

D. V. NANEKAR & ASSOCIATES

LEGAL FIRM

DADASAHEB V. NANEKAR
Advocate
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Advocate, Supreme Court of India,
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SEARCH AND TITLE REPORT

This is the SEARCH AND TITLE REPORT in respect of the landed property, bearing Survey no. 232/1/2, corresponding City Survey nos. 921 (part), 922 (part) and 1042 (part), totally admeasuring 00 Hectare, 16.5 Ares, (including 00 Hectare. 0.5 Ares Pot Kharaba), assessed at Rs. 00.22, lying, being and situated at Revenue Village-Wakad, Taluka-Mulshi, District-Pune, within the local limits of Pimpri-Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveli no. 5 (Pune).

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1. I was entrusted with an assignment by Shree Sai Datta Associates, Builders & Developers, address at: 1187/68, Modern Building, Office no. 7, Ghole Road, Shivaji Nagar, Pune - 411 005, through its Proprietor, Mr. Suresh Gopal Jadhav, to have Search for the last 30 years and Title Report, in respect of the landed property, referred hereinabove, more particularly described in the Schedule written hereunder, and for the sake of convenience hereinafter referred to as the 'said property'.

2. Accordingly, I have carried out the search in the concerned offices of the Sub-Registrars' Mulshi and Haveli, for the period referred to above.

3. From the record that was made available for my inspection, except the following, no transaction was found to be recorded in respect of the said property. This Report is solely based on the record that was made available to me for my inspection. Most of the record was found to be torn.

4. Besides the above, I was also made available certain revenue record for my inspection.

5. That as per the mutation entry no. 611, the land, bearing Survey no. 232/1, was originally owned by Mr. Laxman Gopala Kaspate (08 Ana share) and Mr. Bhagwan Gopala Kaspate (08 Ana share), as per Government Phalni Form no. 12 in 1933.

6. That according to section 6.2 of the Fragmentation and Consolidation Act 1947, restrictions have been imposed on the said land, together with other lands, vide mutation entry no. 1286.



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7. That the above said Mr. Laxman Gopal Kaspate, expired intestate, on 06/10/1968, leaving behind him name of Mr. Sitaram Laxman Kaspate was recorded as HUF manager in the record of rights of the said land, together with other properties, vide mutation entry no.1886.

8. That on enforcement of the Metric System as per the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, land area appearing in Acres and Gunthas was converted into Hectares and Ares, vide mutation entry no. 2011.

9. That the above said Mr. Bhagwan Gopala Kaspate, expired intestate, on 06/06/1978, leaving behind him sons, Mr. Sahebrao Bhagwan Kaspate, Mr. Ravindra Bhagwan Kaspate, Mr. Nandkumar Bhagwan Kaspate, grandsons, Sanjay, Sadhana, Avinash and Mohan Baban Kaspate, being minor through their minor guardian, Satyabhama Baban Kaspate, daughter-in-law, Satyabhama Baban Kaspate, daughters, Mrs. Tarabai Shankarrao Sathe, Mrs. Yamunabai Somnath Dangat, Mrs. Zhagubai Pandharinath Jadhav, widow, Smt. Radhabai Bhagwanrao Kaspate, as legal heirs and accordingly, an effect has been given to the record of rights of the land, Survey no. 232/1A, together with other lands, left behind by the said deceased, vide mutation entry no. 2297.

10. That as per the application of Mr. Sahebrao Yeshwant Kaspate, names of his sisters, Mrs. Tarabai Shyamrao Sathe and others, were deleted from the record of rights of part area of the said land, together with other lands, vide mutation entry no. 2584.

11. That as per the Order passed by the Tahsildar, Taluka-Mulshi, District-Pune. under ref. no. 28/84, dtd. 31/12/1984 u/s 85 of the M.L.R.C. Act, 1966, the common part area of Survey no. 232/1, together with other lands, was allotted to the share of Mr. Sitaram Laxman Kaspate, vide mutation entry no. 2813.

12. That mutation entry no. 6142 indicates that the name of Smt. Rajashree Ramesh Kaspate is recorded as an absolute owner in the record of rights of the said property.



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13. That Smt. Rajashree Ramesh Kaspate (for herself and natural guardian for her minor children, Master Tejas), Ms. Sonal Ramesh Kaspate, have given the said property, for Development to Mr. Mahadev Kisan Jadhav, by way of a Development Agreement, coupled with an Irrevocable General Power of Attorney, both dtd. 02/08/2005, registered at serial nos. 5537/05 and 5538/05, respectively.

14. That Smt. Rajashree Ramesh Kaspate (for herself and natural guardian for her minor children, Master Tejas), Ms. Sonal Ramesh Kaspate, represented by their Power of Attorney Holder, Mr. Mahadev Kisan Jadhav, with the consent of Mr. Mahadev Kisan Jadhav, have given the said property, for Development to Shree Sai Datta Associates, Builders & Developers, address at: 1187/68, Modern Building, Office no. 7, Ghole Road, Shivaji Nagar, Pune-411005, through its Proprietor, Mr. Suresh Gopal Jadhav, by way of a Development Agreement, coupled with an Irrevocable General Power of Attorney, both dtd. 19/04/2007, registered at serial nos. 2948/07 and 2949/07, dtd. 20/04/2007, respectively.

15. That the Pune Municipal Corporation, Pune, vide its Commencement Certificate no. 88/2008, dtd. 05/09/2008, sanctioned the Building Plan in respect of the said property.

16. That the Collector, Pune (Revenue Branch) granted the N.A. permission vide it's ref. no. PMA/NA/SR/82/2009, dtd. 19/05/2009, in respect of the said property, Survey no. 232/1/2.

From the above, it would be seen that the said property is free from all encumbrances and reasonable doubts and I am of the opinion that the said owners and Shree Sai Datta Associates, Builders & Developers, through its Proprietor, Mr. Suresh Gopal Jadhav, have clear marketable title to the said property, specifically mentioned in the Schedule written hereunder.

SCHEDULE

(BEING DESCRIPTION OF THE LANDED PROPERTY,
WHICH IS THE SUBJECT MATTER OF THIS REPORT)

All that piece and parcel of the landed property, bearing Survey no. 232/1/2, corresponding City Survey nos. 921



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On or towards the East : By Road,

On or towards the South : By property owned by Mr. Sahebrao Bhagwant Kaspate,

On or towards the West : By property owned by Mr. Sadashiv Ratan Kaspate,

On or towards the North: By Road and thereafter Survey No. 231,

Together with all easementary right, title and interest attached thereto.

This is the Search and Title Report...

On reference, the file is returned.

Dated: 31 / 12 /2009.


(D.V. NANEKAR).
ADVOCATE.

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