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इतर पावती

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नोंदणी क्र. 39म

Regn. 39M

पावती क्र. 1029

दिनांक: 02/02/2017

मावाचे नाव: चाकड

दस्तावेजाचा अनुक्रमांक: हवेली 26-0-2017

दस्तावेजाचा प्रकार:

सादर करण्याच्या नाव: जेंट विनाय मुरेल जगदाळे

वर्णन अर्ज क्र. 83 सन 2005 ते 2017 13 वर्षे म.नं. 158/4, 159/1

SEARCHFEE

₹. 650.00

एकूण:

₹. 650.00

Joint S/M Haveli 26

उ. दुय्यम निबंधक (विम-२)

हवेली क्र. २६, पुणे

1). देयकाचा प्रकार: By Cash रक्कम: ₹ 650/-



Vishal Suresh Jagdale

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Date :

SEARCH REPORT

I am instructed by **M/s. Vaishnavi Promoters and Developers**, through its Partner Mr. Sandeep Vitthal Kate, R/at.- Pimple Saudagar, Tal. Haveli, Dist. Pune, to take search and give report of the properties mentioned herein below and issue title certificate. That previously Adv. Kishor N. Patil had already issued search report of the said property to **M/s. Vaishnavi Promoters and Developers**, through its Partner Mr. Sandeep Vitthal Kate on 05/07/2011, 15/06/2012 & 19/03/2014 so this additional search report be treated as part of previous search report dated 05/07/2011, 15/06/2012 & 19/03/2014 issued by Adv. Kishor N. Patil & issued by me on 02/08/2016.

SCHEDULE OF THE PROPERTIES

All the piece and parcel of properties bearing

A) Survey No. 158, Hissa No. 4, total area admeasuring 00 H 26 R, assessed at Rs. 01.00 Paise, out of it area admeasuring 00 H 14.25 R.

B) Survey No. 159, Hissa No. 1, total area admeasuring 00 H 45 R, assessed at Rs. 02.32 Paise, out of it area admeasuring 00 H 34.70 R.

total area admeasuring 00 H 48.95 R i.e. 4895 Sq. Mtrs., both properties situated at village Wakad, Tal. Mulshi, 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. Vaishnavi Promoters and Developers, through its Partner **Mr. Sandeep Vitthal Kate**, R/at.- Pimple Saudagar, Tal.

Haveli, Dist. Pune, 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 Release Deeds.

4. Copy of Development Agreement

8. Copy of Building Commencement Certificate issued by PCMC.
9. Copy of N.A. Order.
10. Copy of earlier Search Report dated 05/07/2011, 15/06/2012, 19/03/2014 & 02/08/2016.
11. Copy of revised commencement certificate dated 02/11/2015.

Already, Adv. Kishor N. Patil has carried out extensive Search in respect of the said Property in the office of Sub-Registrar, Haveli No. 1 to 20 for last 30 years i.e. from 1982 to 2012 & accordingly has given search report on 05/07/2011 & 15/06/2012. Thereafter again on the instructions of M/s. Vaishnavi Promoters and Developers, through its Partner Mr. Sandeep Vitthal Kate, I have carried out search in respect of the said property in the office of Sub Registrar Haveli and accordingly I have got search receipt from the office of Sub Registrar Haveli No. 26 by No. 1029/2017 on 02/02/2017 and found following information.

History relating to Survey No. 158/4

That the property bearing Survey No. 158/4 was owned by one Nathu Vithu Bhujbal. Accordingly his name was appearing in the record of 7/12 extract as owner from the year 1966-67. That the copy of mutation entry No. 687 on the basis of which name of Nathu Vithu Bhujbal is recorded in the record of 7/12 extract of said survey number is not available for perusal and accordingly the Tahasildar, Mulshi has given letter dated 11/10/2010 relating to the same.

Mutation Entry No. 2011 is relating to the Weight and Measurement Act, 1958 and Indian Coinage Act.

