

SEARCH AND TITLE REPORT

ADVOCATE PRITI G. MAN PHAN

DATED 18/04/2017 YEAR - 2002

TO 2016

- 2016 TO 2017

Adv. Priti G. Martdhan
B.A, LL.B, DCL

**Off: Shop No.8, Waghere Empire Estate,
Chinchwad, Pune-411019.**

**Mob No. 9921935553
9850707004**

SEARCH AND TITLE REPORT

Date- 18/0 4/2017

As per the instructions and information given by M/S. DRISHT^T, CONSTRUCTION, a Proprietorship firm, having its office at P.W.D., 22/17 Pimpri, Pune - 411017, Through its Proprietor MR KAILASH BHAGWANDAS DUSEJA, R/at: P.W.D, 22/1, Flat No. 3, Pimpri, Pune 411017, I hereby give my Search Report in respect of the property described as under -

All that piece and parcel of the property comprising out of Sheet ISo. 187 corresponding to C.T.S. No. 858, 858/1, 859, 859/1, 859/2, 860, 861, 862, 862/1 altogether admeasuring about 271 Sq. Mtrs. situated at Revenue Village Pimpri Waghere (Gavthan), being and lying within the limits of Pimpri Chiachwad Municipal Corporation and within the Registration limits of Sub Registrar, Haveli- 1 to 26, Taluka : Haveli, Dist: Pune and the same is bounded as under -

ON OR TOWARDS EAST : PROPERTY OF SHRIMARUTI KAPSE

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ON OR TOWARDS WEST: PROPERTY OF SHRI ROHIDAS BABAN

SAYKAR

ON OR TOWARDS NORTH : ROAD

ON OR TOWARDS SOUTH : ROAD

(Hereinafter referred to as "The Said Property")

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3. Copy of Public Notice issued in daily newspaper Prabhat.
4. Copy of N.O.C. issued for Public Notice.
5. Copy of Development Agreement bearing a)
Doc. No. 10048/15, Dt. 16/12/2015.
6. Copy of Power of Attorney bearing a)
Doc. No. 10049/15, Dt. 31/12/2015.
7. Copy of Demarcation.
8. Copy of deed of deed of confirmation, dated -18/05/2016.
9. Copy of Commencement certificate, dated - 19/01/2017.

Taken search of available Index II registers in the Offices of Sub-Registrar ! laveli No. XXVI by paying Search Charges, during the last 30 Years i.e. from 1987 to 2016 upto date vide Receipt No. 82729 dated 04/06/2016 and of the current year i.e. from 2016 to 2017 upto date vide GRN No. MH000526939201718E, dated 18/04/2017 my observations are as follows -

HISTORY OF C.T.S. NO. 858 &858/1:-

The property comprising out of Sheet No. 187 corresponding to C.T.S. No. 858 admeasuring about 114.00 Sq. Mtrs. and C.T.S. No. 858/1 admeasuring about 9.00 Sq. Mtrs. was originally acquired by MR. GANPAT TUKARAM KAPSE as compensation from the state government and accordingly name of MR. GANPAT TUKARAM KAPSE was recorded in the Property Card Extract.

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Hereafter it seems that MR. GANPAT TUKARAM KAPSE expired on 29/11/1989 and his wife SMT. TARABAI GANPAT KAPSE expired on 15/08/1969 leaving their legal heirs behind MR. DATTATRAY GANPAT KAPSE AND MR. BADU GANPAT KAPSE and according through Mutation Entry No. 2120, Dated 21/03/2014 names of MR. GANPA^ TUKARAM KAPSE was deleted and names of his Legal Heirs i.e. MIC DATTATRAY GANPAT KAPSE AND MR. BADU GANPAT KAPSE were recorded.

Hereafter it seems that MR. BADU GANPAT KAPSE expired on 16/03/2009 leaving his legal heirs behind SMT. SAMINDRA BADU KAPSE, MR. AKASH BADU KAPSE AND MR. DHEERAJ BADU KAPSE and according through Mutation Entry No. 2121, Dated 21/03/2014 name of MR. BADU GANPAT KAPSE was deleted and names of his Legal Heirs i.e. SMT. SAMINDRA BADU KAPSE, MR. AKASH BADU KAPSE AND MR. DHEERAJ BADU KAPSE were recorded.

