

भौदणी ३९ म
Regn. 39 m.

साधरणा

OFFICE : B-19, Shree Mangal Palace Opp. Indian Hume Pipe Co. Near Petrol Pump, Manik Baug, Sinhagad Road, Pune - 411 051.
Ph.: 24351043 Mobile: 9822281181
RESID. : Nanded, Pune - Sinhagad Road, Pune - 411 041

Notice No.

R.A.P.D./U.P.C.

SEARCH AND TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

SUBJECT:

Search / Title Report in respect of property i.e. land admeasuring 01 Hectar 20 Ares, out of land totally admeasuring 01 Hectar 54 Ares (including area of Potkharaba) out of land bearing Gat No. 1172(New) and 2175(Old) from village Wagholi, within the registration District Pune, Sub-District Taluka Haveli and also within the limits of Sub-Registrar Haveli No. VII and within the limits of Zillah Parishad Pune and Panchayat Samitte Haveli.

Sir,

As per instruction from M/S Om Siddhakala Associates, a Registered Partnership Firm through its Partner Mr. Vishal Dnyanoba Walhekar and Others having it's office at Present - 103, Swamipuram, Sadhashiv Peth, Pune - 411030, I have taken the search of the captioned property and record available in the revenue office and also document of title provided by the above said client which are as below -

1. Copies of 7/12 Extract
2. Copies of Mutation Entries
3. Copy of Development Agreement and Power of Attorney
4. Copy of Partition Deed
5. Copy of N.A. Order
6. Copy of Sanctioned Plan
7. Copy of Consolidation Scheme Extract

The property i.e. land bearing S. No.234 Hissa No. 1B from Village Wagholi, within the registration District Pune, Sub-District Taluka Haveli and also within the limits of Sub-Registrar Haveli No. VII and within the limits of Zillah Parishad Pune and Panchayat Samitte Haveli, was originally owned by Mr. Shantaram Tukarm Shinde his name was recorded to the 7/12 Extract of the said property as an Owner by Mutation Entry No. 6321.

Thereafter the said Mr. Shantaram Tukarm Shinde by two different Sale Deeds dt. 13/01/1968 and dt 08/12/1968 sold the captioned property to Mr. Ramchandra Jijaba Satav and his name was recorded to 7/12 extracts of the said Survey Numbers i.e. S. No. 234/1B/1 and S. No. 234/1B/2 by Mutation Entry Nos. 7162 and 7191 respectively as an Owner.

Thereafter on 26/03/1974 the Consolidation Scheme was implemented in the village Wagholi and accordingly the said S.No. 234/1B/1 and S.No. 234/1B/2 was consolidated in one Gat No. 2175 and accordingly the name of Mr. Ramchandra Jijaba Satav was recorded to the said Gat No. 2175 as an Owner.

Sunil D. Korpade Advocate

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: 2 :

Thereafter again as per the order of Consolidation Officer, Pune dt. 18/08/1984 the Scheme in respect of Gat No. 2175, 2174 and 2176 was corrected and the same effect was given to 7/12 extract by Mutation Entry No. 934.

Thereafter again as per the order of Taluka Inspector of Land Records (TILR) dt. 29/10/1997 and Order of Tehsildar Haveli dt. 12/11/1997 the Village Avalwadi was separated from the Village Wagholi and accordingly the Old Gat numbers of Village Wagholi were given New Gat numbers and accordingly the Old Gat No. 2175 which is owned by the said Mr. Ramchandra Jijaba Satav was renumbered as New Gat No. 1172 and the said effect was given by Mutation Entry No. 1.

Thereafter the said Mr. Ramchandra Jijaba Satav decided to Partition all his properties between him and his heirs Mr. Shivaji Ramchandra Satav and others. Accordingly the registered Partition Deed was executed on 09/04/2001. The said Partition Deed is registered in the office of Sub-Registrar Haveli No. VII at Sr. No. 1002/2001 dt. 09/04/2001. As per the said Partition Deed, out of the Gat No. 1172(New) and 2175(Old) totally admeasuring 01 Hectore 54 Ares, land admeasuring 00 Hectore 77 Ares came to the share of Mr. Ramchandra Jijaba Satav and land admeasuring 00 Hectore 77 Ares came to the share of Mr. Shivaji Ramchandra Satav and accordingly the effect of the said Partition Deed was given to 7/12 extract of the said captioned property by Mutation Entry No. 9094.

Thereafter Mr. Ramchandra Jijaba Satav and Mr. Shivaji Ramchandra Satav jointly entrusted the development rights of the captioned property admeasuring about 01 Hectores 20 Ares out of a land totally admeasuring 01 Hectore 54 Ares out of Gat No. 1172(New) and 2175(Old) from Village Wagholi in favour of M/S Om Siddhakala Associates, a registered Partnership Firm through its partners Mrs. Meenal Shankar Walhekar and Others. The said Development Agreement is registered in the office of Sub-Registrar Haveli No. XVI at Sr. No. 3198/2008 dt. 11/04/2008. The said owners Mr. Ramchandra Jijaba Satav and Mr. Shivaji Ramchandra Satav also executed Irrevocable Power Of attorney to that effect in respect of the said captioned property in favour of M/S Om Siddhakala Associates. The said Power of Attorney is registered in the office of Sub-Registrar Haveli No. XVI at Sr.No. 3199/2008 DT.11/04/2008.

Thus as per said Development agreement and Irrevocable Power of Attorney the said M/S Om Siddhakala Associates has acquired the complete right to Develop the said captioned property by making the construction of multistoried building thereon and to sell the Flat/Shop/Offices/ Units therein to the intending purchaser/s.

Thereafter M/S Om Siddhakala Associates got the Plan sanctioned of the proposed building/s to be constructed on the said property from the Assistant Director Town Planning, Pune on 03/11/2010.

Thereafter M/S Om Siddhakala Associates obtained Non-Agriculture use Permission of the said captioned property from Collector, Pune, vide its Order No. PMH/NA/SR/740/2010 DT. 22/04/2011.

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: 3 :

As required by you I have caused to take the search for the abovementioned property in the office of Sub-Registrar Haveli No. I, II and XVI for the last 30 years, i. e. 1982 to 2011, vide Receipt No. 1386507 Dt. 04/05/2011, Application No. 759/2011. As some of the books were torn and was not in good condition and some of them was not available during the search at Haveli No. I, II for my perusal and in the office of Sub-Registrar Haveli No. XVI, I don't find any adverse entry in respect of the captioned property. But there is procedure followed that any document can be registered in any offices of Sub-Registrar Haveli No. I to XX and therefore it's not possible to take Search in each and every office & therefore the present search report is prepared and given as per documents made available & oral information provided by client to me.

It is certified that in my opinion, the abovementioned captioned property is without any encumbrances / free from encumbrance and the title of the said Owners i.e. Mr. Ramchandra Jijaba Satav and Mr. Shivaji Ramchandra Satav to the captioned property is clear and marketable and they have got complete right to give the above said captioned property for development to M/S Om Siddhakala Associates and that the said M/S Om Siddhakala Associates have acquired complete right to develop the said captioned property and /or to sell and to make construction of multistoried building and to sell the Flats/Shops/Units in the said building which is constructed on the said property to any intending purchasers as per their sole discretion.

PUNE

DATE: 13/05/2011



SUNIL D. KORPADE
ADVOCATE