

Search. Report

Gas No. 94

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इतर पावती

Original/Duplicate

Tuesday, 06 December 2016 5:31 PM

नोंदणी क्र. :304

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गोवाचे नाव: बिबली

इस्तऐवजाचा अनुक्रमांक: इयत्ता18-D-2016

इस्तऐवजाचा प्रकार:

मादर करणाऱ्याचे नाव: जीव किशोर एम पाटील

वर्णन क्र. 1655 शोध 2012 ते 2016 5 वर्षे मर न. 94

पावती क्र.: 18682 दिनांक: 06/12/2016

SEARCHFEE

रु. 300.00

रुपयः

रु. 300.00

मह. मुख्य निबंधक, हुबली-18

1): देवनागा इमार. Ky Cash नं. 5 300/-





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SEARCH AND TITLE REPORT

I am instructed by M/s. Sai Essen Developers, A registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal, having O/at:- ABC Classic, G - Block, Thermax Chowk, Telco Road, MIDC, Chinchwad, Pune-19, to take search and give report of the property mentioned herein below and issue title certificate and accordingly have issued search report to them on 13/08/2012. That again said Developer have instructed me to take search from 13/08/2012 till today and hence this is additional search report relating to the previous search report dated 13/08/2012.

SCHEDULE OF THE PROPERTY

All the piece and parcel of the property bearing Gat No. 94 area admeasuring 13 H 20 R + 00 11 51 R Potkharaba i.e. total area admeasuring 13 H 71 R, assessed at Rs. 43.75 Paise, out of it area admeasuring 13 H 31 R out of it area admeasuring 10 H 45.5004 R i.e. 104550.04 Sq. Mtrs., situated at village Chikhali, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli.

THE DOCUMENTS PERUSED

M/s. Sai Essen Developers, A registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal, having O/at:- ABC Classic, G- Block, Thermax Chowk, Telco Road, MIDC, Chinchwad, Pune-19, have provided me following documents for search of the said property.

1. Copy of 7/12 Extracts.
2. Copy of Mutation Entries.
3. Copy of Agreement to Sale.
4. Copy of Sale Deeds.
5. Copy of Power of Attorneys.
6. Copy of Consent Deed.
7. Copy of Regular Civil Suit No. 657/1992 with Order.
8. Copy of Joint Consent terms.
9. Release Deeds.
10. Copy of Demarcation.
11. Copy Of D.P. Opinion.
12. Copy of Building Commencement Certificates.
13. Copy of Search Report issued by me on 13/08/2012.

I have carried out Search in respect of the said property in the office of Sub-Registrar, Haveli, for last 05 years i.e. for 2012 to 2016 till today and after going through above referred documents I have found following information.

That the properties bearing Survey No. 28 & 31 of village Chikhali, Tal- Haveli, Dist-Pune was originally owned by one Devrao Krishnrao Jadhav.

Mutation Entry No. 1862 shows that, as per Sec. 3 of Bombay Tenancy & Agricultural Act, name of Maruti Dhondiba Jadhav, was recorded in the other rights column of 7/12 extract of the said property as Protected Tenant.

Mutation Entry No. 1863 shows that, as per Sec. 3 of Bombay Tenancy & Agricultural Act, name of Gangaram Nagu Aher, was recorded in the other rights column of 7/12 extract of the said property as Protected Tenant.

Mutation Entry No. 2479 shows that, as per Sec. 3 of Bombay Tenancy & Agricultural Act, name of Dagadu Genu Jadhav, was recorded in the other rights column of 7/12 extract of the said property as ordinary Tenant.

Mutation Entry No. 2944 shows that, Tahsildar, Haveli, Pune vide No. LLD/23/24/26 dated 10/01/1963, pass order that the tenant of Devrao Krishnrao Jadhav i.e. Maruti Dhondiba Jadhav, Gangaram Nagu Aher & Dagadu Genu Jadhav has to pay the actual amount of Rs. 10,100/- in five installation & last installation was on 01/11/1967. So name of i.e. Maruti Dhondiba Jadhav for 8 anna, name of Gangaram Nagu Aher for 4 anna & name Dagadu Genu Jadhav for 4 anna were recorded in the ownership column of the said property & name of Devrao Krishnrao Jadhav was recorded in the other rights column of the said property.