Hereafter it seems that MR. DATTATRAY GANPAT KAPSE expired 07/01/2015 leaving his legal heirs behind SMT. JANABAI DATTATRAY KAPSE, MR. RAKESH DATTATRAY KAPSE AND MRS. RUPALI MAHENDRA KADUSKAR and according through Mutation Entry No. 2900, Dated 17/05/2016 name of MR. DATTATRAY GANPAT KAPSE was deleted and names of his Legal Heirs i.e. SMT. JANABAI DATTATRAY KAPSE, MR. RAKESH DATTATRAY KAPSE AND MRS. RUPALI MAHENDRA KADUSKAR were recorded.

HISTORY OF C.T.S. NO. 859:-

That the property comprising out of Sheet No. 187 corresponding to C.T.S. No. 859 admeasuring about 35.00 Sq. Mtrs. is acquired by SMT.

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PUBLIC NOTICE:-

Hereafter a Public Notice was issued by SOPANRAO MANE & CO (ADVOCATES) in dally Prabhat Newspaper on 01/12/2015 in respect of the said property owned by SMT. KOUSHALIYA LAXMAN SHINDE & others calling for general objections, if any prior to execution of the respective referred Development Agreement. However till date No any objection was received by SOPANRAO MANE & CO (ADVOCATES) and gas also issued Letter to that effect on 04.05.2016 to M/s. Dhristi Constructions.

OP1NION:-

That on the basis of the above search taken & from the available records as mentioned hereinabove by M/S. DRISHTI CONSTRUCTION and after my inspection I have come to the opinion that SMT. KOUSHALIYA LAXMAN SHINDE have a clean, clear and marketable title to the property comprising out of Sheet No. 187 corresponding to C.T.S. No. 858, 858/1, 859, 859/1, 859/2, 860, 861, 862, 862/1 altogether admeasuring about 271 Sq. Mtrs. situated at Revenue Village Pimpri Waghere, Taluka : Haveli, Dist: Pune.

M/S. DRISHTI CONSTRUCTION by virtue of the above referred Development Agreements and Power of Attorneys have full authority to develop the referred property & enter in to an Agreement with the prospective Purchasers & transfer the same on Ownership basis the tenements proposed to the constructed in the referred property which is free from encumbrances and reasonable doubts.

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Hereafter all the Owners of property comprising out of Sheet No. 187 corresponding to C.T.S. No. . 858, 858/1, 859, 859/1, 859/2, 860, 861, 862, 862/1 altogether admeasuring about 271 Sq. Mtrs., desirous of developing their property jointly and therefore entered into an Agreement for Development of referred property on 16/12/2015 with M/S. DRISHT[^] CONSTRUCTION, a Proprietorship firm, Through its Proprietor MR KAILASH BHAGWANDAS DUSEJA. The said Development Agreement is duly stamped under the Bombay Stamp Act and the same is also registered with the office of sub registrar, Haveli 18 at Serial No. 10048/15 on 16/12/2015. The said Owners have also granted Power of Attorney in favour of M/S. DRISHTI CONSTRUCTION on the same date which is also duly registered with the office of Sub Registrar, Haveli V at Serial No. 10049/15.

Hereafter M/S. DRISHTI CONSTRUCTION has also taken the consent of SOU. KANTABAI SADASHIV KAPSE by way deed of confirmation (Manyata Patra) which is registered with the office of sub registrar, Haveli 18 at Serial No. 4355/16 on 18/05/2016.

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Hereafter SMT. KOUSHALIYA LAXMAN SHINDE & others empowered/authorised M/S. DRISHTI CONSTRUCTION by virtue of the above referred Development Agreements and Power of Attorneys to develop the said land and according the said land was demarcated by M/S. DRISHTI CONSTRUCTION through Demarcation No. 4392/2016 and M/S. DRISHTI CONSTRUCTION have got approved the building plan and have acquired the commencement certificate from Pimpri Chinchwad Municipal Corporation Bearing No. B.P./PIMPRI/06/2017, dated 19/01/2017 and have commence the work of construction.

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SEARCH OF INDEX - II REGISTERS :-

A search for period of 30 years was caused by me with the office of Sub - Registrar Haveli No. XXVI , vide Search Receipt No. 82729, Dated 04/05/2016 and of the current year i.e. from 2016 to 2017 upto date vidt^ GRN No. MH000526939201718E, dated 18/04/2017 record of Index -II, registers were kept in mixed registers.

All the documents are returned herewith without keeping copies

Adv. Priti G. Mandhan

