
SEARCH & TITLE INVESTIGATION REPORT

PROPERTY : Gat No. 119
Village Chikhali, Taluka : Haveli,
Dist : Pune.

AREA : Total : 00 Hector 76.50 Are

DEVELOPER : M/S. ADHYA PROPERTIES

DATE : 27TH JUNE, 2017

ADVOCATE : TRUPTI S. RAUT

202, SECOND FLOOR, BANDHUPREM, PLOT NO. 162,

SECTOR 31, VASHI, NAVI MUMBAI- 400705.

MOB : 9987258712.

CHALLAN
MTR Form Number-6

GRN	MH002656512201718E	BARCODE			Date	22/06/2017-18:32:32		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee Type of Payment Other Items					TAX ID (If Any)					
					PAN No.(If Applicable)					
Office Name HVL14, HAVELI 14 JOINT SUB REGISTRAR					Full Name		ADV TRUPTI RAUT			
Location PUNE										
Year 2017-2018 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE				750.00		Road/Street				
						Area/Locality				
						Town/City/District				
						PIN				
						Remarks (If Any) 30YEARS OF SEARCH OF GAT NO 119 CHIKHALI TAL HAVELI DIST PUNE				
				Amount In		Seven Hundred Fifty Rupees Only				
Total				750.00		Words				
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		02300042017062214684 004760965	
Cheque/DD No.					Date		22/06/2017-18:34:45			
Name of Bank					Bank Branch		BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 याचर सलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणामुळेच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.
 Mobile No. : Not Available

SEARCH - REPORT & TITLE INVESTIGATION REPORT

My clients **M/s. ADHYA PROPERTIES**, a partnership firm duly constituted under the provisions of Indian Partnership Act 1932, having its place of business at - Office No. 318, III Floor, Platinum Techno-Park, Plot No. 17/18, Sector 30-A, Vashi, Navi Mumbai 400 705, through its partner & duly authorized person **Mr. RAJESH MADHUKAR POKHARKAR**, has instructed me to issue the search report, in respect of the land admeasuring area of **00 Hec. 76.5 Are** (taken for development), out of the total area of **02 Hec. 97 Are** (being assessed at Rs. 15 - 94 Paisa), bearing **GAT NUMBER 119** (former revenue Survey No. 38/1A), lying & situate at Revenue Village **CHIKHALI**, Taluka Haveli, District Pune, more particularly described hereinafter.

Further my aforementioned client also supplied me the relevant papers and documents for the purpose and also given the oral instructions regarding the said land property, and relying on the same, I am giving this search report in respect of the aforementioned land property.

In the present search I have commented on the papers, documents, relevant government orders, irrespective of having any responsibility towards the authenticity of the same.

For the purpose of this search report & title certificate, my aforesaid clients have supplied me the following papers & documents :-

- 1) 7/12 extracts of the said land from the year 1942 to 2017.
- 2) Mutation Entries Nos. - Before Consolidation Scheme - 3264,
After Consolidation Scheme - 1, 1662, 2169, 11290, 21482.
- 3) Consolidation Scheme Extract.
- 4) Copy of Zone Certificate dated 11/07/2011, bearing No. 312/2011, issued by Dy. Engineer, Town Planning & Development Cell, Pimpri Chinchwad Municipal Corporation.
- 5) Copy of Zoning Demarcation Map bearing Outward No. 303/2011, dt. 15/06/2011.

- 6) Copy of Public Notice published in Daily 'Prabhat' on 02/10/2012, published by Adv. D. V. Nanekar.
- 7) Copy of Certificate dated 26/12/2012, of Adv. D. V. Nanekar, in respect of the aforementioned Public Notice.
- 8) Copy of order passed by Sub Divisional Officer, Haveli, in R.T.S. Appeal No. 47/1995.
- 9) Copy of registered Release Deed dated 22/03/2011.
- 10) Copies of Pan Cards & Adhar Cards of some of the erstwhile land owners.

(A) DESCRIPTION OF THE ENTIRE LAND BEARING GAT NO. 119, VILLAGE CHIKHALI :-

All that piece and parcel of the land, bearing **GAT NUMBER 119**, (former Revenue Survey No. 38/1A before consolidation scheme), totally admeasuring total area 02 Hec. 97 Are, being assessed at Rs. 15 - 94 Paisa, lying and situated at Revenue Village **CHIKHALI**, Taluka Haveli, Dist. Pune and within the jurisdiction of District Registrar Pune, Sub- Registrar of Assurances, Haveli No. 1 to 20, and within the local limits of Pimpri Chinchwad Municipal Corporation, and bounded as follows:

On or towards East : By Gat No. 120, 121 & 122, Village Chikhali.

On or towards South : By Gat No. 153 to 161, Village Chikhali.

On or towards West : By Gat No. 117 & 118, Village Chikhali.

On or towards North : By Gat No. 114 & 115, Village Chikhali.

[An area of 02 Hec. 97 Are, of Gat No. 119, Village Chikhali, as described hereinabove shall be hereinafter in this report, for the sake of convenience and brevity called to or referred to as "**THE LARGER LAND**"]

(B) DESCRIPTION OF THE LAND FROM THE AFOREMENTIONED 'LARGER LAND' WHICH IS THE SUBJECT MATTER OF THIS SEARCH REPORT :-

All that piece and parcel of the land, admeasuring an area of **00 Hec. 76.5 Are** on Eastern side, out of aforementioned **GAT NUMBER 119**, (former Revenue Survey No. 38/1A before consolidation scheme), totally admeasuring total area

02 Hec. 97 Are, being assessed at Rs. 15 - 94 Paisa, lying and situated at Revenue Village **CHIKHALI**, Taluka Haveli, Dist. Pune and within the jurisdiction of District Registrar Pune, Sub- Registrar of Assurances, Haveli No. 1 to 20, and within the local limits of Pimpri Chinchwad Municipal Corporation, and bounded as follows : --

On or towards East : By Gat No. 120, 121 & 122, Village Chikhali.

