties.

Mutation entry No. 2213 shows that, Vishwanath Laxman Kate preferred an application before revenue authority stating therein that, Laxman Kondiba Kate expired on 12/04/1994 leaving behind him following legal heirs namely:

- | | | | |
|----|-------------------------------|---|------------|
| 1. | Vishwanath Laxman Kate | - | Son |
| 2. | Sukhdev Laxman Kate | - | Son |
| 3. | Tukaram Laxman Kate | - | Son |
| 4. | Bebitai Shivaji Wakadkar | - | Daughter |
| 5. | Kaushalyabai Gulabrao Galande | - | Daughter |
| 6. | Mangal Sudam Bodke | - | Daughter |
| 7. | Sonabai Laxman Kate | - | Widow wife |

Accordingly after the demise of Laxman Kondiba Kate the names of his legal heirs were recorded in the possessor column of the 7/12 extract of Survey No. 17/8 and other properties.

Mutation entry No. 2214 shows that, Kishor Baban Kate preferred an application before revenue authority stating therein that, Baban Kondiba Kate expired on 20/09/1978 leaving behind him following legal heirs namely:



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- | | | | |
|----|-------------------------|---|------------|
| 1. | Kishor Baban Kate | - | Son |
| 2. | Sunil Baban Kate | - | Son |
| 3. | Ramdas Baban Kate | - | Son |
| 4. | Ujjawala Vilas Kandhare | - | Daughter |
| 5. | Sindhubai Baban Kate | - | Widow wife |

Accordingly after the demise of Baban Kondiba Kate the names of his legal heirs were recorded in the possessor column of the 7/12 extract of Survey No. 17/8 and other properties.

Mutation entry No. 2663 shows that, as per the letter of Taluka Inspector Land Record, Haveli vide No. 294/kra. Durusti/16/M.R. No. 3023/2001 dated 08/01/2001/ 03/02/2001 & as per the Hissa Namuna No. 12 & demarcation Map except the area sold to Ashok C. Kataria names of owners were retained in the record of 7/12 extract of Survey No. 17/8 & other properties & name of Ashok C. Kataria was recorded by opening new 7/12 extracts.

History Relating To Survey No. 18, Hissa No. 1:-

That the Property bearing Survey No. 18/1 of village Pimple Saudagar, Tal- Haveli, Dist- Pune was owned by Kondhaji Genu Kate.

Mutation entry No. 723 shows that, Kondaji Genu Kate expired in the month of June 1947 or thereabout leaving behind him following legal heirs namely:-

- | | | | |
|----|-------------------------|---|-----|
| 1. | Genu Kondiba Kate | - | Son |
| 2. | Ramchandra Kondiba Kate | - | Son |
| 3. | Laxman Kondiba Kate | - | Son |
| 4. | Sahadu Kondiba Kate | - | Son |
| 5. | Mahadu Kondiba Kate | - | Son |
| 6. | Shankar Kondiba Kate | - | Son |
| 7. | Omkar Kondiba Kate | - | Son |
| 8. | Baban Kondiba Kate | - | Son |

Accordingly after the demise of Kondaji Genu Kate the name of Genu Kondiba Kate was recorded in the possessor column of the 7/12 extracts of Survey No. 18/1 and other properties as Manager of Joint Hindu Undivided Family (H.U.F).

Mutation entry No. 1377 is relating to Maharashtra Weights & Measurement Act, 1958 & Indian Coinage Act, 1955.

Mutation Entry No. 1530 shows that, Genu Kondiba Kate preferred an application before revenue authority stating therein that, names of his brother's i.e. Ramchandra Kondiba Kate, Laxman Kondiba Kate, Sahadu Kondiba Kate, Baban Kondiba Kate, Shankar Kondiba Kate, Mahadu Kondiba Kate, Omkar Kondiba Kate with the name of Genu Kondiba Kate be recorded in the record of 7/12

extract of said property & other properties Accordingly names of Genu Kondiba Kate, Ramchandra Kondiba Kate, Laxman Kondiba Kate, Sahadu Kondiba Kate, Baban Kondiba Kate, Shankar Kondiba Kate, Mahadu Kondiba Kate, Omkar Kondiba Kate are recorded in the record of 7/12 extract said property & other properties to the extent of 2 anna share each.

