

Ref. No. :

Date : 13/3/2018

SEARCH AND TITLE REPORT

Search and Title Report in respect of non agriculture lands bearing 1) New Survey No. 288/1A/2 (Old Survey No. 288/1+2/2) total area admeasuring 03 H. 27 R. + pot kharaba 00 H. 03 R., assessed at Rs. 08-90 Ps. out of which area admeasuring 00 H. 63.92.12 R. and 2) New Survey No. 288/1A/1B (Old Survey No. 288/1+2/1/2) total area admeasuring 00 H. 80 R., assessed at Rs. 02-81 Ps., both lands lying and situate at village Lohegaon, Taluka Haveli, District Pune.

TO WHOMSOEVER IT MAY CONCERN

Mr. Dattatraya Gulab Khendave, R/o. Lohegaon, Tal. Haveli, Dist. Pune, instructed me to take search in respect of the properties more particularly described in the Schedule hereunder written and to issue title report thereon. I have been submitted with a copies of title reports previously issued by Adv. Rajesh L. Dhaple on 24/07/2012 and on dated 02/12/2013 respectively. I have issued Search & title report on dated 28/7/2016, for 4 years. Thus, I have been caused to take search of the said properties for last 02 years i.e. from 2016 till today's date (both years inclusive). Accordingly I have paid the requisite charges to Sub-Registrar Haveli No. 8 Pune vide GRN No. MH002974596201617E dated 26/07/2016 & paid requisite fees for 2 years by e-challan bearing GRN No. MH011791267201718E on dated 12/3/2018, and my search and title opinion is as under :-

SCHEDULE OF THE SAID PROPERTIES

All that piece and parcel of non agriculture lands bearing 1) New Survey No. 288/1A/2 (Old Survey No. 288/1+2/2) total area admeasuring 03 H. 27 R. + pot kharaba 00 H. 03 R., assessed at Rs. 08-90 Ps. out of which area admeasuring 00 H. 63.92.12 R. and 2) New Survey No. 288/1A/1B (Old Survey No. 288/1+2/1/2) total area admeasuring 00 H. 80 R., assessed at Rs. 02-81 Ps., both lands lying and situate at village Lohegaon, Taluka Haveli, District Pune, within the local limits of Gram Panchayat Lohegaon, Taluka Panchayat Samiti Haveli, Zila Parishad Pune and also within the jurisdiction of Sub-Registrar Haveli No. 8, Pune. The said both lands are jointly and collectively bounded as follows :-



On or towards EAST	::	By S.No. 288/1+2/2 Part
On or towards SOUTH	::	By Govt Road
On or towards WEST	::	By S.No. 288/1A/1A.
On or towards NORTH	::	By S.No. 291 Part

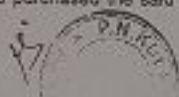
The applicant has submitted me the following documents :-

1. Copies of 7/12 extracts of each property from the year 1975-76.
2. Copies of current 7/12 extract of each property.
3. Copies of mutation entries.
4. Copy of power of attorney dated 03/12/2007 bearing reg.no. 10025/2007.
5. Copy of order dated 01/01/2008 bearing no. 43/SR/51/2007.
6. Copy of sale-deed dated 31/03/2008 bearing reg.no. 3035/2008.
7. Copy of sale-deed dated 15/10/2008 bearing reg.no. 8160/2008.
8. Copy of order u/s. 65 of dated 07/12/1981 /bearing no. Land/Partition/Case/81/81.
9. Copy of Revised NA Order dated 24/02/2015 bearing no. PMH/NA/SR/10/17/2014.
10. Copy of NOC issued by Government of India, Ministry of Defense On 04/03/2014
11. Copy of completion certificate issued by PMRDA on 13/01/2018.
12. Copies of search and title reports issued by Learned Adv. Rajesh L. Dhapte on 24/07/2012 and on dated 02/12/2013 respectively.
13. Copy of Search and title report issued by me on dated 28/7/2018.