That Gatwari scheme was implemented in village Chikhali and Survey No. 28 & 31 were converted into Gat No. 94 and name of Devrao Krishnrao Jadhav was recorded in the record of 7/12 extract of Gat No. 94 by mutation entry No. 1. Mutation entry No. 1 is relating to Gatwari scheme implemented in village Chikhali in the year 1969 and mutation entry No. 1 was certified in the year 1971. From 1971 name of Devrao Krishnrao Jadhav was appearing in ownership column & names of Maruti Dhondiba Jadhav, Gangaram Nagu Aher & Dagadu Genu Jadhav was appearing in the other rights column of 7/12 extract of Gat No. 94.

Mutation Entry No. 195 shows that, Gangaram Nagu Aher expired on 29/03/1975 leaving behind him following legal heirs :

1.	Dattu Gangaram Aher	-	Son
2.	Amru Gangaram Aher	-	Son
3.	Shantaram Gangaram Aher	-	Son
2.	Sadashiv Gangaram Aher	-	Son
3.	Papaji Gangaram Aher	-	Son
4.	Sonabai Gangaram Aher	-	Widow Wife
5.	Vatsalabai Nivrutti Londhe	-	Daughter
6.	Bhannabai Mahadu Alhat	-	Daughter
7.	Muktabai Zagade	-	Daughter
8.	Hirabai Maruti Hajare	-	Daughter



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Accordingly after the demise of Gangaram Nagu Aher the name of his son Dattu Gangaram Aher was recorded as Manager of HUF in the other rights column of 7/12 extract of Gat No. 94 by mutation entry No. 195.

Mutation Entry No. 295 shows that, Dagadu Genu Jadhav expired on 28/04/1976 leaving behind him following legal heirs :

- | | | |
|--------------------------------|---|----------|
| 1. Babu Dagadu Jadhav | - | Son |
| 2. Yashodabai Govind Tajane | - | Daughter |
| 3. Sushilabai Devram Shevkari | - | Daughter |
| 4. Muktabai Laxman Tajane | - | Daughter |
| 5. Shantabai Dnyanoba Lokhande | - | Daughter |

Accordingly after the demise of Dagadu Genu Jadhav the names of his above mentioned Legal Heirs were recorded in the other rights column of 7/12 extract of Gat No. 94 by mutation entry No. 295.

Mutation Entry No. 4250 shows that, Gangaram Nagu Aher expired on 29/03/1975 leaving behind him following legal heirs :

- | | | |
|------------------------------------|---|------------|
| 1. Dattoba Gangaram Aher | - | Son |
| 2. Ananta alias Antu Gangaram Aher | - | Son |
| 3. Shantaram Gangaram Aher | - | Son |
| 2. Sadashiv Gangaram Aher | - | Son |
| 3. Papaji Gangaram Aher | - | Son |
| 4. Sonabai Gangaram Aher | - | Widow Wife |
| 5. Vatsalabai Nivrutti Londhe | - | Daughter |
| 6. Bhamabai Mahadu Alhat | - | Daughter |
| 7. Muktabai Zagade | - | Daughter |
| 8. Hirabai Maruti Hajare | - | Daughter |

Accordingly after the demise of Gangaram Nagu Aher the names of above mentioned Legal Heirs were recorded in the ownership column of 7/12 extract of Gat No. 94 by mutation entry No. 4250. The Mutation Entry No. 4250 about legal heirs is repeated considering Mutation Entry No. 195.

Mutation Entry No. 5028 shows that, Dagadu Genu Jadhav expired on 28/04/1976 leaving behind him following legal heirs :

- | | | |
|--------------------------------|---|----------|
| 1. Baburao Dagadu Jadhav | - | Son |
| 2. Yashodabai Govind Tajane | - | Daughter |
| 3. Sushilabai Devram Shevkari | - | Daughter |
| 4. Muktabai Laxman Tajane | - | Daughter |
| 5. Shantabai Dnyanoba Lokhande | - | Daughter |

Accordingly after the demise of Dagadu Genu Jadhav the names of his above mentioned Legal Heirs were recorded in the ownership column of 7/12 extract of Gat No. 94 by mutation entry No. 5028. The Mutation Entry No. 5028 about legal heirs is repeated considering Mutation Entry No. 295.