Mutation entry No. 2212 shows that, Arun Genuji Kate preferred an application before revenue authority stating therein that, Genu Kondiba Kate expired on 22/02/1997 leaving behind him following legal heirs namely:

- | | | | |
|----|-----------------------------|---|------------|
| 1. | Somaji Genuji Kate | - | Son |
| 2. | Dattoba Genuji Kate | - | Son |
| 3. | Kisan Genuji Kate | - | Son |
| 4. | Arun Genuji Kate | - | Son |
| 5. | Sumitrabai Balasaheb Sarode | - | Daughter |
| 6. | Koyanabai Dyanoba Wakadkar | - | Daughter |
| 7. | Kantabai Balasaheb Vinode | - | Daughter |
| 8. | Shantabai Rajendra Sapkal | - | Daughter |
| 9. | Muktabai Genuji Kate | - | Widow wife |

Accordingly after the demise of Genu Kondiba Kate the names of his legal heirs were recorded in the possessor column of the 7/12 extract of Survey No. 18/1 and other properties.

Mutation entry No. 2213 shows that, Vishwanath Laxman Kate preferred an application before revenue authority stating therein that, Laxman Kondiba Kate expired on 12/04/1994 leaving behind him following legal heirs namely:

- | | | | |
|----|-------------------------------|---|------------|
| 1. | Vishwanath Laxman Kate | - | Son |
| 2. | Sukhdev Laxman Kate | - | Son |
| 3. | Tukaram Laxman Kate | - | Son |
| 4. | Bebitai Shivaji Wakadkar | - | Daughter |
| 5. | Kaushalyabai Gulabrao Galande | - | Daughter |
| 6. | Mangal Sudam Bodke | - | Daughter |
| 7. | Sonabai Laxman Kate | - | Widow wife |

Accordingly after the demise of Laxman Kondiba Kate the names of his legal heirs were recorded in the possessor column of the 7/12 extract of Survey No. 18/1 and other properties.

Mutation entry No. 2214 shows that, Kishor Baban Kate preferred an application before revenue authority stating therein that, Baban Kondiba Kate expired on 20/09/1978 leaving behind him following legal heirs namely:

- | | | | |
|----|-------------------------|---|------------|
| 1. | Kishor Baban Kate | - | Son |
| 2. | Sunil Baban Kate | - | Son |
| 3. | Ramdas Baban Kate | - | Son |
| 4. | Ujjawala Vilas Kandhare | - | Daughter |
| 5. | Sindhubai Baban Kate | - | Widow wife |

Accordingly after the demise of Baban Kondiba Kate the names of his legal heirs were recorded in the possessor column of the 7/12 extract of Survey No. 18/1 and other properties.



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111:

Mutation entry No. 2460 shows that, Kisan Genuji Kate expired on 07/04/1994 leaving behind him following legal heirs namely:

- | | | | |
|----|---------------------------|---|------------|
| 1. | Vimal Kisan Kate | - | Widow wife |
| 2. | Vinayak Kisan Kate | - | Son |
| 3. | Vandana Mahipati Gopale | - | Daughter |
| 4. | Vijaya Shivaji Dhudhane | - | Daughter |
| 5. | Vidhya Nandkumar Deshmane | - | Daughter |
| 6. | Vasanti Ravindra Shinde | - | Daughter |

Accordingly after the demise of Kisan Genuji Kate the names of his legal heirs were recorded in the possessor column of the 7/12 extract of Survey No. 18/1 and other properties.

