

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.

☎ : 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 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 come 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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ADVOCATE

Deyank P. Sufanda
B. Com. LL.B. DTL, ODC & A

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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 perusal:

- 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 Dattoha Tambe in favour of Shri. Subhash Kachhar Bhawari, 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.

Deyank P. Sufanda3...



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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. Bhikabai Bhagwan Shelke, (Wife), (ii) Shri. Ananda Bhagwan Shelke, (Son), (iii) Shri. Brahmandas 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 Brahmandas 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 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 Murlihar Shelke, which is registered in the office of Sub Registrar, Haveli No. 5, vide its Serial No. 13133/2001, dt. 04/12/2001 and accordingly the name of the present owner i.e. Smt. Dwarkabai Murlihar 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 Murlihar 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 ancestral Property of Shri. Bhagwan Babu Shelke & he was recorded owner as per the revenue records.

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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. Bhikabai 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 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 Murlihar Shelke, Mrs. Pallavi Rajendra Harpale, Shri. Pratik Ananda Shelke, Smt. Bhikabai Bhagwan Shelke, Shri. Sonmath Bhagwan Shelke & Shri. Syawan Murlihar Shelke transferred their Development rights & title in the said property, by Development Agreement & Power of Attorney, in favour of M/s. Skwch Art Developers through its Partners Mr. Neelji Laxman Chivare & Shashank Shrikantao 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 Murlihar Shelke, Mrs. Pallavi Rajendra Harpale, Shri. Pratik Ananda Shelke, Smt. Bhikabai Bhagwan Shelke, Shri. Sonmath Bhagwan Shelke & Shri. Syawan Murlihar Shelke are the



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owners 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, more particularly described in the schedule mentioned herein below & the said plot is free from all encumbrances and reasonable doubts & M/s. Skwch Art Developers through its Partners Mr. Neelji Laxman Chivare & Shashank Shrikantao Revanwar are having clear and marketable Development rights over the said plot, which is subject to the building permission rule & regulations of Pimpri Chinchwad Municipal Corporation, as amended from time to time.

SCHEDULE OF THE PROPERTY

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 :

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.

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

Deepak P. Sufanda
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ADVOCATE

2017.11.20

२८७३७७०१ गारुड कोट :-
 'दि. २८/१२/२००५ राजी मगान
 लॉन्ग' पत्नी निराबाई
 आनंद गोरके छो दि. २२/०१/१९७३

६८. चरनवी राजेंद्र हयपळे
 रागिक आनंद गोरके

२५/५/२०१६ मुन्नालय शास्त्रमन्त्रोद्घाटन -
 जम्मूदास भट्टाचार्य श्रेष्ठ हा. पल्लवी राजेंद्र द्वारा
 हे दि. १४/०१/०९ राजी मंगल प्रतिक आनंद श्रेष्ठ
 जम्मूदास भट्टाचार्य श्रेष्ठ

मृत्युप्राप्तत्वं भवतीत्यादि
आदिभक्त हिस्मा पतिवती
राजेंद्र हृदयलेख पतिवती
कीर्ति प्रसिद्धि नावे कीर्ति
समाप्त नावे कीर्ति करन
मृत्युप्राप्तत्वं भवतीत्यादि
नाव दाखल केनी.

१. ५५ भा. ३३ म.
C.T.S. 21 m.

कोरी पत्रिका

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