

Ref. :

Date: 21/07/2017

FURTHER SEARCH & TITLE REPORT

Further Search report at the Instance of the Developer **Mr. Ramnik Gopal Gangani**, regarding the property bearing **Plot no. 66** area admeasuring 279.50 Sq. Mtrs situated in the lay -out sanctioned on the Survey No 106 situated in village Vadgaon, Tal-Maval, Dist-Pune.

I have taken search of the property for last 30 years, vide receipt Dt. 06/02/2016 and issued Search report and thereafter and I have gone through and studied carefully all relevant documents and have taken search of the property for last 2 year in the office of Sub Registrar, Vadgaon Maval 2 vide receipt dated 21/07/2017 and have carried out this further Search vide receipt in the office of Sub Registrar, Vadgaon Maval, and my observations are as under;

SCHEDULE OF THE PROPERTY:

All that piece and parcel of land bearing **Plot no. 66** area admeasuring 279.50 Sq. Mt. in Survey No 106 situated in village **Vadgaon**, Tal- Maval, Dist-Pune and laying within the limits of the Registration Dist. Pune and Sub-Registration Dist. Vadgaon Maval within the limits of Talegaon Dabhade Municipal Council and which is bounded as follows.

On Or Towards East	: Colony Road
On Or Towards West	: remaining portion S. no. 106
On Or Towards South	: Plot no 67
On Or Towards North	: Plot no 65

DOCUMENTS RELIED UPON

- 1) 7/12 extract and mutation entries.
- 2) Xerox copy of Sale Deed between Mr. Sudhakar Sriniwas Athalye and Nalini Achyut Medhekar AND Tejas Vitthal Karkhanis
- 3) Xerox copy of Sale Deed between Tejas Vitthal Karkhanis AND Anand Dnyaneshwar Gaikwad



- 4) Xerox copy of Sale Deed between Anand Dnyaneshwar Gaikwad AND Mr. Bharat Narayan Kedari
- 5) Xerox copy of Development Agreement and Power of Attorney between Mr. Bharat Narayan Kedari AND Mr. Ramnik Gopal Gangani
- 6) Register of Index II at the office of Sub Registration Vadgaon Maval and Maval 2.

SEARCH DETAILS

WHEREAS it is revealed from the mutation entry no 384 that the said land bearing Survey no 106 was previously owned by Mr. Maruti Laxman Gavari, who expired in the year 1937 and accordingly the name of his grandson Mr Manaji Jakhu Gavari was entered in the 7/12 extract and thereby the said mr Manaji Jakhu Gavari was in possession of the said land bearing survey no 106 since 1954.

AND WHEREAS it is revealed from the mutation entry no 1920 that said land bearing survey no 106 was effected by the Enforcement Act 1958 and the Indian Coinage Act 1955 and accordingly the said lands were assessed.

AND WHEREAS it is revealed from the mutation entry no 1667 that the said Mr Manaji Jakhu Gavari was expired on 20/9/1965 and accordingly the names of his legal heirs as 1. Shantaram, 2. Kanta 3. Dada, 4. Janaki, and wife no 1. Rakhmabai and 2. Chandrabhaga were entered in the 7/12 extract of the said land bearing Survey no 106/1.

AND WERHEAS the said original owners Smt Rakhmabai Manaji Gawari and others sold out the said land bearing Survey no 106/2 area admeasuring 03 H 60 R to Mr Vitthal Vasudev Karkhanis and 9 others. The said Mr Vitthal Vasudev Karkhanis and 9 others by a Sale deed registered in the office of Sub Registrar Mawal at sr no. 336/1984 dated 05/12/1984, and thereby their names were entered in to the 7/12 extract of the said Survey no 106/2 by mutation entry no 2766.

AND WERHEAS the said original owners Smt Rakhmabai Manaji Gawari and others sold out the said land bearing Survey no 106/1 remaining area admeasuring 01 H 61 R to Mr. Shrikant Digambar Karkhanis, Mr Vitthal Vasudev Karkhanis Mr. Vasant Balwant Karkhanis and Mr. Jagannath Ganesh Chitnis. The said Mr Vitthal Vasudev Karkhanis and 3 others by a Sale deed at sr no. 1879/87 dated 18/06/1987, and thereby their names were entered in to the 7/12 extract of the said Survey no 106/2 by mutation entry no 3137.

which is registered in the office of Vadgaon Maval at sr no. 5242/2012 dated 10/09/2012. By virtue of the said Sale Deed the name of Mr. Tejas Vitthal Karkhanis have entered in the 7/12 extract by mutation entry no. 9645, and they has obtained ownership rights in the said property.

AND WHEREAS the said Owner Mr. Tejas Vitthal Karkhanis have sold convey the said Plot no. 66 to Mr. Anand Dnyaneshwar Gaikwad by way of Sale Deed which is registered in the office of Vadgaon Maval at sr no. 7022/2012 dated 05/12/2012. By virtue of the said Sale Deed the name of Mr. Anand Dnyaneshwar Gaikwad have entered in the 7/12 extract by mutation entry no. 9771 and they has obtained ownership rights in the said property

AND WHEREAS the said Owner Mr. Anand Dnyaneshwar Gaikwad have sold convey the said Plot no. 66 to Mr. Bharat Narayan Kedari by way of Sale Deed which is registered in the office of Vadgaon Maval 2 at sr no. 7092/2015 dated 09/12/2015. By virtue of the said Sale Deed the name of Mr. Bharat Narayan Kedari have entered in the 7/12 extract by mutation entry no. 10411 and they has obtained ownership rights in the said property.