Mutation entry No. 2663 shows that, as per the letter of Taluka Inspector Land Record, Haveli vide No. 294/kra. Durusti/116/M.R. No. 8023/2001 dated 08/01/2001/ 03/02/2001 & as per the Hissa Namuna No. 12 & demarcation Map except the area sold to Ashok C. Kataria names of owners were retained in the record of 7/12 extract of Survey No. 18/1 & other properties & name of Ashok C. Kataria was recorded by opening new 7/12 extracts.

Common History Relating To Survey No. 17, Hissa No. 8 & Survey No. 18, Hissa No. 1:-

That thereafter Smt. Muktabai Genuji Kate, Smt. Vimal Kisan Kate, Sau. Vandana Mahipati Gopale, Sau. Vijaya Shivaji Dhudhane, Sau. Vidhya Nandkumar Deshmane, Sau. Vasanti Ravindra Shinde, Shri. Vinayak Kisan Kate, Shri. Somaji Genuji Kate (for himself and as a natural guardian father of Savita, Sandeep, Sarika, and Seema Somaji Kate), Sau. Satyabhama Somaji Kate, Shri. Dattoba Genuji Kate, Sau. Vimal Dattoba Kate, Vaishali Dattoba Kate, Shri. Vishal Dattoba Kate, Shri. Vikas Dattoba Kate, Shri. Arun Genuji Kate (for himself and as a natural guardian father of Ravindra and Rohan Arun Kate), Sau. Koyanabai Dyanoba Wakadkar, Sau. Sumitrabai Balasaheb Sarode, Sau. Kantabai Balasaheb Vinode, Sau. Shantabai Rajendra Sapkal, Shri. Ramchandra Kondiba Kate, Sau. Tanhubai Ramchandra Kate, Shri. Subhash Ramchandra Kate, Sau. Alka Dattoba Tingre, Shri. Dyaneshwar Ramchandra Kate, Shri. Sanjay Ramchandra Kate, Shri. Sadaba Kondiba Kate, Sau. Kamalabai Sadaba Kate, Shri. Chandrakant Sadaba Kate, Shri. Avinash Sadaba Kate, Shri. Rajendra Sadaba Kate, Shri. Ramesh Sadaba Kate, Sau. Pushpatai Murlidhar Bhase, Shri. Shankar Kondiba Kate, Sau. Indubai Shankar Kate, Sau. Shalan Tukaram Gaikwad, Shri. Anil Shankar Kate, Shri. Omkar Kondiba Kate, Sau. Lilabai Omkar Kate, Sau. Shobha

Satyanarayan Wanjale, Sau. Anita Shrikant Pinjan, Shri. Ganesh Omkar Kate, Shri. Prakash Omkar Kate, Shri. Nandu Omkar Kate, Smt. Sonabai Laxman Kate, Shri. Vishwanath Laxman Kate (for himself and as a natural guardian father of Kiran, Amit and Chakuli Vishwanath Kate), Shri. Sukhdev Laxman Kate (for himself and as a natural guardian father of Swapnali, Ashwini, Deepali, and Sagar Sukhdev Kate), Tukaram Laxman Kate (for himself and as a natural guardian father of Ashish, and Ankit Tukaram Kate), Sau. Bebibai Shivaji Wakadkar, Sau. Kaushalya Gulabrao Galande, Sau. Mangal Sudam Bodke, Shri. Mahadu Kondiba Kate, Sau. Rangubai Mahadu Kate, Shri. Mohan Mahadu Kate, Shri. Vikas Mahadu Kate, Smt. Sindhubai Baban Kate, Shri. Kishor Baban Kate (for himself and as a natural guardian father of Neha and Nitesh Kishor Kate), Shri. Sunil Baban Kate, Shri. Ramdas Baban Kate, Sau. Ujwala Vilas Kandhare with the consent of Shahshikala Umakant Patole, Bebi Dilip Sathe, Alka Vasant Kute & Pushpa Shankar Wanje have assigned their development rights in respect of Survey No. 17, Hissa No. 8 area admeasuring 1700 Sq.mtrs. and Survey No. 18, Hissa No. 1 area admeasuring 910 Sq.mtrs. by executing Development Agreement & Power of Attorney in favour of M/s. Mangalmurthi Developers, through its Proprietor Shri. Naresh Thakurdas Wadhwani. The said Development Agreement is registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 8295/1998 on 23/11/1998 & Power of Attorney was adjudicated in the office of Sub Registrar Haveli No. 5 noted at serial No. 534/1998 on 23/11/1998.

