KISHOR N. PATIL
Advocate
Office : C/o. Adv. Rajesh Jadhav,
"JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge,
Kalewadi, Pimpri, Pune-411 017.
MO. No. 9860254785.

Saturday,04 March 2017 3:15 PM

पावती क्र.: 2109 दिनांक 04/03/2017

सादरचे नाव: चिखली

दस्तऐवजाचा अनुक्रमांक: हवल26-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड किशोर एन पाटील

वर्णन अर्ज क्र.164 सन 1988 चे 2017 30 वर्षे पट रु.535,536,537

SEARCH FEE ₹ 2250.00

एकूण ₹ 2250.00

Joint Sub Registrar

सह.दुय्यम निबंधक (वर्ग-२)

हवेली क्र. २६, पुणे

1) देयकाचा प्रकार: By Cash रक्कम रु 2250/-

KISHOR N. PATIL
B.Sc., LL.B.
ADVOCATE

Mobile : 9860254785
Off.: 020-65119008

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor, Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : "Yashada", Shanti Colony 'B', Vijaynagar, Kalewadi, Pimpri, Pune 411017.

Notice / Reply

Regd. A.D. / U.C.P.

KISHOR N. PATIL MAH/ 2714/04 ADVOCATE • PIMPRI PUNE-17

SEARCH AND TITLE REPORT

I am instructed by **M/s. Silver Satyam**, having O/at:- Office No. 103, Ganesham Plaza, Pimple Saudagar, Tal. Haveli, Dist. Pune., through its Partner **Mr. Santosh Sitaram Barne** to take search and give report of the property mentioned herein below and issue title certificate in respect of the said properties.

SCHEDULE OF THE PROPERTIES

All that piece and parcel of the properties bearing ...

A. **Gat No. 535**, area admeasuring 00 H 15 R + area admeasuring 00 H 06 R Potkharaba i.e. total area admeasuring 00 H 21 R, assessed at Rs. 00.19 Paise, out of it area admeasuring 4000 Sq. Ft.,

B. **Gat No. 536**, area admeasuring 00 H 05 R + area admeasuring 00 H 01 R Potkharaba i.e. total area admeasuring 00 H 06 R, assessed at Rs. 00. 03 Paise, out of it area admeasuring 4152.60 Sq. Ft.,

C. **Gat No. 537**, area admeasuring 00 H 24 R + area admeasuring 00 H 02 R Potkharaba i.e. total area admeasuring 00 H 26 R, assessed at Rs. 00.34 Paise,

All the above properties are situated at village **Chikhali**, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli & Which is commonly bounded as under -

On or towards East	-	By Gat No. 533, 538 & Road.
On or towards West	-	By Gat No. 496.
On or towards North	-	By remaining land from Gat No. 535 & 536.
On or towards South	-	By Gat No. 539 & Road.

THE DOCUMENTS PERUSED

M/s. Silver Satyam, having O/at:- Office No. 103, Ganesham Plaza, Pimple Saudagar, Tal. Haveli, Dist. Pune., through its Partner **Mr. Santosh Sitaram Barne** have provided me following documents for search of the said properties.

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.
3. Copy of Sale Deed.
4. Copy of Release Deed.

5. Copy of Development Agreements.

6. Copy of Power of Attorneys.

7. Copy of order of Hon'ble District Court.

8. Copy of Demarcation.

9. Copy of D.P. Opinion.

I have carried out Search in respect of the schedule properties in the office of Sub-Registrar Haveli for last 30 years i.e. from 1988 to 2017 till today and after going through above referred documents I have found following information.

History relating to Gat No. 535:

That the properties bearing Survey No. 92/3C, 92/4A & 92/5A situated at village Chikhali were owned by Rambhau Vithu Jadhav.

As per order bearing No. Con/SR/295 Pune, dated 13/06/69 of the Hon'ble Deputy Director of Land Records and published in Maharashtra Government Gazette Part I, dated 13/03/69, Scheme under Consolidation of Holdings Act, was implemented and given effect to the lands of village Chikhali on 30/03/69 and separate record of rights was prepared in respect of the same and thus the properties of village Chikhali were given Gat numbers from 1 to 1670 and Mutation Entry No. 1 was certified to that effect on 18/01/71. Accordingly the property bearing old Survey No. 92/3C, 92/4A & 92/5A were given Gat No. 535, so old Survey No. 92/3C, 92/4A & 92/5A were converted into Gat No. 535. Accordingly from the year 1970 name of Rambhau Vithu Jadhav was recorded in the record of 7/12 extract of possessor column of said property by mutation entry No. 1.