Mutation Entry No. 2552 shows that, Nathu Vithu Bhujbal expired on 31/12/1979 leaving behind him following legal heirs namely :

- | | | | |
|----|--------------------------------|---|------------|
| 1. | Baliram Nathu Bhujbal | - | Son |
| 2. | Parashram Nathu Bhujbal | - | Son |
| 3. | Hanumant Nathu Bhujbal | - | Son |
| 4. | Balu Nathu Bhujbal | - | Son |
| 5. | Narmadabai Dattatraya Kalamkar | - | Daughter |
| 6. | Suman Shivaji Dhayarkar | - | Daughter |
| 7. | Anusayabai Nathu Bhujbal | - | Widow Wife |

Accordingly after the demise of Nathu Vithu Bhujbal, names of his sons were recorded in the record of rights i.e. in the 7/12 extract as owners and the names of daughters and wife of Nathu were recorded in the other rights column of 7/12 extract by mutation entry No. 2552.





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Thus after the demise of Nathu Vithu Bhujbal, his above legal heirs became owners of the property bearing Survey No. 158/4.

Mutation Entry No. 5367 shows that, one of the son of Nathu i.e. Baliram Nathu Bhujbal expired on 18/11/1992 leaving behind him following legal heirs namely :

- | | | | |
|----|---------------------------|---|------------|
| 1. | Shankar Baliram Bhujbal | - | Son |
| 2. | Pandurang Baliram Bhujbal | - | Son |
| 3. | Shobha Kantilal Gore | - | Daughter |
| 4. | Muktabai Baliram Bhujbal | - | Widow Wife |

Accordingly after the demise of Baliram Nathu Bhujbal, names of his legal heirs was recorded in the record of rights i.e. in the 7/12 extract as owners by mutation entry No. 5367.

Thus after the demise of Baliram Nathu Bhujbal, his legal heirs became owners of the property bearing Survey No. 158/4 to the extent of share of Baliram Nathu Bhujbal.

That one of the daughter of Nathu i.e. Suman Shivaji Dhayarkar expired on 20/05/1985 leaving behind her following legal heirs :

- | | | | |
|----|----------------------------|---|----------|
| 1. | Sushma Rajendra Bhujbal | - | Daughter |
| 2. | Vaishali Shivaji Dhayarkar | - | Daughter |
| 3. | Shivaji Kondiba Dhayarkar | - | Husband |

Accordingly after the demise of Suman Shivaji Dhayarkar names of her above legal heirs were recorded in the record of rights i.e. in the 7/12 extract in other rights column by mutation entry No. 10664.

That Anusayabai Nathu Bhujbal i.e. wife of Nathu Bhujbal expired on 29/06/2002 leaving behind her following legal heirs :

- | | | | |
|----|------------------------------|---|---------------|
| 1. | Baliram Nathu Bhujbal | - | Son-(Expired) |
| 2. | Parashram Nathu Bhujbal | - | Son |
| 3. | Hanumant Nathu Bhujbal | - | Son |
| 4. | Balu Nathu Bhujbal | - | Son |
| 5. | Narmadabai Dattatraya Kal... | - | |

Anusayabai Nathu Bhujbal is deleted from the record of 7/12 extract by mutation entry No. 12912 after her death.

That the daughter of Nathu i.e. Narmadabai Dattatraya Kalamkar & daughters of Suman Dhayarkar i.e. Sushma Rajendra Bhujbal & Vaishali Shivaji Dhayarkar have released their rights, title & interest in respect of property bearing Survey No. 158/4 and other ancestral properties in favour of Parshuram Nathu Bhujbal, Hanumant Nathu Bhujbal, Balu Alias Balasaheb Nathu Bhujbal, Shankar Baliram Bhujbal & Pandurang Baliram Bhujbal by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. No. 19 noted at Sr. No. 2490/2006 on 26/04/2006. Accordingly as per said release deed names of Narmadabai Dattatraya Kalamkar, Sushma Rajendra Bhujbal & Vaishali Shivaji Dhayarkar were deleted from the record of right i.e. 7/12 extract by mutation entry No. 10525.