On or towards South : By Gat No. 153 to 161, Village Chikhali.

On or towards West : By remaining area of Gat No. 119, Village Chikhali.

On or towards North : By Gat No. 114 & 115, Village Chikhali.

[An area of 00 Hec. 76.5 Are, of Gat No. 119, Village Chikhali, as described hereinabove shall be hereinafter in this report, for the sake of convenience and brevity called to or referred to as " **THE LAND No. 2** or " **THE LAND TAKEN FOR DEVELOPMENT** ")

A) My observations are given as follows : ----

1) On or before the year 1942-43, the land bearing Revenue Survey No. 38/1A, lying & situate at Revenue Village Chikhali, Tal. Haveli, Dist Pune, admeasuring area (as per old measurement system) of 06 Acres 35 Gunthas (in short "the larger land"), being assessed at 11 Rupee 06 Annas - 00 Pai, was owned & possessed by a person namely Mr. Babu Keru Jadhav.

2) In pursuance of the new Village Hissa Form No. 12 (Phalni-Bara) of the year 1968, issued by Assistant Consolidation Officer No. 4 - Pune, an area of the Revenue Village Chikhali, Taluka Haveli, Dist. Pune, was rectified. For giving effect of this new Village Hissa Form No. 12, a Mutation Entry bearing No. 3264, dated 01/12/1968, was effected at the Village Revenue Office. The said Mutation Entry No. 3264 was duly certified on 06/01/1969 and in pursuance of the same, an area of Survey Number 38/1A, was rectified and was made as 07 Acre 14 Gunthas instead of 06 Acre 35 Gunthas. Accordingly

the revenue assessment was also rectified and was made as 15 Rupee 15 Annas – 00 Pai, instead of former assessment of 11 Rupee 06 Annas – 00 Pai.

3) In pursuance of giving effect of the Weights & Measurements Act 1956 and Indian Coinage Act 1955, and in pursuance of the concerned mutation, the Metric System was implemented to the entire Chikhali Village and accordingly the area of said S. No. 38/1A of Village Chikhali, i.e. 07 Acre 14 Gunthas, as per Metric conversion was converted into **02 Hector 97 Ares** (inclusive of Pot-Kharaba of 00 Hec. 07 Are), and the Revenue Assessment was converted into Rs. 15 – 94 Paisa from the previous assessment of Rs. 15 - 15 Anne — 00 Pai. .

4) In pursuance of the order of Deputy Director Land Records, Pune Region Pune bearing No. CON/SR (295), which was published on Page No. 873 (Supplementary) in the Gazette of Govt. of Maharashtra, Part 1, dated 13/03/1969, a Consolidation Scheme for the Chikhali Village was approved and which came into effect from 13/03/1969, all the lands in the revenue Village Chikhali, Tal. Haveli, Dist. Pune, were subjected for the said “Consolidation Scheme”, under the provisions of Bombay Prevention of Fragmentation & Consolidation of Holdings Act.

The effect of this order had been given to the Village record by Mutation Entry bearing No. 1, dated 18/01/1970. In pursuance of the said Consolidation Scheme the land of the holders were consolidated and were converted into Block (Gat), resulting the said S. No. 38/1A, converted into **Block No. 119** (Gat No. 119).

5) Further in pursuance of the order of Tahasildar, Haveli, Pune, dated 23/01/1989, bearing No. THN/23/1989 & in furtherance of a Mutation Entry dated 28/04/1989, bearing No. 1662, the remark of ‘Charge’ of “Tagai Loan”, from the ‘Other Rights’ column of the 7/12 extract of said Gat No. 119, was removed.

6) Said land owner Mr. Babu alias Baburao Keru Jadhav, died intestate on 13/06/1990, and was survived by three real surviving sons namely Mr. Balu Baburao Jadhav, Mr. Ramhari Baburao Jadhav, Mr. Changdev

Baburao Jadhav, & three married daughters Mrs. Deubai Laxman Devkar, Mrs. Anubai Mahadu Borate & Mrs. Tanhubai Sopan Alhat.

This heirship entry was made at Sr. No. 172, in the Heirship Register, maintained at the village office and in pursuance of the heirship Mutation Entry dated 13/02/1991, bearing No. 2169 & after the certification of the same, the names of aforesaid three surviving sons of Late Baburao Keru Jadhav, came to be entered on the record of rights for 'the said larger land, i.e. Gat No. 119, Village Chikhali, Tal. Haveli, Dist. Pune.

7) As mentioned in Para (6) since the names of the married daughters of Late Baburao Keru Jadhav namely Mrs. Deubai Laxman Devkar, Mrs. Anubai Mahadu Borate & Mrs. Tanhubai Sopan Alhat, were not entered on record of rights & 7/12 extract, said three daughters of Late Baburao Keru Jadhav, being aggrieved from the said heirship Mutation Entry No. 2169, filed an Appeal before the Sub-Divisional Officer, Haveli, Pune Division, Pune (in short 'SDO Haveli').

The said proceedings were numbered as R.T.S. Appeal No. 47/1995. The said authority i.e. SDO Haveli, after hearing the said R.T.S. Appeal No. 47/95, was pleased to pass an order, whereunder the said R.T.S. Appeal No. 47/95 was allowed and further it was ordered to enter the names of the Appellants of the said Appeal i.e. Mrs. Deubai Laxman Devkar, Mrs. Anubai Mahadu Borate & Mrs. Tanhubai Sopan Alhat, on the record of rights & 7/12 extract of said larger land, i.e. Gat No. 119, Village Chikhali.