Mutation Entry No. 12616 shows that, Rambhau Vithu Jadhav expired on 16/11/2001 leaving behind him following legal heirs namely :-

1.	Sopan Rambhau Jadhav	- Son
2.	Tukaram Rambhau Jadhav	- Son
3.	Sitaram Rambhau Jadhav	- Deceased Son
3A.	Krushnabai Sitaram Jadhav	- Daughter in Law
3B.	Ganesh Sitaram Jadhav	- Grand Son
3C.	Bhausaheb Sitaram Jadhav	- Grand Son
3D.	Surekha Ramdas Lendghar	- Grand Daughter
4.	Murlidhar Rambhau Jadhav	- Son
5.	Balasaheb Rambhau Jadhav	- Son
6.	Alkabai Siraram Gaikwad	- Daughter

According after the demise of Rambhau Vithu Jadhav his name was deleted & names of his above mentioned legal heirs were recorded in the of record of 7/12 extract of the said property .

KISHOR N. PATIL
B.Sc., LL.B.
ADVOCATE

Mobile : 9860254785
Off.: 020-65119008

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor, Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : "Yashada", Shanti Colony 'B', Vijaynagar, Kalewadi, Pimpri, Pune 411017.

Notice / Reply

Regd. A.D. / U.C.P.

Mutation Entry No. 16987 shows that, Sopan Rambhau Jadhav, Gangubai Sopan Jadhav, Mahadev Sopan Jadhav though their power of attorney holder Rekha Somnath Shinde & Usha Rangnath Paithankar had sold 00 H 02 R i.e. 185.87 Sq. Mtrs from the said property to Usha Rangnath Paithankar by registered sale deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.14 noted at serial No. 3828/2008 on 03/07/2008. As per the said sale deed name of Usha Rangnath Paithankar was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 02 R. Thus Usha Rangnath Paithankar became owner of said property to the extent of area admeasuring 00 H 02 R.

Mutation Entry No. 16988 shows that, Sopan Rambhau Jadhav, Gangubai Sopan Jadhav, Mahadev Sopan Jadhav though their power of attorney holder Rekha Somnath Shinde & Usha Rangnath Paithankar had sold 00 H 02 R i.e. 185.87 Sq. Mtrs from the said property to Rekha Somnath Shinde by registered sale deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.14 noted at serial No. 3829/2008 on 03/07/2008. As per the said sale deed name of Rekha Somnath Shinde was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 02 R. Thus Rekha Somnath Shinde became owner of said property to the extent of area admeasuring 00 H 02 R.

Mutation Entry No. 19945 shows that, Murlidhar Rambhau Jadhav expired on 05/09/2005 leaving behind him following legal heirs namely :-

1.	Kamal Murlidhar Jadhav	-	Widow Wife
2.	Vishal Murlidhar Jadhav	-	Son
3.	Vijendra Murlidhar Jadhav	-	Son
4.	Vaishali Suresh Pingale	-	Daughter

After the demise of Murlidhar Rambhau Jadhav his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of the said property and other properties.

It is seen that Alkabai Sitaram Gaikwad had released/relinquished her all right, title & interest from said & other properties in favour of Sopan Rambhau Jadhav, Tukaram Rambhau Jadhav, Krushnabai Sitaram Jadhav, Ganesh Sitaram Jadhav, Bhausaheb Sitaram Jadhav, Vishal Murlidhar Jadhav, Virendra Murlidhar Jadhav & Balasaheb Rambhau Jadhav by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 12857/2010 on 28/12/2010.

It is seen that Rekha Somnath Shinde & Usha Rangnath Paithankar had entrusted development rights in respect of area admeasuring 00 H 02 R i.e. 185.16 Sq. Mtrs., each i.e. total area

admeasuring 00 H 04 R i.e. 370.32 Sq.Mtrs., from Gat No. 535 in favour of Silver Satyam through its Partner Santosh Sitaram Barne, Ganesh Vasantrao Jadhav & Vishal Murlidhar Jadhav by registered Development Agreement coupled with Power of Attorney. The said Development Agreement & Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 2567/2016 & 2568/2016 on 22/03/2016. Thus Silver Satyam through its Partner Santosh Sitaram Barne, Ganesh Vasantrao Jadhav & Vishal Murlidhar Jadhav have got development rights in respect of said property with power to dispose of the same as per the terms & conditions of Development Agreement dated 22/03/2016.