Mutation Entry No. 1188 shows that, Dattatraya Gangaram Aher has preferred an application with 32-M Certificate to revenue authority. Relying on the application & 32-M Certificate name of Devrao Krishnrao Jadhav was deleted & names of Maruti Dhondiba Jadhav, Gangaram Nagu Aher & Dagadu Genu Jadhav were recorded in the ownership column of the said property.

As the said land came to the ownership of said family under the provisions of Section 32 - G of Bombay Tenancy & Agricultural Land Act, so permission u/s 43 of said Act was required to be obtained from the Competent Authority before transferring the said land & remark relating to same was recorded in the other rights column of 7/12 extract of the said property..

Mutation Entry No. 3402 shows that Dattu Gangaram Aher has obtained loan of Rs. 23,500/- from Syndicate Bank for agricultural purpose. Accordingly name of Syndicate Bank was recorded in the other rights column of 7/12 extract of Gat No.94.

Mutation entry No. 10104 shows that, late Baba Dhondiba Jadhav through his legal Heirs had filed Regular Civil Suit No. 657/1992 in the Court of Hon'ble Civil Judge Junior Division, Pune against heirs of Babun Dhondiba Jadhav & others in respect of Gat No. 94 & 75. The said suit was amicably settled & as per compromise pursis below Exh. 56 area admeasuring 02 H 28.5 came to share of the heirs of Babun Dhondiba Jadhav, area admeasuring 02 H 28.5 R came to the share of Maruti Dhondiba Jadhav & area admeasuring 02 H 28.5 R came to the share Shripati Dhondiba Jadhav. Accordingly the said suit was disposed.

Mutation Entry No. 10604 shows that, Antu Gangaram Aher expired on 04/07/1999 leaving behind him following legal heirs :

1.	Tanhashui Antu Aher	-	Widow Wife
2.	Ganpat Antu Aher	-	Son
3.	Malun Nivruti Karpe	-	Daughter
4.	Anjana Dagdu Bhujbal	-	Daughter
5.	Nanda Dattu Lokhande	-	Daughter
6.	Rakhma Dnyaneshwar Pingale	-	Daughter
7.	Meena Nandev Raut	-	Daughter

Accordingly after the demise of Antu Gangaram Aher the names of his above mentioned Legal Heirs were recorded in the record of 7/12 extract of Gat No. 94 by mutation entry No. 10604.

Mutation entry No. 12500 shows that Dattu Gangaram Aher has repaid the loan amount taken from Syndicate Bank for agricultural purpose. Accordingly name of Syndicate Bank was deleted from the other rights column of 7/12 extract of Gat No.94.

Mutation Entry No. 14084 shows that, Maruti Dhondiba Jadhav expired on 31/10/2003 leaving behind him following legal heirs :

1.	Tanaji Maruti Jadhav	-	Son
2.	Gulab Maruti Jadhav	-	Son
3.	Dattatraya Maruti Jadhav	-	Son
4.	Gokul Maruti Jadhav	-	Son
5.	Sagunabai Maruti Bagde	-	Daughter
6.	Shobha Maruti Lokhande	-	Daughter



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- | | | |
|---------------------------|---|------------|
| 7. Rohini Nivruti Athat | - | Daughter |
| 8. Laxmibai Maruti Jadhav | - | Widow Wife |

Accordingly after the demise of Maruti Dhondiba Jadhav the names of his above mentioned Legal Heirs were recorded in the record of 7/12 extract of Gat No. 94 and other ancestral properties by mutation entry No. 14084.

Mutation Entry No. 14356 shows that Vasudha Vasantrao Takalkar has purchased 00 H 40 R land from Gat No. 94 from 1. Baburao Dagdu Jadhav, 2. Shakubai Nathu Tajane, 3. Surekha Dashrath Bhujbal, No. 2 & 3 through their Power of Attorney Holder Bharat Baburao Jadhav by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli Noted at Sr. No. 2213/2003 on 14/07/2003. Accordingly as per the said sale deed name of Vasudha Vasantrao Takalkar is recorded in the record of rights i.e. 7/12 extract by mutation entry No. 14356.