That thereafter said owners through their Developer and Power of Attorney holder M/s. Mangalmurthi Developers, through its Proprietor Shri. Naresh Thakurdas Wadhwani, has assigned development rights in respect of Survey No. 17, Hissa No. 8 and Survey No. 18, Hissa No. 1 area admeasuring 10000 Sq.ft. by executing Development Agreement & Power of Attorney in favour of Sau. Bhavana Naresh Chandiramani. The said Development Agreement is registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 6587/1999 on 09/09/1999, new No. 10513/2000 dated 08/12/2000 & Power of Attorney was adjudicated in the office of Sub Registrar Haveli No. 5 noted at serial No. 397/1999 on 09/09/1999.

That thereafter said owners through their Developer and Power of Attorney holder M/s. Mangalmurthi Developers, through its Proprietor Shri. Naresh Thakurdas Wadhwani has assigned development rights in respect of Survey No. 17, Hissa No. 8 and Survey No. 18, Hissa No. 1 area admeasuring 10000 Sq.ft. by executing Development Agreement & Power of Attorney in favour of Sau. Mani Kishanchand Chandiramani. The said Development Agreement is registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 6588/1999 on 09/09/1999 new No. 10514/2000 dated 08/12/2000 & Power of Attorney is registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 398/1999 on 09/09/1999.

Thereafter Smt. Muktabai Genuji Kate, Smt. Vimal Kisan Kate, Sau. Vandana Mahipati Gopale, Sau. Vijaya Shivaji Dhudhane, Sau. Vidhya Nandkumar Deshmane, Sau. Vasanti Ravindra Shinde, Shri. Vinayak Kisan Kate, Shri. Somaji Genuji