History relating to Gat No. 536:

As per order bearing No. Con/SR/295 Pune, dated 13/06/69 of the Hon'ble Deputy Director of Land Records and published in Maharashtra Government Gazette Part I, dated 13/03/69, Scheme under Consolidation of Holdings Act, was implemented and given effect to the lands of village Chikhali on 30/03/69 and separate record of rights was prepared in respect of the same and thus the properties of village Chikhali were given Gat numbers from 1 to 1670 and Mutation Entry No. 1 was certified to that effect on 18/01/71. Accordingly from the year 1970 name of Shripati Ganpat Jadhav was recorded in the record of 7/12 extract of said property by mutation entry No. 1.

Mutation Entry No. 18241 shows that, Shripati Ganpati Jadhav had sold 00 H 04 R from the said property to Rekha Somnath Shinde by registered sale deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.14 noted at serial No. 4015/2008 on 16/07/2008. As per the said sale deed name of Rekha Somnath Shinde was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 04 R. Thus Rekha Somnath Shinde became owner of said property to the extent of area admeasuring 00 H 04 R.

Mutation Entry No. 18624 shows that, Shripati Ganpati Jadhav had sold 1000 Sq. Ft., from the said property to Sambhaji Balasaheb Patil by registered sale deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.14 noted at serial No. 1185/2008 on 21/02/2008. As per the said sale deed name of Sambhaji Balasaheb Patil was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 1000 Sq. Ft. Thus Sambhaji Balasaheb Patil became owner of said property to the extent of area admeasuring 1000 Sq. Ft.

Mutation Entry No. 25465 shows that, Shripati Ganpati Jadhav had sold 500 Sq. Ft., from the said property to Kasturibai Subhash Rathod by registered sale deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.14 noted at serial No. 2178/2013 on 13/03/2013. As per the said sale deed name of Kasturibai Subhash Rathod was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 500 Sq. Ft. Thus Kasturibai Subhash Rathod became owner of said property to the extent of area admeasuring 500 Sq. Ft.

KISHOR N. PATIL
B.Sc., LL.B.
ADVOCATE

Mobile : 9860254785
Off.: 020-65119008

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor, Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : "Yashada", Shanti Colony 'B', Vijaynagar, Kalewadi, Pimpri, Pune 411017.

Notice / Reply

Regd. A.D. / U.C.P.

Mutation Entry No. 25481 shows that, Shripati Ganpati Jadhav had sold 500 Sq. Ft., from the said property to Babu Dongaru Rathod by registered sale deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.14 noted at serial No. 2177/2013 on 13/03/2013. As per the said sale deed name of Babu Dongaru Rathod was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 500 Sq. Ft. Thus Babu Dongaru Rathod became owner of said property to the extent of area admeasuring 500 Sq. Ft.

It is seen that Rekha Somnath Shinde had entrusted development rights in respect of area admeasuring 00 H 04R i.e. 371.74 Sq. Mtrs., from Gat No. 536 in favour of Silver Satyam through its Partner Santosh Sitaram Barne, Ganesh Vasantrao Jadhav & Vishal Murlidhar Jadhav by registered Development Agreement coupled with Power of Attorney. The said Development Agreement & Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 2567/2016 & 2568/2016 on 22/03/2016. Thus Silver Satyam through its Partner Santosh Sitaram Barne, Ganesh Vasantrao Jadhav & Vishal Murlidhar Jadhav have got development rights in respect of said property with power to dispose of the same as per the terms & conditions of Development Agreement dated 22/03/2016.

It is seen that Shripati Ganpati Jadhav had sold area admeasuring 00 H 0.1419 R i.e. 185.80 Sq. ft., 14.19 Sq. Mtrs., from Gat No. 536 to Silver Satyam through its Partner Santosh Sitaram Barne, Ganesh Vasantrao Jadhav by registered Sale Deed. The said Sale Deed were registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 2057/2016 on 08/03/2016. As per the said Sale Deed name of Silver Satyam through its Partner Santosh Sitaram Barne, Ganesh Vasantrao Jadhav is yet to be recorded in the record of 7/12 extract of said property. Thus Silver Satyam through its Partner Santosh Sitaram Barne, Ganesh Vasantrao Jadhav became owner of said property to the extent of area admeasuring 00 H 0.1419 R i.e. 185.80 Sq. ft., 14.19 Sq. Mtrs.

