



R. A. INGLE

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Search and Title Report

To,
Mr.Dhananjay Eaknath Bhondve.
Ravet, Pune.

Subject: Legal opinion in respect of Survey no.60/2/1 village Ravet, Taluka Haveli, District Pune in schedule hereunder.

- A) All that property of Village Ravet, within the Registration, Sub District Haveli, District Pune and within the Jurisdiction of Sub Registrar, Haveli and within the limits of PCMC, bearing **Survey** No.60/2/1,admeasuring 02Hector 06Are as per 7/12 extract.

Sir,
You have requested me to take Search and submit my report regarding the subject mentioned property, regarding the same I state as follows:

1] I have caused the search of Index II extract and records, Register of subject mentioned property for last year's i.e.1986 to 2017. The search of Index two registers and registers of subject mentioned property was taken at the office of Sub Registrar Haveli 1 to 27 after paying requisite search fee of Rs.750/-

2] During my search I did not come across any relevant entry or transaction evidencing any subsisting charge or encumbrances in respect of the subject property subject to the condition of records made available to me for search at the respective Registration Offices. As some registers were sent for binding, some were in loose sheets.

3] I have perused the documents submitted to me by you, list of which is given below (all the copies are Xerox only):



- A] 7/12 Extracts of subject property for year 2016-2017.
- B] Release Deed no.7795/2015, Haveli no.24, dtd.03/01/2014.
- C] Relevant Mutation extract.
- D] C.C.no.BP/Ravet/53/2013.
- E]C.C. no.BP/Ravet/53/2013.
- E]C.C. no.BP/Ravet/53/2013.

IV] DESCRIPTION OF PROPERTY

Property in above schedule A] bearing Survey No.60/2/1 of Village Ravet, Taluka Haveli

V] DEVOLUTION OF TITLE:

Property in above schedule A] bearing Survey No.60/2/1 of village Ravet, Taluka Haveli.

- 1] I am submitting search and title report of the subject property in respect of developments.
- 2] It is seen that land bearing Survey no.60/2, admeasuring 02Hector 66Are of village Ravet was owned and possessed by Shri.Sahadu Genu Bhondve, as ancestral property which was part of property mentioned in schedule A] hereinabove.
- 3] It appears from the revenue record, that Shri.Sahadu Genu Bhondave died on dtd.13/12/79 leaving behind widow 1]Smt.Venubai Sahadu Bhondave, son 2]Shri.Eknath Sahadu Bhondave, four daughters 3]Sau.Bhamabai Mahadu sapkal, 4]Sau.Janabai Baban Pawar, 5]Sau.Kankabai Dattatray rakshe, 6]Sau.Bababai Subhash Valhekar and 7]Chababai Sahadu Bhondave, as legal heirs who became exclusive owners of land bearing Survey no.60/2 and their names were mutated on 7/12 extract as Owners vide Mutation entry no.1747.



- 4] It appears from the record that, land owners 1]Shri.Eknath Sahadu Bhondve, 2]Smt.Venubai Sahadu Bhondve, 3]Chababai Sahadu Bhondve sold 00Hector 60Are land out of Survey no.60/2/1 in favor of 1]Shri.Sopan Shankar Bhondve, 2]Shri.Vittal Shankar Bhondve by Sale Deed, which is registered at the office of Sub Registrar, Haveli at serial no.1185/82 on 26/02/82, accordingly the effect of the aforesaid sale deed is mutated on the new 7/12 extract of Survey no.60/2/3 vide mutation entry no.1954.
- 5]It appears from the record that, land owners 1]Sau.Bhamabai Mahadu Sapkal, 2] Sau.Janabai Baban Pawar,3]Sau.Kankabai Dattatray Rakshe, 4]Sau.Bababai Subhash Valhekar filed application and made statement before Circle officer and released their share in respect of land bearing Survey no.60/2/1 in favor of Shri.Eknath Sahadu Bhondve, accordingly the effect was mutated on 7/12 extract of Survey no.60/2/1 vide mutation entry no.1941.
- 6]It appears from the record that, land owners 1]Sau.Bhamabai Mahadu Sapkal, 2] Sau.JanabaiBabanPawar,3]Sau.Kankabai Dattatray Rakshe, 4]Sau. Bababai Subhash Valhekar released their rights in respect of land bearing Survey no.60/2/1 by Release Deed in favor of Shri.Eknath Sahadu Bhondve and others, the said Release Deed is registered on 06/11/97 in the office of Sub Registrar, Haveli no.5 at serial no.9444/97 accordingly the effect was mutated on 7/12 extract of Survey no.60/2/1 vide mutation entry no.1941.
- 7]It appears from the revenue record, that land owner Smt.Venubai Sahadu Bhondve died on dtd.7/11/99 leaving behind 1]Eknath Sahadu Bhondave, and 2]Chababai Sahadu Bhondve, as legal heirs who became owners of share of deceased in respect of land bearing Survey no.60/2/1 and their names were mutated on 7/12 extract as Owners vide Mutation entry no.7045.
- 8]It appears from the record that, land owner Shri.Eknath Sahadu Bhondve executed Gift Deed and gifted his undivided share out of land bearing Survey no.60/2/1 to extent of 01Are in favor of 1] Shri.Dhananjay Eknath Bhondve and 2]Shri.Rahul Eknath Bhondve, the said Gift Deed is