1) AS REGRADS New Survey No. 288/1A/2 (Old Survey No. 288/1+2/2) OUT OF WHICH AREA ADMESURING 60 H. 63.92.12 R. :-

After going through search and title report issued by Learned Adv. Rajesh L. Dhapte on 24/07/2012 and on dated 02/12/2013 respectively, it is seen that initially the said land was recorded in the name of Mr. Vitlu Mahadu Moze and his name was entered in owner's column of 7/12 extract. However it appeared that the name of Mr. Laxman Mahadu Pawar was entered in other right column of 7/12 extract as tenant by mutation entries no. 3429 and 3888.

It is further seen that on perusal of M.E No. 4306, it appeared that said Mr. Laxman Mahadu Pawar had purchased the said land as per the



Ref. No. :

Date : 13/3/2018

provisions of Bombay Tenancy & Agriculture Land Act, which effected in the order issued by Maharashtra Revenue Tribunal and Tahasildar Haveli vide order no. ALT/Lohegaon/3958 dated 22/03/1961. The said Mr. Laxman Mahadu Pawar had paid the purchase price to the then owner Mr. Vithu Mahadu Moze and thus the said Mr. Laxman Mahadu Pawar became the absolute owner of the said land.

It further seen that on perusal of M.E.No. 9238, it appeared that said Mr. Laxman Mahadu Pawar died on 05/06/1979 leaving behind his legal heirs namely 1) Mr. Anna Laxman Pawar (son), 2) Mr. Kalu Laxman Pawar (son), 3) Mr. Kisan Laxman Pawar (son), 4) Mr. Nivrutti Laxman Pawar (son), 5) Mr. Raghunath Laxman Pawar (son) and 6) Mr. Narayan Laxman Pawar (son).

It is further mentioned that after perusing M.E.No. 9602, the said 1) Mr. Anna Laxman Pawar, 2) Mr. Kisan Laxman Pawar and 3) Mr. Nivrutti Laxman Pawar had obtained loan from Lohegaon Vikas Society. It also appeared from M.E.No. 9910 that Mr. Narayan Laxman Pawar had availed loan of Rs. 20,000/- on 01/01/1982.

Thereafter it is seen that Mr. Anna Laxman Pawar died on 02/04/1994 leaving behind his legal heirs namely 1) Mr. Rajendra Anna Pawar (son), 2) Mrs. Baby Pralhad Waghare (daughter), 3) Mrs. Rohini Kailas Khandave (daughter), 4) Mrs. Sangeeta Sharad Khandave (daughter), 5) Vijaya Anna Pawar (daughter) and 6) Kausalya Anna Pawar (wife).

It is seen that Mr. Anna Laxman Pawar had repaid the loan of Canara Bank Lohegaon and was mutated vide mutation entry no. 21639.

It is also seen that part of said S.No. 288 is acquired by Maharashtra Government for road purpose vide order dated 28/06/2005 and same is mutated vide mutation entry no. 25903.

It appears that the then owners had executed power of attorney on dated 03/12/2007 in favour of Mr. Dattatraya Guleb Khandave which is registered in the office of Sub-Registrar Haveli No. 8 Pune at Serial No. 10026/2007. The said power of attorney was granted to the attorney holder for obtaining necessary permission for sale u/s. 43 of B. T. & A.L. Act 1948 and rules made thereunder.