That coupled with release deed dated 26/04/2006 Narmadabai Dattatraya Kalamkar, Sushma Rajendra Bhujbal, Vaishali Shivaji Dhayarkar & Shivaji Kondiba Dhayarkar have released their rights, title & interest in respect of other ancestral properties wherein Survey No. 158/4 was also mentioned in favour of Parshuram Nathu Bhujbal, Hanumant Nathu Bhujbal, Balu Alias Balasaheb Nathu Bhujbal, Shankar Baliram Bhujbal & Pandurang Baliram Bhujbal by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 3647/2007 on 16/04/2007. But the record of 7/12 extract shows that name of Shivaji Kondiba Dhayarkar is still appearing on it. The said name of Shivaji requires to be get deleted from the record of 7/12 extract.

History relating to Survey No. 159/1

That the property bearing Survey No. 159/1 was owned by one Ganpat Tukaram Bhujbal. Accordingly his name was appearing in the record of 7/12 extract as owner from the year 1953-54 and name of Vithu Tukaram Mali & Nathu Vithu Bhujbal was recorded in the other rights column of 7/12 extract as protected tenant. That the copy of mutation entry No. 688 on the basis of which name of Ganpat Tukaram Bhujbal is recorded in the record of 7/12 extract of said survey number is not available for perusal and accordingly the Tahasildar, Mulshi has given letter dated 11/10/2010 relating to the same.

That mutation entry No. 1060 shows that Vithu Tukaram Mali was protected tenant in Survey No. 159/1.

That mutation entry No. 1465 shows that thereafter son of Vithu Tukaram Mali i.e. Nathu Vithu Bhujbal became tenant in Survey No. 159/1 as per the provisions of Bombay Tenancy and Agricultural Land Act, 1948.

That names of legal heirs of Ganpat Tukaram Bhujbal i.e. Uttam, Sopan, Dnyanoba, Manohar, Satyawar Bhujbal, Sonabai Mahadev Kedari & Tarabai Dashrath Borate was recorded in the record of 7/12 extract of Survey No. 159/1 by mutation



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entry No. 1851. That the copy of mutation entry No. 1851 on the basis of which name of legal heirs of Ganpat Tukaram Bhujbal was recorded in the record of 7/12 extract of said survey number is not available for perusal and accordingly the Tahasildar, Mulshi has given letter dated 11/10/2010 relating to the same.

That Mutation Entry No. 1920 shows that, proceeding u/s. 32 G of Bombay Tenancy and Agricultural Land Act, 1948 were initiated before the revenue authorities and after conducting enquiry, Nathu Vithu Bhujbal was granted the above property on ownership basis. Thus Nathu Vithu Bhujbal became owner of the property bearing Survey no. 159/1.

Mutation Entry No. 2011 is relating to the Weight and Measurement Act, 1958 and Indian Coinage Act.

Mutation Entry No. 2552 shows that, Nathu Vithu Bhujbal expired on 31/12/1979 leaving behind him following legal heirs namely :

- | | | | |
|----|--------------------------------|---|------------|
| 1. | Baliram Nathu Bhujbal | - | Son |
| 2. | Parashram Nathu Bhujbal | - | Son |
| 3. | Hanumant Nathu Bhujbal | - | Son |
| 4. | Balu Nathu Bhujbal | - | Son |
| 5. | Narmadabai Dattatraya Kalamkar | - | Daughter |
| 6. | Suman Shivaji Dhayarkar | - | Daughter |
| 7. | Anusayabai Nathu Bhujbal | - | Widow Wife |

Accordingly after the demise of Nathu Vithu Bhujbal, names of his sons were recorded in the record of rights i.e. in the 7/12 extract as owners and the names of daughters and wife of Nathu were recorded in the other rights column of 7/12 extract by mutation entry No. 2552.