Mutation entry No. 18318 shows that Baban Narudev Jadhav has repaid the loan amount taken from Syndicate Bank for agricultural purpose. Accordingly name of Syndicate Bank was deleted from the other rights column of 7/12 extract of Gat No.94.

Mutation Entry No. 21087 shows that, Baburao Dagadu Jadhav expired on 21/12/2010 leaving behind him following legal heirs :

- | | | |
|--------------------------------|---|------------|
| 1. Smt. Sarubai Baburao Jadhav | - | Widow Wife |
| 2. Bharat Baburao Jadhav | - | Son |
| 3. Shakuntala Nathu Tajane | - | Daughter |
| 4. Surekha Dashrath Bhujbal | - | Daughter |

Accordingly after the demise of Baburao Dagadu Jadhav the names of his above mentioned Legal Heirs were recorded in the record of 7/12 extract of Gat No. 94 and other ancestral properties by mutation entry No. 21087.

Mutation entry No. 21430 shows that 1.Sarubai Baburao Jadhav, 2. Heirs of late Muktabai Laxman Tajane i.e. Nathu Laxman Tajane, Vishnu Laxman Tajuc, Sampat Laxman Tajane, Rakhmabai Kisan Kudale, 3. Heirs of Late Sushilabai Devram Shevkari i.e. Subhadrabai Ramchandra Jadhav, Ujjwala Balasaheb Shevkari, Yogesh Balasaheb Shevkari & Shantabai Dnyandeve Lokhande, 4. Heirs of Late Baburao Dagadu Jadhav i.e. Shakubai Nathu Tajane & 5. Surekha Dashrath Bhujbal have released their all rights, title and interest from the property bearing Gat No. 94 and other ancestral properties in favour of Bharat Baburao Jadhav by registered release deed. The said release deed was registered in the office of Sub Registrar Haveli No. 14 noted at Sr. No. 2274/2011 on 23/02/2011. Accordingly names of Smt. Sarubai Baburao Jadhav, Shakuntala Nathu Tajane & Surekha Dashrath Bhujbal were deleted from the record of 7/12 extract of said property.



Mutation entry No. 21478 shows that Vatsalabai Nivruti Londhe, Bhanabai Mahadu Alhat & Hirabai Maruti Hajare have released their all rights, title and interest from the property bearing Gat No. 94 and other ancestral properties in favour of Dattoa, Shantaram, Sadashiv & Papaji Gangaram Aher, & Ganpat Antu Aher by registered release deed. The said release deed was registered in the office of Sub Registrar Havell No. 14, noted at Sr. No. 181/2011. Accordingly the names of Vatsalabai Nivruti Londhe, Bhanabai Mahadu Alhat & Hirabai Maruti Hajare were deleted from the 7/12 extract of said property.

Mutation entry No. 21488 shows that Tanhabai Antu Aher, Anjana Dagdu Bhujbal, Malan Nivruti Karpe, Nanda Dattu Lokhande, Rakhma Dnyaneshwar Pingale & Meena Namdev Raut have released their all rights, title and interest from the property bearing Gat No. 94 and other ancestral properties in favour of Ganpat Anant Aher by registered release deed. The said release deed was registered in the office of Sub Registrar Havell noted at Sr. No. 6295/2007 on 05/07/2007. Accordingly the names of Tanhabai Antu Aher, Anjana Dagdu Bhujbal, Malan Nivruti Karpe, Nanda Dattu Lokhande, Rakhma Dnyaneshwar Pingale & Meena Namdev Raut were deleted from the 7/12 extract of said property.

Mutation Entry No. 21489 shows that, Yashodabai Govind Tajane expired on 29/07/1998 leaving behind her following legal heirs :

- | | | |
|-----------------------------|---|--------|
| 1. Bharat Baburao Jadhav | - | Nephew |
| 2. Shakuntala Nathu Tajane | - | Niece |
| 3. Surekha Dashrath Bhujbal | - | Niece |



She was not having Son, daughter & husband so the names of other class heirs were recorded in the record of 7/12 extract of Gat No. 94 by mutation entry No. 21489 as her legal heirs.