Sr.No.	Customer Name	Wing	Flat	Agreement No.	Agreement Date
1	Rajesh Badgaj	D	102	7661/2014	12/08/2014
2	Lokendra Bhadoria	D	103	11348/2014	01/12/2014
3	Harindra Yadav	D	201	5439/2014	03/06/2014
4	Prashant Bhosale	D	202	595/2014	20/01/2014
5	Hemant Bhavsar	D	203	1696/2014	20/02/2014
6	Bansilal Lokhande	D(4)	204	7762/2015	30/09/2015
7	DR. Narayan Patil	D	301	11727/2014	10/12/2014
8	Deepak Arora	D	302	221/2014	07/01/2014
9	Abhishek Kumar	D	303	3249/2014	03/04/2014
10	Sonu Kumar	D(4)	304	737/2015	25/01/2016
11	Yashodhan K	D(4)	401	574/2015	19/1/2016
12	Ashish Bewale	D(4)	402	3052/2015	26/03/2015
13	Jagdeep Keur	D(4)	403	2729/2015	18/03/2015
14	Swapnil Shah	D(4)	404	525/2016	16/01/2016
15	Deep Shama	E(5)	101	6164/2015	19/09/2015
16	Parag Oak	E(5)	102	8645/2015	02/07/2015
17	Ravindra Hunnur	E	103	5833/2014	23/06/2014
18	Sandhya Singh	E	104	73/2014	03/01/2014
19	Harish Dewani	E	201	8125/2014	01/07/2014
20	Olip Biswas	E	202	10692/2013	30/12/2013
21	Poonam Jadhav	E	203	2212/2014	06/03/2014
22	Sandeep Undare	E	204	267/2015	29/12/2014
23	Nilesh Pagdal	E(5)	301	8361/2015	24/08/2015
24	Anand Gurmule	E	302	5971/2014	26/06/2014
25	Lomikant Sharma	E	303	65/2014	03/01/2014
26	Sangha Singh	E	304	6224/2014	03/07/2014
27	Hemant Deshpande	E(5)	401	7280/2015	23/07/2015
28	Major Prabhu	E	402	12511/2014	29/12/2014
29	Harlal	E	403	12417/2014	28/12/2014
30	Swapnil Bulbule	E(5)	404	8162/2015	17/08/2015
31	Anil Kumar	F(5)	101	1353/2016	16/02/2016
32	Nith Kumar	F(5)	102	3875/2015	16/04/2015
33	Harshwardhan W	F(6)	103	5493/2015	01/06/2015
34	Milind Laxekar	F(6)	104	6042/2015	15/06/2015

Ref. No. :

Date : 13/3/2018

35	Sena Shaikh	F(6)	202	8120/2014	14/08/2014
36	Mahesh Singh	F	203	7054/2014	25/07/2014
37	Shrikant Hendre	F(8)	204	7871/2015	07/08/2015
38	Dilip Sharma	F(6)	301	1244/2016	11/02/2016
39	Abhijeet Paraskar	F(6)	302	9874/2015	13/10/2015
40	Amrendra Singh	F	303	816/2014	27/01/2014
41	Manoj Wadhwa	F	304	8327/2014	30/08/2014
42	Nahigandh Pande	F	402	1503/2015	10/02/2015
43	Govardhan Soma	F(8)	403	2730/2015	18/03/2015
44	Harish Narayan	F	404	4820/2014	17/05/2014
45	Yogita Kale	D(4)	101	2103/2015	10/03/2016
46	Pradeep Panchal	D(4)	104	2102/2016	10/03/2016
47	Pandurang Uttam Sarap	F(8)	201	5618/2015	01/07/2015
49	Mahadeo Kedar Nikam	A(1)	401	643/2016	21/01/2016
54	Kulshwar Patel	A(1)	302	5209/2016	18/06/2016
56	Jagdish Patel	A(1)	610	4006/2016	12/05/2016
58	Gouthama Krishna	A(1)	601	4810/2016	08/06/2016
60	Yashubha Jalwad	A(1)	702	4812/2016	08/06/2016
62	Ria Auddy	A(1)	706	5208/2016	18/06/2016
63	Sunil Pise	A(1)	707	5878/2016	07/07/2016
64	Bhurat Kumar	F(8)	401	6541/2016	25/7/2016
65	Pankaj Pratap Amale & Nikita Vithal Ranadeva	A(1)	510	7848/2016	28/8/2016
66	Shrikant wamanrao Raut & suman wamanrao Raut	A(1)	410	8416/2016	12/9/2016
67	Mohit Vinod Purohit & Gayatri Deshmukh	A(1)	310	8417/2016	12/9/2016
68	Prasad Kishor Bhasmis	A(1)	507	9132/2016	5/10/2016
69	Ashish N Supare & Seali S Kamble	A(1)	701	10823/2016	28/11/2016
70	Murari Yadav & Rakhi Yadav	A(1)	210	11004/2016	2/12/2016
71	Anish Pandey & Suman Pandey	A(1)	802	10201/2016	15/12/2016
72	Basmati Devi & Vishwa Mohan Singh	A(1)	602	510/2017	18/1/2017
73	Buendra Kumar Singh & Manika Singh	A(1)	306	672/2017	31/1/2017



