

SEARCH REPORT

**Search Report of property bearing - Search Report of
property Survey No. 88 Hissa No. 1 having total area 5 H 85 R out of area
admeasuring 00 H 10 R situated at Village Pimple Gurav, Tal. - Haveli,
Dist. Pune.**

DEVELOPER - Govind Developers - REVER IN

Print Date 24-01-2024 11:17:44



GRN		MH011830038202324E		BARCODE				Date		04/12/2023-10:21:59		Form ID											
Department						Inspector General Of Registration						Payer Details											
Search Fee						Type of Payment						Other Items											
TAX ID / TAN (If Any)																							
PAN No.(If Applicable)																							
Office Name						HVL1_HAVELI NO1 SUB REGISTRAR						Full Name						Adv Mahesh S Mane					
Location						PUNE																	
Year						2023-2024 One Time						Flat/Block No.						S No. 88 P					
Account Head Details						Amount In Rs.						Premises/Building											
0030072201 SEARCH FEE						200.00						Road/Street						Pimple Gurav Pune					
												Area/Locality						Pune					
												Town/City/District											
												PIN						411061					
												Remarks (If Any)											
												Search Fees of S. No. 88/1 Pimple Gurav Pune of years from 2018 to 2023											
												Amount In						Two Hundred Rupees Only					
Total						200.00						Words											
Payment Details						STATE BANK OF INDIA						FOR USE IN RECEIVING BANK											
Cheque-DD Details												Bank CIN		Ref. No.		00040572023120439002				IK0CNYAGH0			
Cheque/DD No.												Bank Date		RBI Date		04/12/2023-10:23:35				05/12/2023			
Name of Bank												Bank-Branch				STATE BANK OF INDIA							
Name of Branch												Scroll No. , Date				339 , 05/12/2023							

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FORMAT A (Circular No. 28/2021)

To,
MAHARERA
Mumbai

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to Survey No. 88 Hissa No. 1 having total area 5 H 85 R out of area admeasuring 00 H 10 R situated at Village Pimple Gurav, Tal. - Haveli, Dist. Pune.

I have investigated the title of the said land on the request of **M/s. Govind Developers through its Proprietor Bharat Sitaram Kate** and following documents, i.e.

1) Description of the property:

All that piece and parcel of land situated at Village **Pimple Gurav**, Tal - Haveli, Dist. Pune, situated within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune bearing **Survey No. 88 Hissa No.1**, having total area admeasuring 5 H 85 R assessed of Rs. 40 Paise 50 out of area admeasuring **00 H 10 R** and said property bounded as follows:-

EAST : By Property of Nitin Garve and others
SOUTH : By Property of Varma
WEST : By Road
NORTH : By Remaining Property
Hereinafter referred as "**Said Property**"

2) The Documents of Allotment of Plot

- a) 7/12 Extract & Mutation Entries.
- b) Xerox Copy of Sale Deed and Power of Attorney dated 06/05/2017 (Registration No. 3456/2017 and 3457/2017 Sub Registrar Haveli No.17)
- c) Xerox Copy of Sale Deed and Power of Attorney dated 07/12/2017 (Registration No. 10316/2017 and 10317/2017 Sub Registrar Haveli No.17)



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- d) Xerox Copy of Power of Attorney dated 14/07/2008 registered vide no.7362/2008 in the Office of Sub Registrar Haveli No.17.
- e) Xerox Copy of Sale Deed dated 16/06/2009 registered vide no.5030/2009 in the Office of Sub Registrar Haveli No. 17.
- 3) **7/12 Extract issued by the Gav Kamgar Talathi Pimple Gurav Pune and mutation entries.**
- 4) **Search Report of 30 Years from year 1993 to 2023.**

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that **Survey No. 88 Hissa No.1**, having total area admeasuring 5 H 85 R assessed of Rs. 40 Paise 50 out of area admeasuring **00 H 10 R** situated at village **Pimple Gurav Pune** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune and the same are free from encumbrances and doubt and same are perfectly marketable and same is clear, marketable and without any encumbrances.

OWNERS OF THE LAND:

- (1) **S. No. 88/1 - Area 00 H 10 R** :- **M/s. Govind Developers through its Proprietor Bharat Sitaram Kate**
- (2) **Qualifying Remark if Any : M/s. Govind Developers through its Proprietor Bharat Sitaram Kate** is a developer of the said property.