Mutation Entry No. 21490 shows that, Muktabai Zagade expired on 12/09/2006 leaving behind her following legal heir :

Ganpat Antu Aher - Nephew

She was not having Son, daughter & husband so the name of other class heirs was recorded in the record of 7/12 extract of Gat No. 94 by mutation entry No. 21490 as her legal heirs.

It shows that, Late Baburao Dagadu Jadhav through his legal heirs Bharat Baburao Jadhav and his family members have decided to sale the land area admeasuring 01 H 80 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Agreement to Sale. The said Agreement to sale was registered in the office of Sub Registrar Havell No. 17 noted at Sr. No. 2390/2011 on 01/03/2011.

Due to typing mistake in the Agreement to Sale dated 01/03/2011 Late Baburao Dagadu Jadhav through his legal heirs Bharat Baburao Jadhav and his family members executed Correction Deed in favour of M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal. The said Correction Deed was registered in the office of Sub Registrar Havell No. 17 noted at Sr. No. 3619/2011 on 30/03/2011.



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Date : 21/03/2011

Late Baburao Dagadu Jadhav through his legal heirs Bharat Baburao Jadhav and his family members have also executed Power of Attorney coupled with Agreement to sale & Correction Deed in respect of the said property in favour of M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 3620/2011 on 30/03/2011.

It shows that, Dattu alias Dattoaba Gangaram Aher & his Family Members, Shantaram Gangaram Aher & his Family Members, Sadashiv Gangaram Aher & his Family Members, Pampaji alias Pampaseth Gangaram Aher & Ganpat Antu Aher & his Family Members have decided to sale the land area admeasuring 03 H 42.75 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Agreement to sale. The said Agreement to sale was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 3205/2011 on 21/03/2011.

Dattu alias Dattoaba Gangaram Aher & his Family Members, Shantaram Gangaram Aher & his Family Members, Sadashiv Gangaram Aher & his Family Members, Pampaji alias Pampaseth Gangaram Aher, Ganpat Antu Aher & his Family Members, have also executed Power of Attorney coupled with Agreement to Sale in respect of the said property in favour of M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 3206/2011 on 21/03/2011.

Thereafter Dattu, Shantaram, Sadashiv & Pampaji Gangaram Aher, Ganpat Antu Aher & Bharat Baburao Jadhav have preferred application for permission to sell their share from the said property u/s 43 of Bombay Tenancy and Agricultural Land Act, 1948 to sell their share 05 H 22.75 R. Accordingly, Sub-Divisional Officer, Pune granted permission to sell their share from the said property i.e. area admeasuring 05 H 22.75 R vide Order no. 43/SR/03/2011 dated 20/04/2011.

Mutation entry no. 21755 shows that Late Baburao Dagadu Jadhav through his legal heirs Bharat Baburao Jadhav and his family members have executed Sale Deed of land area admeasuring 01 H 80 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 4422/2011 on 26/04/2011.

Mutation entry no. 21756 shows that Dattu alias Dattoaba Gangaram Aher & his Family Members, Shantaram Gangaram Aher & his Family Members, Sadashiv Gangaram Aher & his Family

Members, Pampaji alias Pampaseth Gangaram Aher, Ganpat Annu Aher & his Family Members, executed Sale Deed of land area admeasuring 03 H 42.75 R from property bearing Gat No. 94 to M/s. Sai Esson Developers, A registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Havelli No. 17 noted at Sr. No. 4425/2011 on 26/04/2011.

Accordingly by both Mutation Entries No. 21755 & 21756 names of M/s. Sai Esson Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of said property to the extent of area admeasuring 05 H 22.75 R.

It shows that, Shri. Tanaji Maruti Jadhav and his family members have decided to sale their share i.e. area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Esson Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered agreement to sale. The said Agreement to sale was registered in the office of Sub Registrar Havelli No. 5 noted at Sr. No. 928/2011 on 11/05/2011.



Shri. Tanaji Maruti Jadhav and his family members, have also executed Power of Attorney coupled with Agreement to Sale in respect of the said property in favour of M/s. Sai Esson Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal. The said Power of Attorney was registered in the office of Sub Registrar Havelli No. 5 noted at Sr. No. 929/2011 on 11/05/2011.