The effect of this order had been given to the village & revenue record vide Mutation Entry dated 09/10/2000, bearing No. 11290 & after the certification of the same by Circle Officer, on 26/10/2000, the names of Mrs. Deubai Laxman Devkar, Mrs. Anubai Mahadu Borate & Mrs. Tanhubai Sopan Alhat, came to be entered on record of rights & 7/12 extract of said larger land, i.e. Gat No. 119, Village Chikhali.

8) The aforementioned three married daughters of Late Baburao Keru Jadhav, i.e. Mrs. Deubai Laxman Devkar, Mrs. Anubai Mahadu Borate & Mrs.

Tanhubai Sopan Alhat, by a Deed of Relinquishment, dated 22/03/2011, which is duly registered in the office of the Sub-Registrar, Haveli No. 4, Pune at Serial No. 3353/2011, released and/or abandoned and/or relinquished all their heirship right, title & interest in respect of all lands including the said larger land, i.e. Gat No. 119, Village Chikhali, in favour of their three real brothers, i.e. Mr. Balu Baburao Jadhav, Mr. Ramhari Baburao Jadhav, Mr. Changdev Baburao Jadhav.

The effect of this registered Deed of Relinquishment, had been given to the village & revenue record vide Mutation Entry dated 25/03/2011, bearing No. 21482 & after the certification of the same by Circle Officer - Bhosari, on 29/04/2011, the names of three married daughters of Late Baburao Keru Jadhav, i.e. Mrs. Deubai Laxman Devkar, Mrs. Anubai Mahadu Borate & Mrs. Tanhubai Sopan Alhat, came to be deleted from the record of rights & 7/12 extract of said larger land, i.e. Gat No. 119, Village Chikhali.

As by the effect of the aforementioned registered Deed of Relinquishment, the rights of the three married daughters of Late Baburao Keru Jadhav, i.e. Mrs. Deubai Laxman Devkar, Mrs. Anubai Mahadu Borate & Mrs. Tanhubai Sopan Alhat, got merged in the undivided shares of three sons of Late Baburao Keru Jadhav, i.e. Mr. Balu Baburao Jadhav, Mr. Ramhari Baburao Jadhav, Mr. Changdev Baburao Jadhav & said Mr. Balu Baburao Jadhav, Mr. Ramhari Baburao Jadhav, Mr. Changdev Baburao Jadhav & their respective family members became the absolute owner of the said larger land, i.e. Gat No. 119, Village Chikhali, Tal. Haveli, Dist. Pune, as their 'joint family ancestral property'.

B) TENURE OF THE SAID LAND : --

1) The said larger land, i.e. Gat No. 119, Village Chikhali, Tal. Haveli, Dist. Pune, admeasuring 02 Hec. 97 Are, is the 'joint family ancestral property' of the land owners Mr. Balu Baburao Jadhav, Mr. Ramhari Baburao Jadhav, Mr. Changdev Baburao Jadhav & their respective family members, of Occupant Class I.

C) REGARDING ZONE : -

(i) The Zone Certificate issued by the Deputy Engineer, Town Planning & Development Cell, Pimpri Chinchwad Municipal Corporation, dated 11/07/2011, bearing No. NRV/Zone Certificate/KAVI/312/2011, shows that, as per the Govt. Resolution of State of Maharashtra dated 30/05/2008, bearing No. TPS - 1805/1050/Case No. - 795/05/UD -13 and TPS - 1808/894/CR - 1727/09/UD -13 - dated 18/08/2009, issued for the 'enhanced area' of Pimpri Chinchwad Municipal Corporation, as per the 'Partially Approved Development Plan', the entire Gat No. 119, Village Chikhali, Tal. Haveli, Dist. Pune (which includes the said land No. 1 & 2), has been included in the 'RESIDENTIAL' zone.

D) REGARDING RESERVATIONS & ACQUISITIONS : -

(i) Further one 18 Meter wide road has been proposed from the said Gat No. 119, Village Chikhali, Tal. Haveli, Dist. Pune.

(ii) I have been shown the Zoning Demarcation Plan, issued by Deputy Engineer, Town Planning & Development Cell, Pimpri Chinchwad Municipal Corporation, dated 11/07/2011, bearing No. NRV/SR/Part Plan/303/2011, which shows the proposed Primary School Reservation and proposed 18 Meter wide road.

Comment -- However this being a purely technical aspect, a Zoning Demarcation Map from the Appropriate Authority or by an Architect, can throw light on this technical point. I have given my observation regarding the same, relying on the record and the assurance of my client, which needs supportive evidence from the appropriate authority.

E) APPLICABILITY OF BOMBAY TENANCY & AGRICULTURE LANDS ACT & BOMBAY PREVENTION OF FRAGMENTATION & CONSOLIDATION OF HOLDINGS ACT : -

The zone certificate & the zoning demarcation plan quoted in the Para (D) hereinabove, clearly shows that, as per the proposed Development Plan drafted for the enhanced area of Pimpri Chinchwad Municipal Corporation, the said land Gat No. 119, Village Chikhali, Tal. Haveli, Dist. Pune, falls in 'residential' zone. As & when the said development plans attains its finality,

the provisions of Bombay Tenancy & Agriculture Lands Act & Bombay Prevention of Fragmentation & Consolidation of Holdings Act, will cease to operate, as the said land is going to lose its character as 'Agriculture Land'.

F) REGARDING URBAN LAND CEILING : -

(i) As the said land bearing Gat No. 119, Village Chikhali, Tal. Haveli, Dist. Pune, has been included in the Residential Zone and Urban Agglomeration Area, prescribed under the Urban Land (Ceiling & Regulation) Act 1976, (in short ULC Act, the land owners were under obligation to file a return under the provisions of Sec. 6 (1) of the said Act.