The report reflecting the flow of the title of the Owner/Developer - **M/s. Govind Developers through its Proprietor Bharat Sitaram Kate** on the said land is enclosed herewith as Annxure.

Enclosed - Annexure

Pune

Date - 24.01.2024


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FORMAT - A **(Circular No. 28 / 2021)** **FLOW OF TITLE OF THE SAID LAND**

All that piece and parcel of the property **Survey No. 88 Hissa No.1**, having total area admeasuring 5 H 85 R assessed of Rs. 40 Paise 50 out of area admeasuring **00 H 10 R** situated at village **Pimple Gurav** Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune.

7/12 Extract issued by the Gav Kamgar Talathi Pimple Gurav Pune and mutation entries.

Search Report of 30 years from year 1993 to 2023.

Incident of S. No. 88 Hissa No. 1:

That the said property mentioned in Para No.1 was originally belongs to Late Raghu Soma Kashid, who died leaving behind legal heirs viz., Late Sadhu Raghu Kashid, Bapu Raghu Kashid, Nathu Raghu Kashid and Sagunabai Shankar Dharvale. Thereafter the heirs namely Sadhu Raghu Kashid, Bapu Raghu Kashid and Nathu Raghu Kashid also died and the names of his heirs namely Prabhakar Sadhu Kashid, Damodar Sadhu Kashid, Madhukar Sadhu Kashid, Suresh Sadhu Kashid, Kamal Sadhu Kashid, Chandrabhaga Balu Dhavade, Shevantabai Sadhu Kashid, Sadashiv Bapu Kashid, Shantaram Nathu Kashid and Navnath Balu Kashid has been entered on 7/12 extract vide mutation entry no. 12569.

That thereafter owners namely Prabhakar Sadhu Kashid, Damodar Sadhu Kashid, Madhukar Sadhu Kashid, Suresh Sadhu Kashid, Sadashiv Bapu Kashid, Shantaram Nathu Kashid, Navnath Balu Kashid executed registered Power of Attorney in favour of Vasantrao Sukhdev Dandge which is registered in the Office of Sub Registrar Haveli No.5 vide no.8521/2003 on dated 11/12/2003.

That thereafter Prabhakar Sadhu Kashid, Damodar Sadhu Kashid, Madhukar Sadhu Kashid, Madhukar Sadhu Kashid, Suresh Sadhu Kashid, Sadashiv Bapu Kashid, Shantaram Nathu Kashid, Navnath Balu Kashid



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through their Power of Attorney Holder Vasantrao Sukhdev Dandge executed registered Development Agreement and Power of Attorney dated 28/12/2005 in favour of Datta Sattyappa Thakur in respect of area 00 H 5 R out of said property which is registered in the Office of Sub Registrar Haveli No. 5 vide no. 9596/2005 and 9597/2005 respectively.

That thereafter Prabhakar Sadhu Kashid, Damodar Sadhu Kashid, Madhukar Sadhu Kashid, Madhukar Sadhu Kashid, Suresh Sadhu Kashid, Sadashiv Bapu Kashid, Shantaram Nathu Kashid, Navnath Balu Kashid through their Power of Attorney Holder Vasantrao Sukhdev Dandge through Power of Attorney Holder Datta Sattyappa Thakur executed registered Sale Deed dated 15/06/2009 in favour of Parimal Shankar Tope in respect of area 00 H 5 R out of said property which is registered in the Office of Sub Registrar Haveli No.17 vide No. 5030/2009 on dated 16/06/2009. Thereafter the name of said Parimal Shankar Tope has been entered on 7/12 extract vide mutation entry no. 15904.

That thereafter M/s. Govind Developers through its Proprietor Bharat Sitaram Kate purchased said property of 00 H 5 R from Parimal Shankar Tope by registered Sale Deed dated 05/05/2017 which is registered in the Office of Sub Registrar Haveli No.17 vide no. 3456/2017 on dated 06/05/2017 and accordingly the name of said **M/s. Govind Developers through its Proprietor Bharat Sitaram Kate** has been entered on 7/12 extract vide mutation entry no. 19395.