Thus after the demise of Nathu Vithu Bhujbal, his above legal heirs became owners of the property bearing Survey No. 159/1.

Mutation Entry No. 5367 shows that, one of the son of Nathu i.e. Baliram Nathu Bhujbal expired on 18/11/1992 leaving behind him following legal heirs namely :

- | | | | |
|----|-------------------------|---|-----|
| 1. | Shankar Baliram Bhujbal | - | Son |
|----|-------------------------|---|-----|

Accordingly after the demise of Baliram Nathu Bhujbal, names of his legal heirs was recorded in the record of rights i.e. in the 7/12 extract as owners by mutation entry No. 5367.

Thus after the demise of Baliram Nathu Bhujbal, his legal heirs became owners of the property bearing Survey No. 159/1 to the extent of share of Baliram Nathu Bhujbal.

That Mutation Entry No. 8780 is relating to loan obtained by Pandurang Baliram Bhujbal from Shree Sangam Nagari Sahakari Patsanstha Maryadit, Chinchwad. Accordingly name of said Patsanstha was recorded in the other rights column of 7/12 extract of said property.

That Pandurang Baliram Bhujbal has repaid the said amount to Shree Sangam Nagari Sahakari Patsanstha Maryadit, Chinchwad and accordingly said Patsanstha has issued certificate on 06/03/2010. The name of said Patsanstha is required to be deleted from the other rights column of 7/12 extract of said property.

That one of the daughter of Nathu i.e. Suman Shivaji Dhayarkar expired on 20/05/1985 leaving behind her following legal heirs :

- | | | |
|-------------------------------|---|----------|
| 1. Sushma Rajendra Bhujbal | - | Daughter |
| 2. Vaishali Shivaji Dhayarkar | - | Daughter |
| 3. Shivaji Kondiba Dhayarkar | - | Husband |

Accordingly after the demise of Suman Shivaji Dhayarkar names of her above legal heirs were recorded in the record of rights i.e. in the 7/12 extract in other rights column by mutation entry No. 10664.

That Anusayabai Nathu Bhujbal i.e. wife of Nathu Bhujbal expired on 29/06/2002 leaving behind her following legal heirs :

- | | | |
|-----------------------------------|---|----------------|
| 1. Baliram Nathu Bhujbal | - | Son- (Expired) |
| 2. Parashram Nathu Bhujbal | - | Son |
| 3. Hanumant Nathu Bhujbal | - | Son |
| 4. Balu Nathu Bhujbal | - | Son |
| 5. Narmadabai Dattatraya Kalamkar | - | Daughter |
| 6. Suman Shivaji Dhayarkar | - | Daughter |

As the legal heirs of Anusayabai Nathu Bhujbal were already on record of 7/12 extract so only the name of Anusayabai Nathu Bhujbal is deleted from the record of 7/12 extract by mutation entry No. 12912 after her death.

That the daughter of Nathu i.e. Narmadabai Dattatraya Kalamkar & daughters of Suman Dhayarkar i.e. Sushma Rajendra Bhujbal & Vaishali Shivaji Dhayarkar have released their rights, title & interest in respect of property bearing Survey No. 159/1 and other ancestral properties in favour of Parshuram Nathu Bhujbal, Hanumant Nathu Bhujbal, Balu Alias Balasaheb Nathu Bhujbal, Shankar Baliram Bhujbal & Pandurang Baliram Bhujbal by registered Release Deed. The said Release Deed was



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registered in the office of Sub Registrar Haveli No. No. 19 noted at Sr. No. 2490/2006 on 26/04/2006. Accordingly as per said release deed name of Narmadabai Dattatraya Kalamkar, Sushma Rajendra Bhujbal & Vaishali Shivaji Dhayarkar were deleted from the record of right i.e. 7/12 extract by mutation entry No. 10525.