It shows that, Sagunabai Maruti Bagade has executed Consent Deed in respect of the Sale Deed dated 11/05/2011 of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Esson Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Consent Deed. The said Consent Deed was registered in the office of Sub Registrar Havelli No. 17 noted at Sr. No. 1929/2011 on 18/02/2011.

Sagunabai Maruti Bagade, has also executed Power of Attorney coupled with Consent Deed in respect of the said property in favour of M/s. Sai Esson Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal. The said Power of Attorney was registered in the office of Sub Registrar Havelli No. 17 noted at Sr. No. 1930/2011 on 18/02/2011.

It shows that, Late Baban Dhondiba Jadhav through his legal heirs Govind Baban Jadhav and others have decided to sale their share i.e. area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Esson Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Agreement to sale. The said Agreement to sale was registered in the office of Sub Registrar Havelli No. 5 noted at Sr. No. 924/2011 on 11/05/2011.



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Late Baban Dhondiba Jadhav through his legal heirs Govind Baban Jadhav and others, have also executed Power of Attorney coupled with Agreement to Sale in respect of the said property in favour of M/s, Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 925/2011 on 11/05/2011.

It shows that, Shripati Dhondiba Jadhav as manager of HUF with the consent of Shri. Kantaram Shripati Jadhav and others have decided to sale their share i.e. area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Agreement to sale. The said Agreement to sale was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 849/2011 on 28/01/2011.

Shripati Dhondiba Jadhav as manager of HUF with the consent of Shri. Kantaram Shripati Jadhav and others, have also executed Power of Attorney coupled with Agreement to Sale in respect of the said property in favour of M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 850/2011 on 28/01/2011.

Thereafter Shri. Tanaji, Gulab, Dattatraya, Gokul, Maruti Jadhav, Sagunabai Maruti Bagade, Shoba Maruti Lokhande, Rohini Nivrutti Alhat, Laxmibai Maruti Jadhav, Govind, Dnyanoba, Vithoba, Sudam, Namdev Baban Jadhav, Gaubai Shriram Mutke, Vimal Namdev Darshane & Shripati Dhondiba Jadhav have preferred application for permission to sell their share from the said property u/s 43 of Bombay Tenancy and Agricultural Land Act, 1948 to sell their share 06 H 85.5 R. Accordingly, Sub-Divisional Officer, Pune granted permission to sell their share from the said property i.e. area admeasuring 06 H 85.5 R vide Order no. 43/SR/02/2011 dated 20/04/2011.

Mutation entry no. 21968 shows that Shri. Tanaji Maruti Jadhav and others through their Power of Attorney holder M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal executed Sale Deed of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, A registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 5102/2011 on 12/05/2011. Accordingly names of M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of said property to extent of area admeasuring 02 H 28.5 R.

Thereafter Shri. Tamaji Maruti Jadhav and others have executed Confirmation Deed in respect of Sale Deed dated 12/05/2011 of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Confirmation Deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 12413/2011 on 15/11/2011. Hence, M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal became absolute owner of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 at village Chikali, Tal. Haveli, Dist. Pune.

Mutation entry no. 21969 shows that Govind Baban Jadhav and others through their Power of Attorney holder M/s. Sai Essen Developers, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal executed Sale Deed of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 5101/2011 on 12/05/2011. Accordingly names of M/s. Sai Essen Developers, A registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of said property to extent of area admeasuring 02 H 28.5 R.



Thereafter Shri. Govind Baban Jadhav and others have executed Confirmation Deed in respect of Sale Deed dated 12/05/2011 of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Confirmation Deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 1011/2012 on 02/02/2012.

Mutation entry no. 21970 shows that Shripati Dhondiba Jadhav as manager of HLF with the consent of Shri. Kantaram Shripati Jadhav and others through their Power of Attorney holder M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal executed Sale Deed of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 5100/2011 on 12/05/2011. Accordingly names of M/s. Sai Essen Developers, a registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of said property to extent of area admeasuring 02 H 28.5 R.

Thereafter Late Shripati Dhondiba Jadhav through his legal heirs executed Confirmation Deed in respect of Sale Deed dated 12/05/2011 of land area admeasuring 02 H 28.5 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, A registered partnership firm, through its Partners Shri. Ashok Raghunath Mane &



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Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Confirmation Deed is registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 11715/2011 on 01/12/2011.