That thereafter Prabhakar Sadhu Kashid, Damodar Sadhu Kashid, Madhukar Sadhu Kashid, Suresh Sadhu Kashid, Sadashiv Bapu Kashid, Shantaram Nathu Kashid, Navnath Balu Kashid through their Power of Attorney Holder Vasantrao Sukhdev Dandge executed Power of Attorney dated 22/07/2005 in favour of Sanjivani Chandrakant Bagadi in respect of area 00 H 5 R out of said property which is notarized before Notary B. G. Chougale by registered notary no.1417/2005 dated 22/07/2005.

That thereafter Prabhakar Sadhu Kashid, Damodar Sadhu Kashid, Madhukar Sadhu Kashid, Madhukar Sadhu Kashid, Suresh Sadhu Kashid, Sadashiv Bapu Kashid, Shantaram Nathu Kashid, Navnath Balu Kashid



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through their Power of Attorney Holder Vasantrao Sukhdev Dandge through Power of Attorney Holder Sanjivani Chandrakant Bagadi executed registered Power of Attorney dated 14/07/2008 in favour of Kiran Shankar Garve in respect of area 00 H 5 R out of said property which is registered in the Office of Sub Registrar Haveli No.17 vide No. 7362/2008.

That thereafter M/s. Govind Developers through its Proprietor Bharat Sitaram Kate purchased said property of 00 H 5 R from Prabhakar Sadhu Kashid, Damodar Sadhu Kashid, Madhukar Sadhu Kashid, Madhukar Sadhu Kashid, Suresh Sadhu Kashid, Sadashiv Bapu Kashid, Shantaram Nathu Kashid, Navnath Balu Kashid through their Power of Attorney Holder Vasantrao Sukhdev Dandge through Power of Attorney Holder Sanjivani Chandrakant Bagadi through all Power of Attorney Holder Kiran Shankar Garve by registered Sale Deed dated 07/12/2017 which is registered in the Office of Sub Registrar Haveli No.17 vide no. 10316/2017 on dated 07/12/2017. Thereafter as per mutation entry no. 19395 name of **M/s. Govind Developers through its Proprietor Bharat Sitaram Kate** entered on 7/12 extract.

In pursuance of the Sale Deed dated 05.05.2017 and 07.12.2017 and being owner of the property mentioned hereinabove Para No. 1 **Survey No. 88 Hissa No.1 out of area 00 H 10 R situated at Pimple Gurav Pune** is absolutely owned by **M/s. Govind Developers through its Proprietor Bharat Sitaram Kate** and is absolutely entitled to the said land.

In the circumstances the said **M/s. Govind Developers through its Proprietor Bharat Sitaram Kate** have come to be absolutely seized and possessed of or otherwise well and sufficiently entitled to the above captioned land more particularly described in para No. 1.

That the **M/s. Govind Developers through its Proprietor Bharat Sitaram Kate** as Promoter/Developer/Owner have prepared building plan on said property and got building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Pimple Gurav/43/2023 on dated 08/11/2023.



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In the circumstances the said **M/s. Govind Developers through its Proprietor Bharat Sitaram Kate** is absolutely entitled to implement ownership Flats Scheme on the above captioned land more particularly described in Para No. 1 & dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

SEARCH REPORT OF 30 YEARS: I also caused search in the office of Sub-Registrar Haveli Pune in respect of **Survey No. 88 Hissa No.1**, having total area admeasuring 5 H 85 R assessed of Rs. 40 Paise 50 out of area admeasuring **00 H 10 R** situated at village **Pimple Gurav** Pune from 1990 to 2020 and vide GRN No. MH012466694201718E dated 27/03/2018 from 1988 to 2018 vide GRN No. MH011830038202324E dated 04/12/2023 from 2019 to 2023. During my search some year record could not be available because some register were in torn condition. During my search I did not come across with any entry showing any encumbrances charges or any other right, title or interest by any other person in any manner.

I have published Notice in the usual form published in the Daily Prabhat which appeared on dated 19/11/2017 as part of investigation of title. I have not received any objection or communication response to my Public Notice.

Litigation if Any - There is no any litigation pending before any court of law regarding said property.

Pune
Date : 24/01/2024


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