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registered on 18/02/13 in the office of Sub Registrar, Haveli no.14 at serial no.1331/13, accordingly the effect was mutated on 7/12 extract of Survey no.60/2/1 vide mutation entry no.8409.

- 9] It appears from the record that, land owner Smt.Chabai [Chabubai] Sahadu Bhondve executed Gift Deed and gifted her $\frac{1}{2}$ undivided share out of land bearing Survey no.60/2/1 in favor of 1] Shri.Dhananjay Eknath Bhondve and 2] Shri.Rahul Eknath Bhondve, the said Gift Deed is registered on 6/02/13 in the office of Sub Registrar, Haveli no.18 at serial no.1061/13, accordingly the effect was mutated on 7/12 extract of Survey no.60/2/1 vide mutation entry no.8410.
- 10] It appears that land owners 1] Shri.Eknath Sahadu Bhondave, 2] Shri.Dhananjay Eknath Bhondave, 3] Shri.Rahul Eknath Bhondave obtained commencement certificate from PCMC in respect of land bearing Survey no.60/2/1[Part], the said certificate bares no.BP/Ravet/53/13.
- 11] It appears from the record that, land owners 1] Shri.Eknath Sahadu Bhondave, 2] Shakuntala Eknath Bhondave, 3] Seema Eknath Bhondve alias Seema Sudhir Sathe, 4] Varsha Eknath Bhondve alias Varsha Ganesh Valhekar released their rights in respect of land bearing Survey no.60/2/1 by Release Deed in favor of Shri.Dhananjay Eknath Sahadu Bhondve and Rahul Eknath Bhondave, the said Release Deed is registered on 28/09/15 in the office of Sub Registrar Haveli no.24 at serial no.7795/15 accordingly the effect was mutated on 7/12 extract of Survey no.60/2/1 vide mutation entry no.9535.
- 12] It appears that land owners 1] Shri.Dhananjay Eknath Bhondave, 2] Shri.Rahul Eknath Bhondave obtained revised commencement certificate from PCMC in respect of land bearing Survey no.60/2/1, part, the said certificate bares no.BP/Ravet/09/17.



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13] It appears that land owners 1]Shri.Dhananjay Eknath Bhondave, 2]Shri.Rahul Eknath Bhondave obtained commencement certificate from PCMC in respect of land bearing Survey no.60/2/1,part, the said certificate bares no.BP/Ravet/96/17.

14] And, subject to documents and records given to my perusal and subject to whatever stated herein above I state that title of the property owner 1]Shri.Dhananjay Eknath Bhondave, 2]Shri.Rahul Eknath Bhondave to the captioned property bearing Survey No.60/2/1 of Village Ravet is clean, clear and marketable and there is no any hurdle and impediment, restrictive clause or clauses which impair the Developers to develop the said property and to take all the benefits out of the said property.

Hence this Search and Title Report.

Place: Pune

Date:28/08/2017

Advocate



R. A. Ingle

Advocate

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