



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

Ref:SER/DPS/120/2017.

Email : adv.deepak.suhanda@gmail.com

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 Shrikantrao 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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On or towards East : By City Survey No. 142.
On or towards South: By 9 Meter D.P. Road.
On or towards West : By 9 Meter D.P. Road.
On or towards North: By Open Plot.

3. That the following documents were made available to me for my
persuade:

a. Copy of Property Cards extract for City Survey No. 138,
139, 140 & 141.

b. Copy of Development Agreement & Power of Attorney
between land owner Shri. Dynaneshwar Dattoba Tambe in
favour of Shri. Subhash Kachar Bhawani, which is registered
in the office of Sub-Registrar, Haveli No. 5, vide its Serial
No. 13133/2001, dt 04/12/2001.

c. Copy of Zone Certificate issued by PCMC.
d. Copy of relevant Mutation Entry.

4. Brief History:

a. Land bearing City Survey No. 138 & 139.

1) That the property i.e. land bearing City Survey No. 138 & 139,
situated at Village Rahatani, Taluka Haveli, Dist- Pune, within
the Limits of Pimpri Chinchwad Municipal Corporation was
ancestral Property of Shri. Bhagwan Babu Shelke & he was
recorded owner as per the revenue records.

2) That the said owner Shri. Bhagwan Babu Shelke was expired
27/02/1991 and after his death as per the application and
affidavit, the names of legal heirs were recorded being owners
of the said property i.e. (i) Smt. Bhukabai Bhagwan Shelke,
(Wife), (ii) Shri. Ananda Bhagwan Shelke, (Son), (iii) Shri.
Brahandas Bhagwan Shelke, (Son), & (iv) Shri. Somnath
Bhagwan Shelke, (Son). That as per the application and
affidavits on records the above legal heirs were recorded being
owners of the said property in records of rights, vide Mutation
Entry No. 280.

3) That the one of the co-owner Shri. Ananda Bhagwan Shelke
was expired 05/08/2005 & Sou. Mirabai Ananda Shelke was
expired 12/11/1994 and after their death as per the application
and affidavit, the names of legal heirs were recorded being
owners of the said property i.e. (i) Mrs. Pallavi Rajendra
Harpale, (Daughter) & (ii) Shri. Pratik Ananda Shelke, (Son).
That as per the application and affidavits on records the above
legal heirs were recorded being owners of the said property in
records of rights, vide Mutation Entry No. 281.

4) That the one of the Co-owner Brahandas Bhagwan Shelke was
expired on 08/04/2015 and after his death as per his last
unregistered Will on dated 02/04/2015 & as per the application
of legal heirs and affidavit, the names of legal heirs were
recorded being owners of the said property i.e. Mrs. Pallavi
Rajendra Harpale, & Shri. Pratik Ananda Shelke. That as per
the application and affidavits on records the above legal heirs
were recorded being owners of the said property in records of
rights, vide Mutation Entry No. 282.

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5) That the said owners Smt. Bhikabai Bhagwan Shelke & others has transferred to said property i.e. land bearing City Survey No. 138 & 139, by Sale Deed, in favour of Smt. Dwarkabai Muridhar Shelke, which is registered in the office of Sub-Registrar, Haveli No. 5, vide its Serial No. 13133/2001, d 04/12/2001 and accordingly the name of the present owner i.e. Smt. Dwarkabai Muridhar Shelke was recorded in record of rights, vide Mutation Entry No. 302.

b. Land bearing City Survey No. 140.

1) That the property i.e. land bearing City Survey No. 140, situated at Village Rahatani, Taluka Haveli, Dist- Pune, within the Limits of Pimpri Chinchwad Municipal Corporation was ancestral Property of Smt. Dwarkabai Muridhar Shelke she was recorded owners as per the revenue records, vide Mutation Entry No. 229.

c. Land bearing City Survey No. 141.

1) That the property i.e. land bearing City Survey No. 141, situated at Village Rahatani, Taluka Haveli, Dist- Pune, within the Limits of Pimpri Chinchwad Municipal Corporation was recorded owner as per the revenue records.

Entry No. 280.

3) That the one of the Co-owner Shri. Ananda Bhagwan Shelke was expired 05/08/2005 & Sou. Mirabai Ananda Shelke was

expired 12/11/1994 and after their death as per the application and affidavit, the names of legal heirs were recorded being owners of the said property i.e. (i) Mrs. Pallavi Rajendra Harpale, (Daughter) & (ii) Shri. Pratik Ananda Shelke, (Son). That as per the application and affidavits on records the above legal heirs were recorded being owners of the said property in records of rights, vide Mutation Entry No. 281.

records of rights, vide Mutation Entry No. 281.

4) That the one of the Co-owner Brahamdas Bhagwan Shelke was expired on 08/04/2015 and after his death as per the his last unregistered Will on dated 02/04/2015 & as per the application of legal heirs and affidavit, the names of legal heirs were recorded being owners of the said property i.e. Mrs. Pallavi Rajendra Harpale, & Shri. Pratik Ananda Shelke. That as per the application and affidavits on records the above legal heirs were recorded being owners of the said property in records of rights, vide Mutation Entry No. 282.

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5) That the present owners Smt. Dwarkabai Murlidhar Shelke, Mrs. Pallavi Rajendra Harpale, Shri. Pratik Ananda Shelke, Smt. Bhikkabai Bhagwan Shelke, Shri. Somnath Bhagwan Shelke & Shri. Syawan Murlidhar Shelke transferred their Development rights & title in the said property, by Development Agreement & Power of Attorney, in favour of M/s. Skwutch Art Developers through its Partners Mr. Netaji Laxman Chivare & Shashank Shirikantrao Revanwar, which is registered in the office of Sub-Registrar, Haveli No. 05, vide its serial No. 5118/2017 & 5119/2017, both dt. 14-07-2017.

6) That I have also taken the search in the office of Sub-Registrar, Haveli No. II, V, VII, XVII, XVIII & XXVI, for the last thirteen years, however most of the records were in tom conditions and some records were not available & I have also carried out online search on www.igmaharashtra.gov.in website, That no other entries were found which may affect the title of the vendors or present owner, Hence this Search Report is issued in respect of the said property.

That I have also considered the documents i.e. Deeds, Agreement, 7 x 12 extract, mutation entries and maps issued by the City Survey Officer & other documents. That I have taken the necessary search for the last thirty years records available in the office of Haveli No. II, V, VII, XVII, XVIII & XXVI, and therefore I certify that Smt. Dwarkabai Murlidhar Shelke, Mrs. Pallavi Rajendra Harpale, Shri. Pratik Ananda Shelke, Smt. Bhikkabai Bhagwan Shelke, Shri. Somnath Bhagwan Shelke & Shri. Syawan Murlidhar Shelke are the

(Along with all the easementary rights, liberties, privileges & hereditaments attached thereto)

Deepak P. Suhanda
ADVOCATE