AND WHEREAS the said Mr. Bharat Narayan Kedari has executed a Development Agreement and Power of Attorney in favor of **Mr. Ramnik Gopal Gangani** which are registered in the office of Vadgaon Maval 2 at sr no. 7096/2015 and 7097/2015 dated 09/12/2015. By virtue of the said Deeds the **Mr. Ramnik Gopal Gangani** have obtained Development rights in the said property.

AND WHEREAS the **Mr. Ramnik Gopal Gangani** has got approval of the Plans obtained the Commencement Certificate cum N.A. order outward No. BMA/Vadgaon/ S.NO/106, Plot no. 66/ pra kra. 1150/16-17 dated 07/03/2017 from PMRDA Pune, Sub Division Pune Office to start construction of building on the said property with Flats in the said property.

LOAN AND ENCUMBERANCE

From the perusal of the documents supplied to me and the search of the index II registers which were available in the office of the Sub-Registrar Vadgaon Maval for 2 years and from the available records, I have not found any other entries and or any adverse entry creating encumbrance and or charge on the said property.

I also rely on the Search Report issued by Shri D. B. Shete dated 15/12/2012.

AND WHEREAS the said Mr. Vitthal Karkhanis and others have sanctioned the layout on the said land bearing Survey No 106/1 of Vadgaon Maval by Assistant Director of Town Planning Pune by their letter outward No. NA/ BP/ LYT/ Survey No 106/1/Vadgaon Maval/ SSF/ 301 dated 22/01/1987.

Thereafter the said layout was sanctioned and the said property bearing Survey No 106/1 of Vadgaon Maval was converted to Non Agricultural use, by the approval of The Collector, Pune by the letter outward No P.R.A/ N.A/S.R/ 96/ IV dated 8/7/1987 and the said land was converted to Non- Agriculture residential use thereafter by mutation entry no 3139.

AND WHEREAS the layout was sanctioned on the said land bearing Survey No 106/2 of Vadgaon Maval by Assistant Director of Town Planning Pune by their letter outward No LYT/ Survey No 106/2/Vadgaon Maval/ AD-PN/ 2745 dated 26/06/1985. Thereafter the said layout was sanctioned and the said property bearing Survey No 106/2 of Vadgaon Maval was converted to Non Agricultural use, by the approval of The Collector, Pune by the letter outward No P.R.A/ N.A/S.R/ 74/ III/1985 dated 17/11/1986 and the said land was converted to Non- Agriculture residential use thereafter by mutation entry no 2992.

AND WHEREAS the said Owner Mr Vitthal Vasudev Karkhanis and other 9 have sold convey the said Plot no. 66 to Mr. Sudhakar Srinivas Athalye and Mr. Srinivas Moreswar Athalye by way of Sale Deed which is registered in the office of Vadgaon Maval at sr. no. 867/1987 dated 20/03/1987. By virtue of the said Sale Deed the names of Mr. Sudhakar Srinivas Athalye and Mr. Srinivas Moreswar Athalye has entered in the 7/12 extract by mutation entry no. 3032, and they has obtained ownership rights in the said property.

AND WHEREAS the said Mr. Srinivas Moreswar Athalye expired and leaving behind his legal heirs Mr. Sudhakar Srinivas Athalye and Nalini Achyut Medhekar muted on 7/12 extract having is mutation entry no 9625.

AND WHEREAS the said Owner Nalini Achyut Medhekar executed a Special Power of Attorney in favor of Mr. Vasant Shivaji Shewale which is registered in the office of Boriwali no 5 at sr no. 7166/2012 dated 28/8/2012.

AND WHEREAS the said Owner Mr. Sudhakar Srinivas Athalye executed a Special Power of Attorney in favor of Mr. Vasant Shivaji Shewale which is registered in the office of Kalyan no. 4 at sr no. 6131/2012 dated 29/8/2012.

AND WHEREAS the said Owner Mr. Sudhakar Srinivas Athalye and Nalini Achyut Medhekar through their Poa holder Mr. Vasant Shivaji Shewale have sold convey the said Plot no. 66 to Mr. Tejas Vitthal Karkhanis by way of Sale Deed

I have also issued Paper publication for the title verification of the owner in Daily Prabhat Dt. 05/11/2015 and I have not received any objection for the same.

OPINION

In the light of all these convents and observations and Information given by the party and soarch taken of the Said Property bearing Plot no 66 is owned by Mr. Bharat Narayan Kedari. I have also carried out online search on IGR website. And accordingly due to error in the site no entries were traceable

Thereby the said Mr. Bharat Narayan Kedari is having absolute rights to develop the said plot and their title with respect to the said plot is clean, clear and marketable, and beyond reasonable doubt. and the said Mr. Bharat Narayan Kedari has transferred the development rights in the said plot in favor of **Mr. Ramnik Gopal Gangani.**

Note - I have issued this Search Report relying on the information given and papers submitted by the party. Therefore any information found incorrect, false or incomplete will automatically terminate this Search Report.

This is submitted on 21/07/2017 under my hand and seal at Talegaon Dabhade.


Advocate

- The original Search Receipt is handed over here with this Report.