



CHALLAN
MTR Form Number-6

GRN	MH003673293201516E	BARCODE			Date	18/09/2015-11:40:57		Form ID	
Department			Inspector General Of Registration			Payer Details			
Type			Payment Search Fee			TAX ID (If Any)			
			Other Items			PAN No. (If Applicable)			
Office Name			PND2_JT DIST REGISTRAR PUNE RURAL			Full Name		ADV SUNITA ARVIND KADAM	
Location			PUNE						
Year			2015-2016 One Time			Flat/Block No.		SURVEY NO.3	
Account Head Details			Amount In Rs.			Premises/Building			
0030072201 SEARCH FEE			300.00			Road/Street		AUTADE HANDEWADI	
						Area/Locality		PUNE	
						Town/City/District			
						PIN		411028	
						Remarks (If Any)			
						SEARCH FOR THE YEAR 2015			
Total			300.00			Amount In		Three Hundred Rupees Only	
						Words			
Payment Details			INDIAN BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details						Bank CIN		REF No.	
								02608672015091830963	
								510762331	
Cheque/DD No						Date		18/09/2015-11:39:51	
Name of Bank						Bank-Branch		INDIAN BANK	
Name of Branch						Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

MRS. SUNITA ARVIND KADAM

Advocate

Address at- D-2/703, Gagan Vihar Co-op. Housing Society Ltd., Kondhawa-
Bibvewadi Road, Bibvewadi, Pune-411 037.
Contact No.9422561475

Date-18/09/2015

SEARCH & TITLE REPORT

SIR,

I have investigated title to the properties more particularly described hereunder as per the request of **Mr. Manoj Jaybhagwan Gupta**, partner of **-"M/S. MEVENS PROPERTIES"**, a registered partnership firm, having address at **Plot No.568/69/70, Market Yard, Gultekdi, Pune-411037** and I have to state my opinion as follows:-

A] LIST OF DOCUMENTS GIVEN FOR MY PERUSAL :-

- 1] Photo copies of 7/12 extracts from the year 1969-70 onwards till 2013.
- 2] Photo copies of the **Mutation Entry Nos. 4694, 4751, 6319, 7608 of village-Uruli Devachi and Mutation Entry Nos. 628, 1653, 2190, 2461, 2941, 3033 of Village-Autade Handewadi.**
- 3] Photo copy of the **Partition Deed, dated-11/01/2008** excuted by and between Smt. Usha Pandurang Shewale and others
- 4] Photo copy of the **Development Agreement and General Power of Attorney, both dated-12/02/2013** excuted by Smt. Usha Pandurang Shewale and others in favour of Mevens Properties.
- 5] Photo copy of the N.A. **Order No. PMH/PMRDA/NA/SR/19/2015, dated-16/09/2015.**
- 6] Photo copy of the **Letter bearing reference No.PHA/VILLAGE-AUTADE HANDEWADI/S. NO.3/3,3/4, 3/5, 3/6, 3/7, 3/8/ CASE NO.889, dated-05/08/2015 issued by the Pune Metropolitan Regional Development Authority ("PMRDA")**
- 7] **Certificate, dated-14/02/2013** of Adv. Ashok Chhajed.
- 8] **Search and Title Report, dated-12/09/2014** issued by me.

B] DESCRIPTION OF THE PROPERTIES :-

- 1] ALL that piece and parcel of land admeasuring an area **00 Hectare 07 Ares i.e. 700 sq. mtrs. assessed at 00 Rs. 07 Paise** bearing **Survey No.3, Hissa No.3** situated, lying and being at revenue **village-Autade Handewadi, Taluka-Haveli, District-Pune** within the limits of Zilla Parishad Pune, Taluka-Panchayat Samiti Haveli, Grampanchayat Autade Handewadi, and also within the limits of Sub-Registrar Haveli, Pune.

[hereinafter referred to as '**the said property No.1**']

- 2] ALL that piece and parcel of land admeasuring an area **00 Hectare 11 Ares + Pot Kharaba 00 Hectare 05 Ares** totally admeasuring an area **00 Hectare 16 Ares assessed at 00 Rs. 17 Paise** bearing **Survey No.3, Hissa No.7** situated, lying and being at revenue **village-Autade Handewadi, Taluka-Haveli, District-Pune** within the limits of Zilla Parishad Pune, Taluka-Panchayat Samiti Haveli, Grampanchayat Autade Handewadi, and also within the limits of Sub-Registrar Haveli, Pune.