That coupled with release deed dated 26/04/2006 Narmadabai Dattatraya Kalamkar, Sushma Rajendra Bhujbal, Vaishali Shivaji Dhayarkar & Shivaji Kondiba Dhayarkar have released their rights, title & interest in respect of other ancestral properties wherein Survey No. 159/1 was also mentioned in favour of Parshuram Nathu Bhujbal, Hanumant Nathu Bhujbal, Balu Alias Balasaheb Nathu Bhujbal, Shankar Baliram Bhujbal & Pandurang Baliram Bhujbal by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 3647/2007 on 16/04/2007.

Similarly the record of 7/12 extract in respect of other rights column of Survey No. 159/1 shows that names of Shivaji Kondiba Dhayarkar, Sushma Rajendra Bhujbal & Vaishali Shivaji Dhayarkar are still appearing on it. The said names of Shivaji Kondiba Dhayarkar, Sushma Rajendra Bhujbal & Vaishali Shivaji Dhayarkar requires to be get deleted from the record of 7/12 extract from Survey No. 159/1.

Common history of documents relating to the Survey No. 158/4 & 159/1

That Parshuram Nathu Bhujbal, Hanumant Nathu Bhujbal, Balu alias Balasaheb Nathu Bhujbal, Shankar Baliram Bhujbal & Pandurang Baliram Bhujbal have parted their following ancestral properties among themselves by oral partition. As per the oral partition the said persons/owners got following share in the properties.

Sr. No.	Names of owners	Area admeasuring	
		Survey No. 159/1	Survey No. 158/4
1.	Parshuram Nathu Bhujbal & his family members,	00 H 7.60R	00 H 9.10 R
2.	Hanumant Nathu Bhujbal & his	00 H 6.40 R	00 H 3.50 R

As per oral partition the above owners were in occupation and possession of their respective shares in the properties.

That,

(i) Parshuram Nathu Bhujbal and his family members i.e. Shantabai Parshuram Bhujbal, Dinkar Parshuram Bhujbal, Sangita Vilas Borate, Chaya Ramdas Jamdade & Asha Prakash Kalamkar,

(ii) Hanumant Nathu Bhujbal and his family members i.e. Kusum Hanumant Bhujbal, Sanjay Hanumant Bhujbal & Sarika Prakash Sable,

(iii) Balu Alias Balasaheb Nathu Bhujbal and his family members i.e. Chandrabhaga Balu Bhujbal, Vishal Balu Bhujbal & Vaishali Gorakh Pingale,

(iv) Muktabai Baliram Bhujbal, Shankar Baliram Bhujbal, Sangita Shankar Bhujbal, Rishabh Shankar Bhujbal, Rani Shankar Bhujbal & Shobha Kantilal Gore with the consent of Pandurang Baliram Bhujbal, Dnyaneshwari Pandurang Bhujbal & Indrayani Pandurang Bhujbal have assigned their Development rights in favour of M/s. Vaishnavi Promoters & Developers, through its Partner Mr. Sandeep Vitthal Kate in respect of property bearing Survey No. 158/4, area admeasuring 00 H 14.25 R and Survey No. 159/1, area admeasuring 00 H 34.70 R. The said Development Agreement was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 2550/2007 on 17/03/2007.

The said owners have also executed Power of Attorney coupled with Development Agreement in respect of the said properties for carrying out effectual development work in favour of M/s. Vaishnavi Promoters & Developers, through its Partner Mr. Sandeep Vitthal Kate. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 2551/2007 on 17/03/2007.

Thus M/s. Vaishnavi Promoters & Developers, through its Partner Mr. Sandeep Vitthal Kate have got exclusive development rights to develop the said properties and dispose of the same as per the terms and conditions of Development Agreement keeping intact the construction in form of consideration to be given to the above owners.

That while registering the Development Agreement & Power of Attorney there was minor mistake in description of property of Survey No. 159/1 so correction deed in respect of the same was executed. The said correction deed was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 5960/2010 on 17/05/2010.