That M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal have carried out demarcation of the above property from concerned office on 18/11/2011. Accordingly M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal have obtained demarcation certificate by M.R No. 9047/2011.

That M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal have obtained D.P. Opinion from the office of Pimpri Chinchwad Municipal Corporation vide No. Narvi/Kavi/Chikhali/04/2012 on 25/2/2012.

That M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal have preferred building plan on said property and got building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No.B.P./Chikhali/13/2012 on 21/05/2012 and have obtained Commencement Certificate for construction of buildings in respect of the said property.

Mutation Entry No. 23720 shows that Vasudha Vasantrao Takalkar has purchased 00 H 40 R land from Gat No. 94 from 1. Baburao Dagdu Jadhav, 2. Shakubai Nathu Tajne, 3. Surekha Dashrath Bhubal, No. 2 & 3 through their Power of Attorney Holder Bharat Baburao Jadhav by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 14 Noted at Sr. No. 3521/2005 on 27/05/2005. Accordingly as per the said sale deed name of Vasudha Vasantrao Takalkar is recorded in the record of rights i.e. 7/12 extract by mutation entry No. 23720.

Mutation Entry No. 23978 shows that, name of Vasudha Vasantrao Takalkar was recorded in the record of 7/12 of said property by mutation entry No. 14356, but by mistakenly the said name was excluded from the record of 7/12 extract. As per the order of Tahsildar Haveli name of Vasudha Vasantrao Takalkar is recorded in the record of rights i.e. 7/12 extract to the extent of area admeasuring 00 H 40 R.

Thus Vasudha Vasantrao Takalkar became owner of Gat No. 94 to the extent of area admeasuring 00 H 80 R.

Mutation Entry No. 25011 shows that, M/s. Sai Essen Developers, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal with the consent of Shakuntala alias Shakubai Nathu Tajane & Surekha Dasharath Bhubal had sold area admeasuring 9969.46 Sq. Mtrs (which is affected for Reservation No. 1/33 i.e. for Primary School as per development plan of PCMC) from Gat No. 94 to Subhadra Educational Society, Pune by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 6312/2013 on 10/10/2013.



Mutation entry No. 25523 shows that Vasudha Vasantnrao Takalkar have sold area admeasuring 00 H 80 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 4214/2013 on 26/04/2013. Accordingly names of M/s. Sai Essen Developers, A registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of said property to extent of area admeasuring 00 H 80 R.

Mutation entry No. 25895 shows that Bharat Baburao Jadhav & other through their power of attorney holder M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal have sold area admeasuring 00 H 42.75 R from property bearing Gat No. 94 to M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 26 noted at Sr. No. 4768/2014 on 23/07/2014. Accordingly names of M/s. Sai Essen Developers, A registered partnership firm, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of said property to extent of area admeasuring 00 H 42.75 R.



That M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal have preferred revised building plan on said property and got building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Chikhali/47/2013 on 27/11/2013 and have obtained revised Commencement Certificate for construction of buildings in respect of the said property.

It is seen that, M/s. Sai Essen Developers, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal had sold area admeasuring 200000 Sq. Fts., i.e. 18580.45 Sq. Mtrs i.e. 01 H 85.8045 R from Gat No. 94 to M/s. Legacy Buildcon through Partner Mr. Kanhaiyalal Hotchand Matani by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 4944/2014 on 18/07/2014.

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

A) M/s. Sai Essen Developers, a registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal are the owners of property bearing Gat No. 94 area admeasuring 10 H 45.5004 R i.e. 104550.04 Sq. Mtrs., out of area admeasuring 13 H 20 R + 00 H 51 R Potkharaba i.e. total area admeasuring 13 H 71 R, assessed at Rs. 43.75 Paise, situated at village Chikhali, Tal. Haveli, Dist. Pune.



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B) This search report is supplementary to the previous search reports dated 13/08/2012. This search report is issued on the request of M/s. Sai Essen Developers.

C) According to my opinion the said property is clean, clear and marketable and without any encumbrances.

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

Date : 15/12/2016



Kishor
ADVOCATE



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Advocate

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