(ii) However, it appears that, the erstwhile land owners Jadhav family, of the said land, have not filed any Return or Proceedings under the said ULC Act & since said ULC Act has been repealed with effect from 29/11/2005 from the State of Maharashtra, now neither the erstwhile land owners, or present land owners/developers are under obligations to initiate any proceedings under the provisions of the said ULC Act.

G) GRANTING OF DEVELOPMENT RIGHTS IN RESPECT OF THE SAID LAND No. 2 : --

(i) The land owners of the said land i.e. Gat No. 119, Village Chikhali, Tal. Haveli, Dist. Pune, i.e. Mr. Balu Baburao Jadhav, Mr. Ramhari Baburao Jadhav, Mr. Changdev Baburao Jadhav & their respective family members, vide a Development Agreement & Power of Attorney, both dated 03/01/2013, have granted, entrusted & assigned the development & construction rights in respect of an area admeasuring **00 Hec. 76.5 Are** (being Land No. 2 described in Description of Property - C hereinabove), on the terms mentioned thereunder, to and in favour of my client M/s. Adhya Properties.

(ii) The aforesaid Development Agreement & Power of Attorney, have been duly registered in the office of the Sub-Registrar, Haveli No. 14-Pune at Serial No. 82/2013 & 83/2013, dated 03/01/2013 respectively.

H) REGARDING REGISTRATION OF THE SAID DEVELOPER FIRM : -

The developer of the said land, M/s. ADHYA PROPERTIES, is a partnership firm duly registered under the Indian Partnership Act, 1932, with the Registrar of Firms, having Registration No. **MA - 40128**.

I) PUBLIC NOTICE & OBJECTIONS : -

(i) Mr. D. V. Nanekar, Advocate, has given a 'Public Notice', in the locally circulated newspaper 'Daily Prabhat', which was published on 02/10/2012, calling for the objections of public at large, if they are having any claim/s in or over the said land Gat No. 119, Village Chikhali, Tal. Haveli, Dist. Pune.

(ii) Said Mr. D. V. Nanekar, Advocate, has issued a 'Certificate' dated 26/12/2010, from which it reveals that he has not received any objection of any person/s, claiming any type of right, title or interest in or over the aforesaid land, by registered post/through courier or in person.

J) SEARCH OF INDEX REGISTERS : -

That I have taken the search of index II extracts in respect of said land, in the office of sub-registrar Haveli 14 and other all for period of 1987 to 2017 (30 years) till date vide Search receipt GRN No.MH002656512201718E, dated 22/06/2017, from the available record of Index II extracts and the computer generated data.

As per the available record of index registers, the registration entries of the following deeds & documents in respect of the said land Gat No. 119, Chikhali, Tal. Haveli, Dist. Pune. are found --

- (1) Copy of Release/Relinquish, dt. 22/03/2011 - Regd. No. 3353/2011.
- (2) Copy of Development Agreement dt. 03/01/2013, - Regd. No. 82/2013.
- (3) Copy of Power of Attorney dt. 03/01/2013, - Regd. No. 4/83/2013.
- (4) Copy of Correction Deed dt. 29/04/2013 - Regd. No. 3350/2013.
- (5) Copy of Tabapavati dt. 10/09/2015-Regd. No.HVL-26 7238/2015

Except aforementioned entries of registered deeds & documents no entry in respect of the land Gat No. 119, Village Chikhali, was found, at the hands of erstwhile land owners, i.e. Jadhav Family.

TITLE CERTIFICATE

THIS IS TO CERTIFY that -

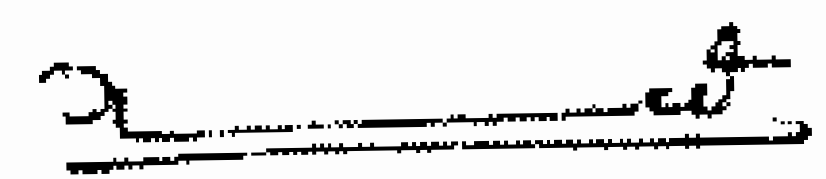
(i) All that piece and parcel of the land, bearing **GAT NUMBER 119**, (former Revenue Survey No. 38/1A before consolidation scheme), totally admeasuring total area **02 Hec. 57 Are**, (being Entire Land No., described in Description of Land - A), being assessed at Rs. 15 - 94 Paisa, lying and situated at Revenue Village **CHIKHALI**, Taluka Haveli, Dist. Pune and within the jurisdiction of District Registrar Pune, Sub- Registrar of Assurances, Haveli No. 1 to 20, and within the local limits of Pimpri Chinchwad Municipal Corporation, is owned by Mr. Balu Baburao Jadhav, Mr. Ramhari Baburao Jadhav, Mr. Changdev Baburao Jadhav & their respective family members, as their joint family ancestral property of Occupant Class - I, having clear & marketable title.

(ii) The owners of 'the said land' by execution of Development Agreement in respect of an area admeasuring **00 Hec. 76.50 Are**, from said **GAT NUMBER 119**, have granted, assigned and entrusted all the development & construction rights in respect of 'the said land' to and in favor of **M/s. ADHYA PROPERTIES**, a partnership firm duly constituted under the provisions of Indian Partnership Act 1932, having its place of business at Office No. 318, III Floor, Platinum Techno Park, Plot No.17/18, Sector 30A, Vashi, Navi Mumbai 400 705, through its partner and duly authorized person **MR. RAJESH MADHUKAR POKHARKAR**

(3) Said developer firm **M/s. ADHYA PROPERTIES** is having all the rights and interest to develop 'the said land' and construct building/s, and to sell the newly constructed tenements to the prospective tenement purchasers, subject to the plans and specifications sanctioned and approved/alterd/amended from the Municipal Corporation and / or Town Planning and / or any other appropriate concerned authority as per the prevailing rules and regulations and building bye - laws.

Place : Vashi, Navi Mumbai.

