

MR. SHARAD P. SURYAVANSHI

B.Sc. LL.M
Advocate

OFFICE : C/o. Adv. Abhay Sonis
1022, Shukrawar Peth, Above
Krishna Sahakari Bank Ltd., Tilak
Road, Swargate Corner, Pune - 2

TEL : (O) 24474784/(R) 24377620
(M) 9822374610

Date :- 12/05/2014.

TO WHOMSOEVER IT MAY BE CONCERN

SUB :- Search Report in respect of the property bearing Survey No. 36/5/2 admeasuring 00 Hecter 09 R, Survey No. 36/7/2 admeasuring 00 Hecter 09 R, Survey No. 36/7/1 admeasuring 00 Hecter 30 R, Survey No. 36/7/4 admeasuring 00 Hecter 17 R, Survey No. 36/7/3/1 admeasuring 00 Hecter 22 R and Survey No. 36/7/3/2 admeasuring 00 Hecter 02 R, in Village Ambegaon Budruk, Tahsil - Haveli, District - Pune beyond the limits of PMC, Pune.
(1985 to 2014)

REF :- Queriest Mr. Dnyaneshwar Arun Anerao

Pursuant to the directives I took search of the above property for the last 30 years and also scrutinized the documents of it placed before me. That on the basis of the search and documents produced before me I am to submit this report, hereby giving the brief title history of the same as follows.

[1] DESCRIPTION OF PROPERTY :-

(a) All that piece and parcel of property bearing Survey No. 36/5/2 admeasuring 00 Hecter 09 R assessed at Rs 00.53 Paise in Village Ambegaon Budruk, Tahsil - Haveli, District - Pune, within the limits Registration Sub District Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation, Pune and the same is bounded as under :-

East : By Odha
South : By Property of Mr. Dalvi
West : By Common Chawl
North : By Property of Mr. Anerao

(b) All that piece and parcel of property bearing Survey No. 36/7/2 admeasuring 00 Hecter 09 R assessed at Rs 00.06 Paise in Village Ambegaon Budruk, Tahsil - Haveli, District - Pune, within the limits Registration Sub District Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation, Pune and the same is bounded as under :-

East : By Property of Mr. Anearao out of Survey Number 36
South : By Property of Mr. Anearao out of Survey Number 36
West : By Property of Mr. Anearao out of Survey Number 36
North : By Property of Mr. Anearao out of Survey Number 36

(c) All that piece and parcel of property bearing Survey No. 36/7/1 admeasuring 00

Hector 30 R assessed at Rs 00.53 Paise in Village Ambegaon Budruk, Tahsil – Haveli, District – Pune, within the limits Registration Sub District Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation, Pune and the same is bounded as under :-

East : By Property of Mr. Duggal out of Survey No. 36/9
South : By Property of Mr. Pandharinath Kondhare out of Survey No. 35/7/2, 35/7/3
West : By Property of Mr. Deshpande out of Survey No. 36/5/1
North : By Property of Mr. Waswant and Joshi out of Survey Number 29

(d) All that piece and parcel of property bearing Survey No. 36/7/4 admeasuring 00 Hector 17 R assessed at Rs 00.22 Paise in Village Ambegaon Budruk, Tahsil – Haveli, District – Pune, within the limits Registration Sub District Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation, Pune and the same is bounded as under :-

East : By Odha
South : By Property of Mr. Anerao and Porwal
West : By Road
North : By Property of Mr. Anerao

(e) All that piece and parcel of property bearing Survey No. 36/7/3/1 admeasuring 00 Hector 22 R assessed at Rs 00.20 Paise and Survey No. 36/7/3/2 admeasuring 00 Hector 02 R assessed at Sr. 00.02 Paise in Village Ambegaon Budruk, Tahsil – Haveli, District – Pune, within the limits Registration Sub District Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation, Pune and the same is bounded as under :-

East : By Odha
South : By Survey No. 7/4 and Survey No. 5/2
West : By Survey No. 7/2
North : By Property of Mr. Anerao

[2] TITLE HISTORY OF THE PROPERTIES/LANDS :-

That the original land bearing Survey No. 36/5/2 admeasuring 9 R in para 1(a) was owned by Mr. Baban Namdeo Kondhare and others as their ancestral landed property and the said owners sold the said land admeasuring 9 R to Mr. Dinkar Rajaram Anerao for the price of Rs. 50050/- on 15/12/2004 and this Sale Deed is registered vide Doc. Reg. No. 7865/2004 with the Office of the S.R. Haveli Pune and thus in consequence of this sale deed the name of Mr. D.R. Anerao has been mutated in the record of rights of this land vide M.E. No. 12983 on 20/12/2004 and the said mutation entry has been certified on 10/1/2005 and thus he is the absolute owner of this land.

That the another land bearing Survey No. 36/7/2 admeasuring 9 R referred in para 1 (b) above was owned by Mr. Saktharam Genu Kondhare and others and after the death of the original owners the said land vested in their respective heirs and thus the said land was ancestral land of Kondhare family. That the said legal heirs Mr. Prakash Saktharam Kondhare and 29 others from the owners family sold this land on 01/11/2005 in favour of