74	Rahul Shankar Gavhane	A(1)	502	1182/2017	8/2/2017
75	Sushmita Singh & Ashok Kumar Singh	A(1)	357	4089/2017	28/4/2017
76	Dipjyoti N Khobade & Ujjwal N Khobade	A(1)	107	4783/2017	20/5/2017
77	Yogesh Kishor das & Anju Das	A(1)	710	4867/2017	17/5/2017
78	Pavan Kumar & Subhash	A(1)	501	4611/2017	16/5/2017
79	Mr. Ravi Saxena	A(1)	201	5627/2017	14/6/2017
80	Om Prakash Yadav & Manish Yadav	A(1)	301	7072/2017	19/7/2017
81	Om Prakash Mishra	A(1)	402	7550/2017	31/7/2017
82	Pramod Kumar Shukla	A(1)	103	9807/2017	11/10/2017
83	Azul Joshi	A(1)	704 & 705	9808/2017	11/10/2017
84	Raghvendra Ojha & Poonam Ojha	A(1)	607	11485/2017	01/11/2017
85	Vithal Bhaui Khairi & Suvanshi Vithal Khairi	A(1)	505	10599/2017	7/11/2017
86	Vijaya kumar & Akhil Vijaya kumar	A(1)	503	10599/2017	7/11/2017
87	Avenesh kumar Pandey	A(1)	607	10798/2017	13/11/2017
88	Medhuni Raghunath Ashang & Sonjay S Pati	A(1)	209	11065/2017	20/11/2017
89	Basant Kumar Jha & Soni Jha	A(1)	403	12037/2017	14/12/2017
90	Vijay Hanuman Salunke & Samita Vijay Salunke	A(1)	304	12092/2017	15/12/2017
91	Laxminarayn Suryakant shah & Suvarana Laxminarayn shah	A(1)	708	2116/2018	10/2/2018

7) I have conducted search/e-search in respect of the captioned properties for a period of 02 years at the office of the Sub-Registrar Haveli No. 1 to 27 respectively by paying requisite charges. During my search, except for the aforesaid, I did not find any adverse entry indicating any charge or encumbrances on the said properties or part thereof. That I have not perused with any documents/papers relating to the Court Matters or ULC Matters. Also I have not taken search of ULC Department and Court

N. KULKARNI

B.Com., LL. B

Advocate

Office No. 301, 309, Third Floor, 'A' Wing,
"Jay Ganesh Vihar", S. No. 45,
Vikhroli West, Pune - 411 015

☎ : (02) 65102276 Mobile : 9422806971
Email : pandurang.n.kulkarni@gmail.com

Ref. No. :

Date : 15/3/2018

of Laws. It is to be noted that I have not published paper notice in any newspaper in view to verify the title of the said properties.

This title opinion is issued on the strength of information received from the querist, documents made available to me, search and title reports issued by Adv. Rajesh L. Dhaptre and he is in possession of the same and he is the absolute owner of the said properties and the search conducted at the relevant Sub-Registrar Offices.

Except for the transactions referred to above, I have noticed no transaction on perusal of the aforesaid documents.

Therefore, relying upon the documents and papers and information given by the applicant and search and title reports issued by Adv. Rajesh L. Dhaptre and subject to whatever stated above, I am of the opinion that the said properties are free from the encumbrances and/or charges of whatsoever nature and the present owner Mr. Dattatraya Gulab Khandave is having good, clean and marketable title to the said properties and further he is entitled to develop the said properties by constructing ownership building consisting of flats/shops/offices etc. and to sell the same to any prospective purchaser/s (except the units/flats/shops sold as mentioned above), to enter into agreement/s and to receive consideration therefor.

The documents submitted to me are returned herewith.

Pune, dtd **13/03/2018**


P. N. KULKARNI
ADVOCATE

P. N. KULKARNI

B.Com., LL.B., Advocate

Office No. 301, 309, Third Floor, 'A' Wing,
"Jay Ganesh Vihar", S. No. 45,
Vikhroli West, Pune - 411 015
☎ : (02) 65102276 Mobile : 9422806971
Email : pandurang.n.kulkarni@gmail.com