That M/s. Vaishnavi Promoters & Developers, through its Partner Mr. Sandeep Vitthal Kate on behalf of owners i.e. Parshuram Nathu Bhujbal & others have carried out demarcation of both the schedule properties from concerned office on 22/01/2008. Accordingly M/s. Vaishnavi Promoters &





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Developers, through its Partner Mr. Sandeep Vitthal Kate has obtained demarcation certificate by its M.R No. 8409/2007.

That M/s. Vaishnavi Promoters & Developers, through its Partner Mr. Sandeep Vitthal Kate on behalf of owners has preferred building plan on said properties and got building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Lay-Out/Wakad/69/2010 on 10/06/2010 and has obtained Commencement Certificate in respect of the said properties.

That it seen from the 7/12 extract of the property bearing Survey No. 159/1 that, an area admeasuring 405 Sq. Mtrs is acquired by Pimpri Chinchwad Municipal Corporation for Road accordingly effect of the same was given in the 7/12 extract.

Mutation entry No. 14201 shows that, charge of Indrayani Co-Op. Bank Ltd. to the tune of Rs. 50,00,000/- on the said property on the share of Pandurang Bhujbal.

Mutation entry No. 14204 shows that, charge of Baner Nagari Sahakari Patasanstha to the tune of Rs. 20,00,000/- was deleted from the said property which was kept in the name of Pandurang Bhujbal.

That M/s. Vaishnavi Promoters & Developers, through its Partner Mr. Sandeep Vitthal Kate has filed an application before the office of Collector of Pune, Collectorate, Pune (Revenue Branch) for granting permission to make use of said properties for Non-Agricultural purpose i.e. for Residential purpose. The Collector, Pune has granted permission under order- No. PRH/NA/SR/280/2010 on 29/01/2011. That an area admeasuring 4441.65 Sq. Mtrs was permitted to use (after deduction of area under road measuring 406.35 Sq. Mtrs) out of the total properties for residential purpose.

Thereafter M/s. Vaishnavi Promoters & Developers, through its Partner Mr. Sandeep Vitthal Kate on behalf of owners has preferred revised building plan on said properties and got revised building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Lay-Out/Wakad/174/2015 on 02/11/2015 and has obtained revised

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

A) Parshuram Nathu Bhujbal & his family members, Hanumant Nathu Bhujbal & his family members, Balu Alias Balasaheb Nathu Bhujbal & his family members, Muktabai Baliram Bhujbal & her family members & Shobha Kantilal Gore are the owners of the property bearing Survey No. 158/4 area admeasuring 00 H 14.25 R & Survey No. 159/1, area admeasuring 34.70 R.

B) That the owners Parshuram Nathu Bhujbal & his family members, Hanumant Nathu Bhujbal & his family members, Balu Alias Balasaheb Nathu Bhujbal & his family members, Muktabai Baliram Bhujbal & her family members & Shobha Kantilal Gore have assigned their development rights in respect of property bearing Survey No. 158/4 area admeasuring 00 H 14.25 R & Survey No. 159/1, area admeasuring 34.70 R in favour of M/s. Vaishnavi Promoters & Developers, through its Partner Mr. Sandeep Vitthal Kate. Thus M/s. Vaishnavi Promoters & Developers, through its Partner Mr. Sandeep Vitthal Kate have got exclusive development rights to develop the said properties and dispose of the same as per the terms and conditions of Development Agreement keeping intact the construction in form of consideration to be given to the above owners.

C) This search report is part and parcel of the previous search report dated 05/07/2011, 15/06/2012 & 19/03/2014 issued by Adv. Kishor N. Patil & search report dated 02/08/2016 issued by me. This search report is issued on the request of M/s. Vaishnavi Promoters & Developers, through its Partner Mr. Sandeep Vitthal Kate.

D) According to my opinion the said properties are clean, clear and marketable and without any encumbrances.

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

Date : 03/02/2017




ADVOCATE