[hereinafter referred to as '**the said property No.2**']

- 3] ALL that piece and parcel of land admeasuring an area **00 Hectare 18 Ares + Pot Kharaba 00 Hectare 05 Ares** totally admeasuring an area **00 Hectare 23 Ares assessed at 00 Rs. 24 Paise** bearing **Survey No.3, Hissa No.5** situated, lying and being at revenue **village-Autade Handewadi, Taluka-Haveli, District-Pune** within the limits of Zilla Parishad Pune, Taluka-Panchayat Samiti Haveli, Grampanchayat Autade Handewadi, and also within the limits of Sub-Registrar Haveli, Pune.

[hereinafter referred to as '**the said property No.3**']

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- 4] ALL that piece and parcel of land admeasuring an area **00 Hectare 07 Ares assessed at 00 Rs. 07 Paise** bearing **Survey No.3, Hissa No.4** situated, lying and being at revenue **village-Autade Handewadi, Taluka-Haveli, District-Pune** within the limits of Zilla Parishad Pune, Taluka-Panchayat Samiti Haveli, Grampanchayat Autade Handewadi, and also within the limits of Sub-Registrar Haveli, Pune.

[hereinafter referred to as '**the said property No.4**']

- 5] ALL that piece and parcel of land admeasuring an area **00 Hectare 11 Ares + Pot Kharaba 00 Hectare 05 Ares** totally admeasuring an area **00 Hectare 16 Ares assessed at 00 Rs. 17 Paise** bearing **Survey No.3, Hissa No.6** situated, lying and being at revenue **village-Autade Handewadi, Taluka-Haveli, District-Pune** within the limits of Zilla Parishad Pune, Taluka-Panchayat Samiti Haveli, Grampanchayat Autade Handewadi, and also within the limits of Sub-Registrar Haveli, Pune.

[hereinafter referred to as '**the said property No.5**']

- 6] ALL that piece and parcel of land admeasuring an area **00 Hectare 05 Ares assessed at 00 Rs. 05 Paise** bearing **Survey No.3, Hissa No.8** situated, lying and being at revenue **village-Autade Handewadi, Taluka-Haveli, District-Pune** within the limits of Zilla Parishad Pune, Taluka-Panchayat Samiti Haveli, Grampanchayat Autade Handewadi, and also within the limits of Sub-Registrar Haveli, Pune.

[hereinafter referred to as '**the said property No.6**']

The said **Property Nos.1 to 6** together admeasuring an area **00 Hectare 74 Ares i.e. 7400 sq. mtrs.** are collectively bounded as under :--

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ON OR TOWARDS:--

EAST	-	Property belonging to Mr. Suresh Shewale out of Survey No.16/1
SOUTH	-	Katraj-Kondhwa Road
WEST	-	Property belonging to Mr. Dashrath Shewale out of Survey No.3
NORTH	-	Property belonging to Mr. Dashrath Shewale out of Survey No.3

The said **Property Nos.1 to 6** are hereinafter collectively referred to as "**the said properties**".

C) It is seen from the papers that,

- 1] The said property Nos.1 to 6 were earlier a part of larger land bearing **Survey No.585, Village-Uruli Devachi** admeasuring **02 Acres 34 Gunthas** [hereinafter referred to as "**the said land**"] was earlier recorded in the name of **Mr. Kisan Damu Shewale** .
- 2] It is seen from **Mutation Entry No.4694, dated-21/02/1969** that, pursuant to the coming into the force of Weights and Measures [Enforcement] Act, Bombay 1958 and Indian Coinage Act, 1956 the area of the said land was converted to **01 Hectare 15 Ares from 02 Acres 34 Gunthas**.
- 3] It is seen from Mutation **Entry No.4751, dated-24/06/1969** and **5257, dated-07/08/1975** that, **Mr. Kisan Damu Shewale** mortgaged the said land to **Shri Kalbhairavnath Vikas Society** and the name of **Shri Kalbhairavnath Vikas Society** was entered in the other rights column of the 7/12 extract. .
- 4] It is seen from **Mutation Entry No.6319, dated-22/03/1984** that, **Mr. Kisan Damu Shewale** mortgaged the

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Kisan Damu Shewale

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said land the **Maharashtra State Co-operative land Development Bank Ltd.** and the name of the said bank was entered in the Kabjedar column and the name of **Mr. Kisan Damu Shewale** was entered in the other rights column of the 7/12 extract. .

