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Date: 31-7-2017

SEARCH AND TITLE REPORT

To Whom It May Concern:

Sub: Search & Title report in respect of landed property Survey No. 43/4/A/1
Plot No. 6 at Baramati in the name of Mr. Shahaji Ramrao Dhawan.

Sir,

- 1 This is to certify that I have perused the of revenue records i.e. 7/12 extract, mutation entries, sale deed & other relevant document of properties describe herein under schedule of Baramati, Dist.Pune. I have also taken a Search of Index-II registers, which is available in the office of Sub-Registrar Baramati for the period of last 30 years i.e. from the year 1987 to 2017 vide receipt No.3707 in respect of the landed property described hereunder in the schedule.
- 2 While taking search of Survey. No. 43/4/A/1 (old Survey. No. 43A/4B/1) was original owned and posses by Mr.Ramrao Yaswant Dhawan. On 26-7-1971 the said owner made distribution of property. Thus property is distributed and Kaushaybai Ramrao Dhawan became an owner of 1 H 67 R in Survey. No. 43/4/A/1 (old Survey. No. 43A/4B/1). The said entry is recorded in mutation entry No. 5788 at revenue record.
- 3 On 21-1-2000 Kaushaybai Ramrao Dhawan registered a sale deed of 240 Sq.mt in favour of Mr. Ashok Balaso Kale & Mr.Sanjay Appasheb Dhawan. The said Sale deed is registered before Sub Register office Baramati at Sr.No. 342/2000. The said entry is recorded in mutation entry No. 19030 at revenue record.
- 4 On 24-1-2000 Kaushaybai Ramrao Dhawan registered a sale deed of 240 Sq.mt in favour of Mr. Sandip Kamlakant Subhedhar & Mr.Mohan Maruti Yadhav. The said Sale deed is registered before Sub Register office Baramati at Sr.No. 372/2000. The said entry is recorded in mutation entry No. 19031 at revenue record.



- 5 On 24-1-2000 Kaushaybai Ramrao Dhawan registered a sale deed of 240 Sq.mt in favour of Mr. Chandrkant Govind Ghavane & Mr. Rajaram Sayaji Chawan. The said Sale deed is registered before Sub Register office Baramati at Sr.No. 766/2000. The said entry is recorded in mutation entry No. 19073 at revenue record.
- 6 On 3-6-2000 Kaushaybai Ramrao Dhawan and other made an application to Sub Division officer Baramati for convert the said property for non agriculture use. On 21-5-2001 Sub Division officer Baramati pass an order SBL/550/2001. Thus N.A order pass and said property is converted for non agriculture use. The said entry is recorded in mutation entry No. 20266 at revenue record. Thus by virtue of said order Kaushaybai Ramrao Dhawan and Mr. Shahaji Ramrao Dhawan became an owner of Survey. No. 43/4/A/1 (old Survey. No. 43A/4B/1) Plot No. 1 to 27.
- 7 The said owner made an application to Tahashildar for distribution of property. On 8-4-2002 Tahashildar pass an order No. HANO/SR/130/2002. The said entry is recorded in mutation entry No. 21024 at revenue record. Thus Mr. Shahaji Ramrao Dhawan became an owner of Survey. No. 43/4/A/1 (old Survey. No. 43A/4B/1) Plot No. 1 to 11 at Baramati.
- 8 On 4-12-2004 Tahashildar pass an order No. HANO/KAVI/2258/2004. As per said order Survey. No. 43A/4B/1 change into Survey. No. 43/4/A/1 at Baramati. The said entry is recorded in mutation entry No. 22996 at revenue record.
- 9 On 18-12-2006 & 17-7-2010 Mr. Shahaji Ramrao Dhawan has taken a loan from Youth foundation Pat sanshta. The said entry is recorded in mutation entry No. 25240 & 29170 at revenue record. The said mortgage deed is registered before Sub Register office Baramati at Sr.No. 5896/2010. On 30-7-2010 the said owner repay entire loan amount of Youth foundation Pat sanshta. Thus the charge of Youth foundation Pat sanshta is deleted. The said entry is recorded in mutation entry No. 29209 at revenue record.
- 10 On 21-3-2012 Mr. Shahaji Ramrao Dhawan has taken a loan from Kavivarya Moropant Pat sashta. The said entry is recorded in mutation entry No. 30887 at revenue record. On 19-8-2016 Kavivarya Moropant Pat sashta issued no dues certificate in favour of Mr. Shahaji Ramrao Dhawan. The 7/12 extract other right column shows attachment of water bill.



11 On 2-7-2012 Mr. Shahaji Ramrao Dhawan made an application to Sub Division officer Baramati for construction on Survey. No. 43/4/A/1 Plot No. 6 at Baramati. On 18-9-2012 Baramati Sub Division officer Baramati pass an order No. SR/308/2012. Thus construction permission is sanctioned on Survey. No. 43/4/A/1 Plot No. 6 at Baramati.

12 On 17-12-2016 Mr. Shahaji Ramrao Dhawan has taken a loan from Andra Bank, Baramati Branch. The said mortgage deed is registered before Sub Register office Baramati at Sr.No. 8093/2016. The said entry is recorded in mutation entry No. 34737 at revenue record

13 Hence in my opinion the title of Mr. Shahaji Ramrao Dhawan in respect of property i.e Survey No. 43/4/A/1 Plot No. 6 at Baramati described hereunder schedule is clear, marketable & free from encumbrance subject to previous loan of Andra Bank, Baramati Branch and water bill.

SCHEDULE

A. The landed property within the Jurisdiction of Division Pune Sub Division & Taluka Baramati at Baramati and within the limits of Sub-Registrar Baramati, & within the jurisdiction of Baramati which is as under

Survey No.	Plot No.	Area Sq.mt	Asst. Rs. Pai
43/4/A/1	6	392.70	73.83

Bounded as under –

On or towards East:- Plot No. 5

On or towards South :- S.No. 43/4B

On or towards West :- Plot No. 7

On or towards North :- Road

The said plots own & possesses by Mr. Shahaji Ramrao Dhawan is subject matter of this search.

Hence this search & title report.

Yours faithfully



(Vaibhav S.Vora)

Advocate