Date : 27th JUNE, 2017.


Trupti S. Raut
B.S.L.L.M
Advocate

SEARCH & TITLE INVESTIGATION REPORT

PROPERTY : Gat No. 120,121,122
Village Chikhali, Taluka : Haveli,
Dist : Pune.

AREA : Total : 00 Hector 37Are

DEVELOPER : M/S. ADHYA PROPERTIES

DATE . : 27TH JUNE, 2017

ADVOCATE : TRUPTI S. RAUT

202, SECOND FLOOR, BANDHUPREM, PLOT NO. 162,

SECTOR 31, VASHI, NAVI MUMBAI- 400705.

MOBILE NO. 9987258712.

CHALLAN
MTR Form Number-6

GRN	MH002656840201718E	BARCODE		Date	22/06/2017-18:40:13	Form ID	
Department				Inspector General Of Registration			
Search Fee				Payer Details			
Type of Payment				Other Items			
Office Name				HVL14_HAVELI 14 JOINT SUB REGISTRAR			
Location				PUNE			
Year				2017-2018 One Time			
Account Head Details				Amount In Rs.			
0030072201 SEARCH FEE				750.00			
Flat/Block No.							
Premises/Building							
Road/Street							
Area/Locality							
Town/City/District							
PIN							
Remarks (If Any)							
30 YEARS SEARCH OF GAT NO 120 121 122 CHIKHALI TAL HAVELI							
DISTRICT PUNE							
Amount In				Seven Hundred Fifty Rupees Only			
Words							
Total				750.00			
Payment Details				BANK OF MAHARASHTRA			
FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN			
				Ref. No.			
				02300042017062214718			
				171737153231			
Cheque/DD No.				Date			
				22/06/2017-18:43:40			
Name of Bank				Bank-Branch			
				BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date			
				Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 नॉट चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याच्या दस्तांसाठी लागू नाही.

Mobile No. : 9987258712

SEARCH - REPORT & TITLE INVESTIGATION REPORT

My clients **M/s. ADHYA PROPERTIES**, a partnership firm duly constituted under the provisions of Indian Partnership Act 1932, having its place of business at - Office No. 318, III Floor, Platinum Techno-Park, Plot No. 17/18, Sector 30-A, Vashi, Navi Mumbai 400 705, through its partner & duly authorized person **Mr. RAJESH MADHUKAR POKHARKAR**, residing at - 54/901, Sea-Wood Estate, Phase - 12, Part II, Sector 54, 56, 58, Nerul, Navi Mumbai 400 706, has instructed me to issue the search report, in respect of the land admeasuring area of (i) **00 Hec. 03 Are from GAT Number 120** (former revenue Survey No. 38/2) (ii) **00 Hec.28 Are from GAT NUMBER 121** (former revenue Survey No. 38/15) & (ii) **00 Hec.6 Are from GAT NUMBER 122** (former revenue Survey No. 38/16) (purchased), (totally admeasuring area of 00 Hec. 37 Are lying and situate at Revenue Village **CHIKHALI**, Taluka Haveli, District Pune, more particularly described hereinafter.

Further my aforementioned client also supplied me the relevant papers and documents for the purpose and also given the oral instructions regarding the said land property, and relying on the same, I am giving this search report in respect of the aforementioned land property.

In the present search I have commented on the papers, documents, relevant government orders, irrespective of having any responsibility towards the authenticity of the same.

For the purpose of this search report & title certificate, my aforesaid clients have supplied me the following papers & documents : -

- 1) 7/12 extracts of the said land from the year 1969 to 2017.
- 2) Mutation Entries Nos. - 2009, 2010, 2015, 2017, 2037, 2089, 2090, 2098, 2245, 2247, 2267, 2377, 2509, 2616, 2682, 3264, 1645, 1721, 602, 3856, 3858, 3859, 3860, 14068, 15801, 15801, 15802, 16112, 16489, Before Consolidation Scheme - 3264, After Consolidation Scheme - 1, 1662, 2169, 11290, 21482.

- 3) Consolidation Scheme Extract.
- 4) Copy of three Zone Certificates all dated 7/03/2013, bearing No. 344/2013, 345/2013, 346/2013 issued by Dy. Engineer Town Planning & Development Cell, Pimpri Chinchwad Municipal Corporation.
- 5) Copy of Public Notice published in Daily 'Prabhat' on 20/2/2013, published by Adv. Sampat S. Bhujbal.
- 6) Copy of Certificate dated 23/4/2013, of Adv. Sampat S. Bhujbal, in respect of the aforementioned Public Notice.
- 7) Copies of Pan Cards & Adhar Cards of some of the erstwhile land owners.

(A) DESCRIPTION OF THE ENTIRE LAND BEARING GAT NO. 120, VILLAGE CHIKHALI :-

All that piece and parcel of the land, bearing **GAT NUMBER 120**, (former Revenue Survey No. 38/2 before consolidation scheme), being assessed at Rs.00-19 Paisa, lying and situated at Revenue Village **CHIKHALI**, Taluka Haveli, Dist. Pune and within the jurisdiction of District Registrar Pune, Sub- Registrar of Assurances, Haveli No. 1 to 20, and within the local limits of Pimpri Chinchwad Municipal Corporation, and bounded as follows:

On or towards East : By Gat No. 114, 123, Village Chikhali.

On or towards South : By Gat No. 121, Village Chikhali.

On or towards West : By Gat No. 119, Village Chikhali.

On or towards North : By Gat No. 114, Village Chikhali.

