



# Deepak P. Suhanda

B. Com. LLB. DTL.GDC & A

Shop no. 1 & 2,  
Awanti Apts., Plot no. 69,  
Power House Road,  
Pimpri, Pune 411 017.

Ø : 9922378489 / 9665660066

Email : adv.deepak.suhanda@gmail.com

Ref:SER/DPS/120/2017.

Date – 29/11/2017.

## SEARCH & TITLE REPORT

With reference to request of M/s. Sketch Art Developers through its Partners Mr. Netaji Laxman Chivare & Shashank Shrikantao Revanwar, Office/at:- Shop No. 2, Hariom Plaza, Nadhe Nagar, Kalewadi, Pune - 411017 I have taken the search of the records made available to me, Index II maintained by Sub-Registrar, Haveli No. I to XXVI, in respect of the below mentioned property for the last 30 years i.e. 1988 to 2017 (Hereinafter referred as said Property) and I have pursued the title deeds. On the basis of the perusal of the available documents and search of the records I have came across the following transactions, mentioned as under:

### **1. Scope Of Work:-**

The scope of my legal due diligence exercise, as per instructions has been restricted to review of (a) 7/12 extract (b) Zone Certificate (c) Prima fascia legality and validity of the ownership rights of the persons appearing in the column of Owners and kabjedars in 7/12 extract of below schedule property.

### **2. Description of the Land:**

All the piece and parcel of the Property i.e. land bearing City Survey No. 138, admeasuring 24.2 Sq.Mtrs., City Survey No. 139, admeasuring 17 Sq.Mtrs., City Survey No. 140, admeasuring 24.7 Sq.Mtrs., & City Survey No. 141, admeasuring 207.6 Sq.Mtrs., having total plot area admeasuring 273.5 Sq.Mtrs., situated at Village Rahatani, Taluka Haveli, Dist- Pune, Within the limits of Pimpri Chinchwad Municipal Corporation, in Registration Jurisdiction of the Sub-registrar, Haveli I to XXVI District Pune and bounded as under :



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