

No. CMP/21/2017

Date : 11th Jul 2017

ADDITIONAL SEARCH REPORT

1. Description of property : All that piece and parcel of landed property having land admeasuring 1 H 37.94 Ars i.e. 13794 sq.mtrs out of total area of 15722 sq.mtrs of Plot No. 1 out of the private layout of (i) Survey No. 135 - Hissas No. 1+3A/1B, (ii) No. 1+3A/2, (iii) No. 1+3B, (iv) No. 2/2A/1, (v) No. 2/2B and (vi) No. 2/2A/2 totally admeasuring 03 Hectare 27.3 Ars situate at Village Hadapsar within PMC limits, Dist : Pune comprising of (a) residential component of land out of property bearing private Plot No. 1 area admeasuring 1 H 22.64 Ars i.e. 12264 sq.mtrs, and (b) water body and garden reservation admeasuring 0 H 15.30 Ars i.e. 1530 sq.mtrs and purchaser-owner-Firm as per 7 x 12 extract is M/s Nucon Builders through its Partners Shri Basantram Bulchandani etc.

2. A total 30 year's Search of this property comprising (i) for the period from 1987 to 1991(Part) was carried at the Offices of the Joint Sub Registrars, Haveli Nos. 1 and 2; (ii) for the period from 1991 (Bal) to 2004 was carried out at Haveli No. 3; (iii) for the period from 2005 (Bal) to 2008 (Part) was carried out at Haveli No. 3 and (iv) for the period from 2009 to 2016 (Part) was carried out with computer entries on the web-site of igr.maharashtra.gov.in. And after perusal of few documents connected with the said property, a Search and Title Report No. CMP/19/2016 dated 12/4/2016 was issued.

3. Now, this Additional Search Report is being issued after conducting further search of available records for the period 2016 (Bal) to 2017 (Part).

4. For the period 2016 (Bal) to 2017 (Part), the on-line computer service at igr.maharashtra.gov is available. In the available entries under the said service, the following entries of documents executed by the purchaser-owner-Firm have been found :-

(a) Notice of Intimation dated 19/11/2016 bearing No. 3074/2016 at Haveli No. 23 about Equitable Mortgage in favour of Maharashtra State Co-operative Bank Ltd and M/s NavJeevan Co-operative Bank Ltd, Ulhasnagar for (1) Naren Bliss : Unit No. 1003 of A-2 Wing, Unit Nos. 101 to 104 of A-2 Wing, Unit Nos. 202 to 204 of A-2 Wing; (2) Naren Pearl : Office No. 101, 102, 103, 110, 115, 116, 202, 203, 204, 205, 207 to 216, 301, 304 to 308, Shop Nos. 3, 4, 5, 8, 9, 10, 11.

(b) Transfer Deed dated 23/3/2017 Regn No. 2421/2017 at Haveli No. 23 of an area of 577.74 sq.mtrs comprising 115.93 sq.mtrs of 24 meter wide DP road from S. No. 135/1+3/1B and 461.81 sq.mtrs of Garden reservation from S. No. 135/1+3A/1 to Pune Municipal Corporation through its Deputy Commissioner Shri Satish Panditrao Kulkarni.

W. S. Kulkarni

5. It is also found that the said purchaser-owner-Firm has from time to time entered into various agreement(s) with intending purchasers of various units/shops/offices constructed by it.

6. So far as Notice of Intimation dated 19/11/2016 bearing No. 3074/2016 at Haveli No. 23 about Equitable Mortgage is concerned, M/s NavJeevan Co-operative Bank Ltd, Ulhasnagar has clarified vide its Letter dated 09/7/2017 that the equitable mortgage charge is only in favour of M/s NavJeevan Co-operative Bank Ltd, Ulhasnagar and the name of 'Maharashtra State Co-operative Bank Ltd has reflected as M/s NavJeevan Co-operative Bank Ltd, Ulhasnagar is listed under MICR code of Maharashtra State Co-operative Bank Ltd'.

7. Accordingly, this Additional Search and Title Report is issued.



(V.D. ABHYANKAR)
Advocate

No. CMP/21/2017