**ADVOCATE**OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.RESI : "Yashada", Shanti Colony 'B', Vijaynagar,
Kalewadi, Pimpri, Pune 411017.Notice / Reply
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Kate (for himself and as a natural guardian father of Savita, Sandeep, Sarika, and Seema Somaji Kate), Sau. Satyabhama Somaji Kate, Shri. Dattoba Genuji Kate, Sau. Vimal Dattoba Kate, Vaishali Dattoba Kate, Shri. Vishal Dattoba Kate, Shri. Vikas Dattoba Kate, Shri. Arun Genuji Kate (for himself and as a natural guardian father of Ravindra and Rohan Arun Kate), Sau. Koyanabai Dyanoba Wakadkar, Sau. Sumitrabai Balasaheb Sarode, Sau. Kantabai Balasaheb Vinode, Sau. Shantabai Rajendra Sapkal, Shri. Ramchandra Kondiba Kate, Sau. Tanhubai Ramchandra Kate, Shri. Subhash Ramchandra Kate, Sau. Alka Dattoba Tingre, Shri. Dyaneshwar Ramchandra Kate, Shri. Sanjay Ramchandra Kate, Shri. Sadaba Kondiba Kate, Sau. Kamalabai Sadaba Kate, Shri. Chandrakant Sadaba Kate, Shri. Avinash Sadaba Kate, Shri. Rajendra Sadaba Kate, Shri. Ramesh Sadaba Kate, Sau. Pushpatai Murlidhar Bhase, Shri. Shankar Kondiba Kate, Sau. Indubai Shankar Kate, Sau. Shalan Tukaram Gaikwad, Shri. Anil Shankar Kate, Shri. Omkar Kondiba Kate, Sau. Lilabai Omkar Kate, Sau. Shobha Satyanarayan Wanjale, Sau. Anita Shrikant Pinjan, Shri. Ganesh Omkar Kate, Shri. Prakash Omkar Kate, Shri. Nandu Omkar Kate, Smt. Sonabai Laxman Kate, Shri. Vishwanath Laxman Kate (for himself and as a natural guardian father of Kiran, Amit and Chakuli Vishwanath Kate), Shri. Sukhdev Laxman Kate (for himself and as a natural guardian father of Swapnali, Ashwini, Deepali, and Sagar Sukhdev Kate), Tukaram Laxman Kate (for himself and as a natural guardian father of Ashish, and Ankit Tukaram Kate), Sau. Bebibai Shivaji Wakadkar, Sau. Kaushalya Gulabrao Galande, Sau. Mangal Sudam Bodke, Shri. Mahadu Kondiba Kate, Sau. Rangubai Mahadu Kate, Shri. Mohan Mahadu Kate, Shri. Vikas Mahadu Kate, Smt. Sindhubai Baban Kate, Shri. Kishor Baban Kate (for himself and as a natural guardian father of Neha and Nitesh Kishor Kate), Shri. Sunil Baban Kate, Shri. Ramdas Baban Kate, Sau. Ujwala Vilas Kandhare with the consent of Shahshikala Umakant Patole, Bebi Dilip Sathe, Alka Vasant Kute & Pushpa Shankar Wanjale through their Developer and Power of Attorney holder M/s. Mangalmurthi Developers, through its Proprietor Shri. Naresh Thakurdas Wadhwani, through Developer and Power of Attorney holder and for themselves Smt. Mani Kishanchand Chandiramani, and Sau. Bhavana Naresh Chandiramani have sold property bearing Survey No. 17, Hissa No. 8 area admeasuring 1025 Sq.mtrs. and Survey No. 18, Hissa No. 1 area admeasuring 332 Sq.mtrs. to M/s. Balaji Realtors through its Partners Mr. Ramesh Uttamchand Bhojwani, and Mrs. Mani Kishanchand Chandiramani by registered Sale Deed. The said sale deed was registered in the office of Sub-Registrar Haveli No. 17 on 31/01/2012 bearing no. 1122/2012. As per the said sale deed name of M/s. Balaji Realtors through its Partners Mr. Ramesh Uttamchand Bhojwani and Mrs. Mani Kishanchand Chandiramani is yet to be recorded in the record of 7/12 extract of properties bearing Survey No. 17/8 to the extent of area admeasuring

1025 Sq.mtrs. and Survey No. 18/1 to the extent of area admeasuring 332 Sq.mtrs. Thus M/s. Balaji Realters through its Partners Mr. Ramesh Uttamchand Bhojwani and Mrs. Mani Kishanchand Chandiramani became owners of properties bearing Survey No. 17/8 to the extent of area admeasuring 1025 Sq.mtrs. and Survey No. 18/1 to the extent of area admeasuring 332 Sq.mtrs.

That the said Owners their Developer and Power of Attorney holder M/s. Mangalmurthi Developers, through its Proprietor Shri. Naresh Thakurdas Wadhwani, through Developer and Power of Attorney holder and for themselves Sau. Mani Kishanchand Chandiramani and Sau. Bhavana Naresh Chandiramani also executed Power of Attorney coupled with sale deed dated 31/01/2012 in favour of M/s. Balaji Realters through its Partners Mr. Ramesh Uttamchand Bhojwani and Mrs. Mani Kishanchand Chandiramani in respect of properties bearing Survey No. 17/8 to the extent of area admeasuring 1025 Sq.mtrs. and Survey No. 18/1 to the extent of area admeasuring 332 Sq.mtrs., which is registered in the office of Sub Registrar Haveli No. 17 noted at serial No. 1360/2012 on 06/02/2012.