[An area of 00 Hec. 03 Are, of Gat No. 120, Village Chikhali, as described hereinabove shall be hereinafter in this report, for the sake of convenience and brevity called to or referred to as " **THE LAND No.1** ")

(B) DESCRIPTION OF THE ENTIRE LAND BEARING GAT NO. 121, VILLAGE CHIKHALI :-

All that piece and parcel of the land, bearing **GAT NUMBER 121**, (former Revenue Survey No. 38/2 before consolidation scheme), being assessed at Rs.01-37 Paisa, lying and situated at Revenue Village **CHIKHALI**, Taluka Haveli, Dist. Pune and within the jurisdiction of District Registrar Pune, Sub- Registrar of

Assurances, Haveli No. 1 to 20, and within the local limits of Pimpri Chinchwad Municipal Corporation, and bounded as follows:

On or towards East : By Gat No. 114, 123, Village Chikhali.

On or towards South : By Gat No. 122, Village Chikhali.

On or towards West : By Gat No. 119, Village Chikhali.

On or towards North : By Gat No. 120, Village Chikhali.

[An area of 00 Hec. 28 Are, of Gat No. 121, Village Chikhali, as described hereinabove shall be hereinafter in this report, for the sake of convenience and brevity called to or referred to as " **THE LAND No. 2** ")

(C) DESCRIPTION OF THE ENTIRE LAND BEARING GAT NO. 122, VILLAGE CHIKHALI :-

All that piece and parcel of the land, bearing **GAT NUMBER 122**, (former Revenue Survey No. 38/16 before consolidation scheme), being assessed at Rs.00-19 Paisa, lying and situated at Revenue Village **CHIKHALI**, Taluka Haveli, Dist. Pune and within the jurisdiction of District Registrar Pune, Sub- Registrar of Assurances, Haveli No. 1 to 20, and within the local limits of Pimpri Chinchwad Municipal Corporation, and bounded as follows:

On or towards East : By Gat No. 114, 123, Village Chikhali.

On or towards South : By Gat No. 152,153 Village Chikhali.

On or towards West : By Gat No. 119, Village Chikhali.

On or towards North : By Gat No. 121, Village Chikhali.

[An area of 00 Hec. 06 Are, of Gat No. 122, Village Chikhali, as described hereinabove shall be hereinafter in this report, for the sake of convenience and brevity called to or referred to as " **THE LAND No.3** ")

The total area of 00 Hec. 37Are, from GAT NO. 120,121 & 122, as mentioned in (A), (B) & (C) hereinabove, shall be referred to as "**THE SAID LAND**" and is bounded as follows:

On or towards East : By Gat No. 114, 123, Village Chikhali.

On or towards South : By Gat No. 152,153 Village Chikhali.

On or towards West : By Gat No. 119, Village Chikhali.

On or towards North : By Gat No. 114, Village Chikhali.

A) My observations are given as follows : ----

1) On or before the year 1969-70, the lands bearing Revenue Survey No. 38/2, (current Gat No. 120), 38/16 (current Gat No. 122), lying & situate at Revenue Village Chikhali, Tal. Haveli, Dist Pune, admeasuring area (as per old measurement system) of 00 Acres 03 Gunthas & 00 Acres 06 Gunthas were owned & possessed by two brothers namely Mr. Bhau Vishnu Alhat & Mr. Maruti Vishnu Alhat.

Likewise land bearing S. No. 38/15 (current Gat No. 121) lying and situate Revenue Village Chikhali, Tal. Haveli, Dist Pune, admeasuring area (as per old measurement system) of 00 Acres 28 Gunthas was owned & possessed by only Mr. Maruti Vishnu Alhat.

2) In pursuance of giving effect of the Weights & Measurements Act 1956 and Indian Coinage Act 1955, and in pursuance of the concerned mutation, the metric system was implemented to the entire Chikhali Village and accordingly the area S. No. 38/2, 38/15 and 38/16 of Village Chikhali, i.e. 00Acre 03 Gunthas, 00 Acre 28 Gunthas & 00 Acre 06 Gunthas as per Metric conversion was converted in to **00 Hector 03 Are, 00 Hector 28 Are & 00 Hector 06 Are**, respectively and the Revenue Assessment was converted into Rs. 00-19 Paisa, Rs. 01-37 Paisa & Rs. 00-19 Paisa.

3) In pursuance of the order of Deputy Director Land Records, Pune Region Pune bearing No. CON/SR (295), which was published on Page No. 873 (Supplementary) in the Gazette of Govt. of Maharashtra, Part 1, dated 13/3/1969, a Consolidation Scheme for the Chikhali Village was approved and was come into effect from 13/3/1969, all the lands in the revenue Village Chikhali, Takuka Haveli, Dist. Pune, were subjected for the said "Consolidation Scheme", under the provisions of Bombay Prevention of Fragmentation & Consolidation of Holdings Act.

The effect of this order had been given to the Village record by Mutation Entry bearing No. 1, dated 18/1/1970. In pursuance of the said Consolidation Scheme the land of the holders were consolidated and were converted into block (Gat), resulting the said S. No. 38/2, converted into **Block No. 120** (Gat No. 120), S. No. 38/15, converted into **Block No. 121** (Gat No. 121) & S. No. 38/16, converted into **Block No. 122** (Gat No. 122).

4) In pursuance of the Mutation Entry No. 602 dated 21/10/1982 and in pursuance of the order of Tahsildar, Haveli Pune, dated 11/2/1982, bearing No. THO/475/982 & in furtherance of registered Adoption Deed bearing No. 4/1887/1968, a land owner of the said lands Mr. Maruti Vishnu Alhat adopted his nephew Mr. Namdev Maruti Alhat. And in pursuance of the said adoption, the name of said Mr. Maruti Vishnu Alhat came to be deleted from record of rights of the said lands and name of Mr. Namdev Maruti Alhat came to be entered on the record of rights of the said land. In the said mutation entry the name of the married daughter of Mr. Maruti Vishnu Alhat Mrs. Anandibai Dnyanoba Ghod, came to be entered in "other rights" column of 7/12 extracts of all lands i.e. Gat No. 120, 121, 122, village Chikhali.