- 5] It is seen from **Mutation Entry No.7608, dated-17/05/1989** that, **Mr. Kisan Damu Shewale** repaid the entire loan amount of **Maharashtra State Co-operative land Development Bank Ltd.** and **Shri Kalbhairavnath Vikas Society** and accordingly the name of the said bank was deleted from the kabjedar column and the name of the said society was deleted from the other rights column and the name of **Mr. Kisan Damu Shewale** was entered in the Kabjedar column of the 7/12 extract.
- 6] A separate **village-Autade Handewadi** was carved out of **village-Uruli Devachi** and as a result of which **Survey No.585, Uruli Devachi** was assigned **Survey No.3, Autade Handewadi.**
- 7] It is seen from **Mutation Entry No.628, dated-16/08/1997** that, **Mr. Kisan Damu Shewale** expired on **07/07/1997** leaving behind him widow- **Smt. Indubai Kisan Shewale** and four sons- [1] **Mr. Dashrath Kisan Shewale**, [2] **Mr. Vilas Kisan Shewale**, [3] **Mr. Ulhas Kisan Shewale** and [4] **Mr. Pandurang Kisan Shewale** as his surviving legal heirs and representatives whose names was recorded on the 7/12 extract by the said mutation entry.
- 8] It appears from **Mutation Entry No.2190, dated-29/03/2008** that, by **Partition Deed, dated-11/01/2008** a partition took place between **Mr. Dashrath Kisan Shewale, Mr. Vilas Kisan Shewale, Mr. Ulhas Kisan Shewale, Mr. Pandurang Kisan Shewale** and **Smt. Indubai Kisan Shewale** in respect of the properties jointly owned by them.

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The said **Partition Deed, dated-11/01/2008** has been duly registered in the office of **Sub-Registrar Haveli No.6 at Sr. No. 440/2008 on 11/01/2008**. By the said partition Survey No.3 admeasuring an area **01 Hectare 15 Ares** (including potkharaba) **assessed at 01 Rs. 19 Paise** was divided into 5 portions- land admeasuring **00 Hectare 37.75 Ares** was allotted to the share of **Dashrath Kisan Shewale**, land admeasuring **00 Hectare 24.41 Ares** was allotted to the share of **Vilas Kisan Shewale**, land admeasuring **00 Hectare 24.41 Ares** was allotted to the share of **Ulhas Kisan Shewale**, land admeasuring **00 Hectare 24.41 Ares** was allotted to the share of **Pandurang Kisan Shewale** and land admeasuring **00 Hectare 04 Ares Ares** was allotted to the share of **Smt. Indubai Kisan Shewale**. The **Survey No.3** was sub-divided into 8 Hissas. [i] **Survey No.3/3** admeasuring an area **00 Hectare 07 Ares** i.e. the said property No.1, **Survey No.3/7** admeasuring an area **00 Hectare 16 Ares** i.e. the said property No.2 and **Survey No.3/8** admeasuring an area **00 Hectare 05 Ares** i.e. the said property No.3 was recorded in the name of **Mr. Pandurang Kisan Shewale**, [ii] **Survey No.3/5** admeasuring an area **00 Hectare 23 Ares** i.e. the said property No.4 is recorded in the name of **Mr. Vilas Kisan Shewale**, [iii] **Survey No.3/4** admeasuring an area **00 Hectare 07 Ares** i.e. the said property No.5 and **Survey No.3/6** admeasuring an area **00 Hectare 16 Ares** i.e. the said property No.6 is recorded in the name of **Mr. Ulhas Kisan Shewale**.

9] It appears from **Mutation Entry No.1653, dated-18/03/2005** that, as per the **Order of Land Acquisition Officer No.14 bearing No.LAQ/128/334, dated-24/06/2005** a remark has been entered in the other rights column of the 7/12 extracts of the said properties that, some

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portion out of the said properties is the subject matter of acquisition for the proposed **Katraj-Kondhwa-Handewadi to Saswad Road.**