That M/s. Bhojwani Constructions, Through its Proprietor Mr. Khemchand Uttamchand Bhojwani, Mrs. Mani Kishanchand Chandiramani on behalf of owners have carried out demarcation of the properties bearing Survey No. 17/3A, Survey No. 17/8 & Survey No. 18/1 jointly from concerned office on 18/03/2011. Accordingly M/s. Bhojwani Constructions, Through its Proprietor Mr. Khemchand Uttamchand Bhojwani, Mrs. Mani Kishanchand Chandiramani has obtained demarcation certificate by its M.R. No. 3418/2011, 3419/2011 & 3420/2011.

That M/s. Balaji Realters, through its partners Mr. Ramesh Uttamchand Bhojwani and Mrs. Mani Kishanchand Chandiramani have preferred building plan on said property and got building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. BP/Pimple Saudagar/21/2013 on 08/04/2013 and has obtained Commencement Certificate for construction of buildings in respect of the schedule property. As stated above the Promoter/Owner has got approved from the concerned local authority the plans, specifications, elevations, sections and details of the said building/s.

That M/s. Balaji Realters, through its partners Mr. Ramesh Uttamchand Bhojwani and Mrs. Mani Kishanchand Chandiramani have preferred revised building plan on said property and got revised building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. BP/Pimple Saudagar/55/2013 on 31/10/2013 and has obtained revised Commencement Certificate for construction of buildings in respect of the schedule property. As stated above the Promoter/Owner has got approved from the concerned local authority the plans, specifications, elevations, sections and details of the said building/s.



ADVOCATEOFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
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:15:

That the Developer/Promoters have filed an application before the office of Collector of Pune, Collectorate, Pune (Revenue Branch) for granting permission to make use of Non-Agricultural purpose i.e. for Residential purpose in respect said properties. Accordingly The Collector, Pune has granted permission under order No. PMH/NA/SR/423/2013 on 25/11/2013.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) M/s. Balaji Realters through its Partners Mr. Ramesh Uttamchand Bhojwani and Mrs. Mani Kishanchand Chandiramani are the owners of properties bearing.....

i) Survey No. 17, Hissa No. 3A, area admeasuring 00 H 20 R, + 00 H 01 R Potkharaba, total area admeasuring 00 H 21 R, assessed at Rs. 00.97 Paise, out of it area admeasuring 00 H 18.50 R, i.e. 1850 Sq.mtrs.

ii) Survey No. 17, Hissa No. 8, area admeasuring 00 H 16 R, + 00 H 01 R Potkharaba, total area admeasuring 00 H 17 R, assessed at Rs. 00.47 Paise, out of it area admeasuring 1025 Sq.mtrs.

iii) Survey No. 18, Hissa No. 1, total area admeasuring 00 H 81.975 R, assessed at Rs. 04.58 Paise, out of it area admeasuring 332 Sq.mtrs.

all the properties are situated at Village Pimple Saudagar, Tal. Haveli, Dist. Pune,

B) I am the opinion that the said properties are clean, clear and marketable and without any encumbrances whatsoever.

C) This search report is part and parcel of the previous search report dated 09/02/2013, 24/09/2013 & 27/02/2015. This search report is issued on the request of M/s. Balaji Realters through its Partners Mr. Ramesh Uttamchand Bhojwani and Mrs. Mani Kishanchand Chandiramani.

The Title Certificate and Search Report is issued on perusing documents regarding the said properties made available to me and after going through the records in the office of Sub Registrar Haveli.

Date : 12/07/2017



K. Patil
ADVOCATE

KISHOR N. PATIL
Advocate

Office : C/o. Adv. Rajesh Jadhav,
"JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge,
Kalewadi, Pimpri, Pune-411 017.