5) The owner of the lands Gat No. 120 & 122, Mr. Bhau Vishnu Alhat died intestate on 2/12/1992, and was survived by widow Smt. Shahubai, only son Laxman and seven married daughters namely Mrs. Chandrabhaga Maruti Borate, Mrs. Kamal Shankar Borate, Mrs. Gangubai Sopan Borate, Mrs. Mrs. Leela Tukaram Kudale, Mrs. Aruna Popat Bhujbal, Mrs. Prabhawati Daulat Khedkar and Mrs. Indrayani Raghunath Parkhi. This heirship entry was made at Sr. No. 496, in the Heirship Register, maintained at the village office and in pursuance of the heirship Mutation Entry dated 6/11/2003, bearing No. 14056 & after the certification of the same, the names of aforesaid three surviving sons of late Bhau Vishnu Alhat, came to be entered on the record of rights of Gat No. 120 & 122, Village Chikhali, Taluka Haveli, District Pune.

6) Likewise the owner of the lands Gat No. 120 & 122, Mr. Laxman Bhau Alhat died intestate on 12/10/2006, and was survived by widow Smt. Leelabai, two sons Yashwant and Jaywant and two married daughters namely Mrs. Shobha Shankar Birdawade and Mrs. Kalpana Sikandar Khedkar,

This heirship entry was made at Sr. No. 628, in the Heirship register, maintained at the village office and in pursuance of the heirship Mutation Entry dated 16/11/2006, bearing No. 15809 & after the certification of the same, the names of aforesaid three surviving sons of Late Laxman Bhau Alhat, came to be entered on the record of rights of Gat No. 120 & 122, Village Chikhali, Tal. Haveli, Dist. Pune.

7) Likewise one of the married daughters of Late Bhau Vishnu Alhat (as mentioned in para 6), Chandrabhaga Maruti Borate died intestate and was survived by husband Maruti Borate died intestate and was survived by husband Maruti Sahadu Borate, Satish Maruti Borate, five married daughters namely Mrs. Nanda Ashok Jadhav, Mrs. Anjana Dashrath Alhat, Mrs. Jayashree Vitthal Shinde, Mrs. Nirmala Balasaheb Gaikwad, & Mrs. Pramila Balu Jadhav.

8) The married daughters of Late Bhau Vishnu Alhat (as mentioned in Para (6), Chandrabhaga Maruti Borate since deceased through legal heirs— Maruti Sahadu Borate, Satish Maruti Borate, five married daughters namely Mrs. Nanda Ashok Jadhav, Mrs. Anjana Dashrath Alhat, Mrs. Jayashree Vitthal Shinde, Mrs. Nirmala Balasaheb Gaikwad, & Mrs. Pramila Balu Jadhav, Mrs. Kamal Shankar Borate, Mrs. Gangubai Sopan Borate, Mrs. Leela Tukaram Kudale, Mrs. Aruna Popat Bhujbal, Mrs. Prabhawati Daulat Khedkar & Mrs. Indrayani Raghunath Parkhi, released and/or relinquished all their rights, title and interest in said lands, vide a registered Release Deed bearing No. 12377/2007. In pursuance of the said release deed, a mutation entry No. 16490 dated 10/1/2008, the names of all the above persons came to be deleted from the record of rights of the said lands.

9) Likewise the married daughters of Late Laxman Bhau Alhat (as mentioned in para (7), Mrs. Shobha Shankar Birdawade and Mrs. Kalpana Sikandar Khedkar, released and/or relinquished all their rights, title and interest in said lands, vide a registered Released Deed in favour their real brother Yashwant Laxman and Jaywant Laxman Alhat.

10) Likewise the owner of the lands Gat No. 120, 121 & 122, Mr. Namdev Maruti Alhat died intestate on 22/2/2008, and was survived by widow Smt.

Subhadrabai, a son Shivaji, and two married daughters namely Mrs. Mangal Prakash Vidhate and Mrs. Pramila Tukaram Lokhande.

This heirship entry was made in the Heirship Register, maintained at the village office and in pursuance of the heirship mutation entry dated 22/11/2009, bearing No. 18825 & after the certification of the same, the names of heirs of Late Namdev Maruti Alhat, came to be entered on the record of rights of Gat No. 120 & 122, Village Chikhali, Tal. Haveli, Dist. Pune.

11) Likewise the owner of the lands Gat No. 120, 121 & 122, Mrs. Anandibai Dyanoba Ghod died intestate on 17/3/1996, and was survived by husband Dnyanoba Bhikoba Ghod, two sons Vijay and Dattatraya Dnyanoba Ghod and two married daughters namely Mrs. Nanda Tarachand Jambhulkar & Mrs. Bharti Ramdas Tilekar.

This heirship entry was made in the Heirship Register, maintained at the village office and in pursuance of the heirship Mutation entry dated 25/5/2007, bearing No. 16112 & after the certification of the same, the names of heirs of Late Anandibai Dnyanba Ghod came to be entered on the "Other Rights" column of record of rights for the said lands i.e. Gat No. 120,121,122 Village Chikhali, Tal. Haveli, Dist Pune.

12) The land owners of the said lands i.e. Gat No. 120,121,122, Village Chikhali, Tal. Haveli, Dist. Pune, i.e. (1) Smt. Leelabai Laxman Alhat, (2) Yashwant Laxman Alhat (3) Mrs. Manisha Yashwant Alhat (4) Jaywant Laxman Alhat (5) Mrs. Vandana Jaywant Alhat (6) Smt. Subhadra Namdev Alhat (7) Mr. Shivaji Namdev Alhat (8) Mrs. Divya Shivaji Alhat (9) Mrs. Mangal Prakash Vidhate (10) Mrs. Pramila Tukaram Lokhande (11) Mr. Dnyanoba Bhikoba Ghod (12) Mr. Vijay Dnyanoba Ghod (13) Mr. Dattatraya Dnyanoba Ghod (14) Mrs. Nanda Tarachand Jambhulkar (15) Mrs. Bharati Ramdas Tilekar, vide a registered Sale Deed dated 23/4/2013, which is duly registered at Sr. No. 3224/2013 in the office of the Sub Registrar Haveli No. 14 Pune, sold and transferred Gat No. 120, 121 & 122, to and in favour of M/s. Adhya Properties, through its partner Mr. Rajesh Madhukar Pokharkar & Mrs. Suvarna Rajesh Pokharkar.