- 10] It appears from **Mutation Entry No.2461, dated-12/03/2009** that, **Mr. Dashrath Kisan Shewale** repaid the loan of **Poona District Co-Operative Agricultural and Rural Bank Ltd.** and accordingly, the name of the said bank of deleted from the record of rights.
- 11] It appears from **Mutation Entry No.2941, dated-22/10/2010** that, **Mr. Pandurang Kisan Shewale, Mr. Vilas Kisan Shewale, Mr. Ulhas Kisan Shewale and Smt. Indubai Kisan Shewale** repaid the loan of **Poona District Co-Operative Agricultural and Rural Bank Ltd.** and accordingly, the name of the said bank of deleted from the record of rights.
- 12] It appears from **Mutation Entry No.3033, dated-05/01/2011** that, **Mr. Pandurang Kisan Shewale** expired on **24/11/2010** leaving behind him widow- **Smt. Usha Pandurang Shewale, Son-Mast. Vaibhav Pandurang Shewale and Daughter-Kumari. Akshada Pandurang Shewale** whose names are recorded on the 7/12 extract of Property No.1, 2 and 6 by the said mutation entry.
- 13] By **Development Agreement, dated-12/02/2013** [1] **Smt. Usha Pandurang Shewale, [2] Mast. Vaibhav Pandurang Shewale, [3] Kumari. Akshada Pandurang Shewale, Nos.2 & 3 minors** hence through their legal and natural guardian mother- **Smt. Usha Pandurang Shewale, [4] Mr. Vilas Kisan Shewale, [5] Mrs. Bebi Vilas Shewale, [6] Kumari. Chaitrali Vilas Shewale, [7] Mast. Gitesh Vilas Shewale, Nos.6 & 7 minors** hence through their legal and natural guardian father- **Mr. Vilas Kisan Shewale, [8] Mr. Ulhas Kisan Shewale, [9] Mrs. Varsha Ulhas Shewale,**

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Shewale

[10] Kumari. Gauri Ulhas Shewale and [11] Mast. Sanket Ulhas Shewale, Nos.10 & 11 minors hence through their legal and natural guardian father- Mr. Ulhas Kisan Shewale granted development rights of the said property Nos. 1 to 6 to "**M/S. MEVENS PROPERTIES**", a registered partnership firm, having address at-**Plot No.568/69/70, Market Yard, Gultekdi, Pune-411037** through its partners- [1] **Mr. Manoj Jaybhagwan Gupta** and [2] **Mr. Abhishek Satish Agarwal**. The aforesaid owners also executed a **General Power of Attorney** in favour of "**M/S. MEVENS PROPERTIES**", a registered partnership firm, having address at-**Plot No.568/69/70, Market Yard, Gultekdi, Pune-411037** through its partners- [1] **Mr. Manoj Jaybhagwan Gupta** and [2] **Mr. Abhishek Satish Agarwal** authorizing them to do all acts, deeds and things incidental to the development of the said properties. The said **Development Agreement and General Power of Attorney**, both dated-**12/02/2013** have been registered in the office of at **Sub-Registrar Haveli No.1 at Sr. Nos.1335/2013 and 1336/2013** respectively on the same day.

- 14] **M/s. MEVENS Properties** through its **Advocate Mr. Ashok I. Chhajed** had published a public notice in daily local news papers "**Prabhat**" and "**Lokmat**" on **11/12/2012** inviting objections in respect of the said properties. **Adv. Ashok I. Chhajed** has given a **Certificate, dated-14/02/2013** stating that, he has not received any objection to the said public notice.

- 15] The Pune Metropolitan Regional Development Authority ("**PMRDA**" for short) has sanctioned the layout and the buildings plans vide its **Letter bearing reference No.PHA/VILLAGE -AUTADE HANDEWADI/S. NO.3/3,3/4, 3/5, 3/6, 3/7, 3/8/ CASE NO.889, dated-05/08/2015.**

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The **Collector, Pune** vide his **Order No. PMH/PMRDA/NA/SR/19/2015, dated-16/09/2015** gave permission for non-agricultural use of the said properties and also approved the layout and building plans.

D] I have already issued a **Search and Title Report, dated-12/09/2014** for the searches taken by me for a period of **30 years i.e. from 1985 to 2014** in respect of the said properties. I caused search of the Index-II registers to be taken at the offices of the Sub-Registrar Haveli for the **last One year i.e. for 2014-2015** in respect of the said properties. From the available registers of Index-II extracts I state that no documents evidencing any subsisting mortgage, charge and encumbrances were found recorded. On the basis of the same and the documents mentioned hereinabove which have been given for my perusal and subject to whatsoever stated above and also subject to remark in the other rights column of the 7/12 extracts of the said properties that, some portion out of the said properties is a subject matter for acquisition for road, I am of the opinion that, the aforesaid owners have a clean, clear and marketable title towards the said properties which are free from any encumbrances, charges or claims and demands of whatsoever nature and the development rights of the said properties have been granted by the aforesaid owners to **"M/s. MEVENS Properties"**.



Mrs. Sunita Arvind Kadam
[Advocate]