This sale purchase transaction has been given to the Village record vide a Mutation Entry 09/05/2013, bearing No. 24464 and after the certification of the same on 1/6/2013, the name of the purchaser M/s. Adhya Properties through its Partner Mr. Rajesh Madhukar Pokharkar and Mrs. Suvarna Rajesh Pokharkar, came to be entered on the record of rights of said lands Gat No. 120,121,122, Village Chikhali, Tal. Haveli, Dist. Pune.

B) TENURE OF THE SAID LAND : --

1) The said larger land, i.e. Gat No. 120,121,122, Village Chikhali, Tal. Haveli, Dist. Pune, are the self-purchased properties of M/s. Adhya Properties, through its partner Mr. Rajesh Madhukar Pokharkar & Mrs. Suvarna Rajesh Pokharkar, Occupant Class I.

C) REGARDING ZONE : -

(i) The Zone Certificate issued by the Deputy Engineer, Town Planning & Development Cell, Pimpri Chinchwad Municipal Corporation, dated 7/3/2013, bearing No. 344/2013, 345/2013 & 346/2013 shows that, as per the Govt. Resolution of state of Maharashtra dated 30/5/2008, bearing No. TPS-1805/1050/Case No. 795/05/UD-13 and TPS 1805/894/CR- 1727/09/UD-13-dated 18/8/2009, issued for the 'enhanced area' of Pimpri Chinchwad Municipal Corporation, as per the 'Partially Approved Development Plan', the entire Gat No. 120,121,122 Village Chikhali, Tal. Haveli, Dist. Pune are included in the 'RESIDENTIAL' zone.

D) REGARDING URBAN AND LAND CEILING : -

(i) As the said lands bearing Gat No. 120,121, & 122, Village Chikhali, Tal. Haveli, Dist. Pune, has been included in the Residential Zone and Urban Agglomeration Area, prescribed under the Urban Land (Ceiling & Regulation) Act 1976, (in short ULC Act, the land owners were under obligation to file a return under the provisions of Sec. 6(1) of the said Act.

(ii) However it appears that, the erstwhile land owners Jadhav Family, of the said land, have not filed any Return or Proceedings under the said ULC Act & since said ULC Act has been repealed with effect from 29/11/2005 from

the State of Maharashtra, now neither the erstwhile land owners, or present land owners/developers are under obligations to initiate any proceedings under the provisions of the said ULC Act.

E) REGARDING REGISTRATION OF THE SAID DEVELOPER FIRM : -

The developer of the said land, M/s. ADHYA PROPERTIES, is a partnership firm duly registered under the Indian Partnership Act, 1932, with the Registrar of Firms, having Registration No. MA-40128.

F) PUBLIC NOTICE & OBJECTIONS : -

(i) Mr. Sampat Bhujbal, Advocate has given a 'Public Notice', in the locally circulated newspaper 'Daily Prabhat' which was published on 20/2/2013, calling for the objections of public at large, if they are having any claim/s in or over the said land Gat No. 120,121,122, Village Chikhali, Tal. Haveli, Dist. Pune.

(ii) Said Mr. Sampat Bhujbal, Advocate, has issued a 'Certificate' dated 23/4/2013, from which it reveals that he has not received any objection of any person/s, claiming any type of right, title or interest in or over the aforesaid land, by registered post/through courier or in person.

K) SEARCH OF INDEX REGISTERS: -

That I have taken the search of index II extracts in respect of said land, in the office of sub-registrar Haveli 14 and other all for period of 1987 to 2017 (30 years) till date vide Search receipt GRN No. MH002656840201718E, dated 22/06/2017, from the available record of index II extracts and the computer generated data.

Except aforesaid registered deeds and documents no entry in respect of the land Gat No. 120,121& 122. Village Chikhali was found.

TITLE CERTIFICATE

THIS IS TO CERTIFY that -

All that piece and parcel of the land, bearing **GAT NUMBER 120**, (former Revenue Survey No. 38/2 before consolidation scheme), total admeasuring total area **00 Hecor 03 Are**, (ii) **GAT NUMBER 121**, (former Revenue Survey No. 38/15 before consolidation scheme), total admeasuring total area **00 Hecor 28 Are**, (iii) **GAT NUMBER 122**, (former Revenue Survey No. 38/16 before consolidation scheme), total admeasuring total area **00 Hecor 6 Are** totally admeasuring area of **00Hec. 37 Are** from all abovementioned three Gat Numbers is the purchased property of **M/s. ADHYA PROPERTIES**, a Partnership firm duly constituted under the provisions of Indian Partnership Act 1932, having its place of business at- Office No. 318, III Floor, Platinum Technopark, Plot No. 17/18, Sector 30A, Vashi, Vashi, Navi Mumbai 400705, through its partner & duly authorized person **Mr. RAJESH MADHUKAR POKARKAR**.

The aforesaid lands are clear & marketable and free from encumbrances and charges of whatsoever nature. Further my client M/s. Adhya Properties, is entitled to own, possess, develop the said lands as per his wish and will.

Place : Vashi, Navi Mumbai.

Date : 27 th JUNE, 2017.


Trupti S. Raut
B.S.L.L.L.M
Advocate