History relating to Gat No. 537:

That the properties bearing Survey No. 92/4C & 92/5B situated at village Chikhali were owned by Rambhau Vithu Jadhav & Shripati Ganpat Jadhav.

As per order bearing No. Con/SR/295 Pune, dated 13/06/69 of the Hon'ble Deputy Director of Land Records and published in Maharashtra Government Gazette Part I, dated 13/03/69, Scheme under Consolidation of Holdings Act, was implemented and given effect to the lands of village Chikhali on 30/03/69 and separate record of rights was prepared in respect of the same and thus the properties of village Chikhali were given Gat numbers

from 1 to 1670 and Mutation Entry No. 1 was certified to that effect on 18/01/71. Accordingly the property bearing old Survey No. 92/4C & 92/5B were given Gat No. 537, so old Survey No. 92/4C & 92/5B were converted into Gat No. 537. Accordingly from the year 1970 names of Rambhau Vithu Jadhav & Shripati Ganpat Jadhav were recorded in the record of 7/12 extract of said property by mutation entry No. 1.

Mutation Entry No. 1172 shows that Tulsabai Shankar Jadhav had gifted her 1/3 share to Ganpat Prabhakar Burde by registered Gift Deed. The said Gift Deed was registered in the office of Sub Registrar Haveli noted at serial No. 534/1987 on 06/02/1987. As per the said Gift Deed name of Tulsabai Shankar Jadhav was deleted from the record of 7/12 extract of said property & name of Ganpat Prabhakar Burde was recorded in the record of 7/12 extract of said property to the extent of share of Tulsabai Shankar Jadhav.

Mutation Entry No. 1921 shows that Ganpat Prabhakar Burde had obtained loan from The Maharashtra State Co.Op. Agricultural & Rural Development Bank Ltd, Mumbai on 10/07/1990. Accordingly name of The Maharashtra State Co.Op. Agricultural & Rural Development Bank, Ltd, Mumbai was recorded in the possessor column of 7/12 extract of said property & name of Ganpat Prabhakar Burde was recorded in the other rights column of 7/12 extract of said property.

Mutation Entry No. 4119 shows that Ganpat Prabhakar Burde had repaid loan along with interest obtained by him from from The Maharashtra State Co.Op. Agricultural & Rural Development Bank Ltd, Mumbai. Accordingly name of The Maharashtra State Co.Op. Agricultural & Rural Development Bank, Ltd, Mumbai was deleted from possessor column of 7/12 extract of said property & name of Ganpat Prabhakar Burde was recorded in the possessor column of 7/12 extract of said property.

Mutation Entry No. 12616 shows that, Rambhau Vithu Jadhav expired on 16/11/2001 leaving behind him following legal heirs namely :-

1.	Sopan Rambhau Jadhav	- Son
2.	Tukaram Rambhau Jadhav	- Son
3.	Sitaram Rambhau Jadhav	- Deceased Son
3A.	Krushnabai Sitaram Jadhav	- Daughter in Law
3B.	Ganesh Sitaram Jadhav	- Grand Son
3C.	Bhausaheb Sitaram Jadhav	- Grand Son
3D.	Surekha Ramdas Lendghar	- Grand Daughter
4.	Murlidhar Rambhau Jadhav	- Son
5.	Balasaheb Rambhau Jadhav	- Son
6.	Alkabai Siraram Gaikwad	- Daughter

According after the demise of Rambhau Vithu Jadhav his name was deleted & names of his above mentioned legal heirs were recorded in the of record of 7/12 extract of the said property .

KISHOR N. PATIL
B.Sc., LL.B.
ADVOCATE
Mobile : 9860254785
Off.: 020-65119008
OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor, Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.
RESI : "Yashada", Shanti Colony 'B', Vijaynagar, Kalewadi, Pimpri, Pune 411017.

Notice / Reply
Regd. A.D. / U.C.P.

Mutation Entry No. 17400 shows that Shripati Ganpati Jadhav had sold area admeasuring 00 H 8.5 R. from Gat No.537 to Nirmala Shivsagar Tarde by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.17 noted at serial No. 7300/2008 on 10/07/2008. As per the said Sale Deed name of Nirmala Shivsagar Tarde was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 8.5 R.

Mutation Entry No. 18343 shows that Shripati Ganpati Jadhav had sold area admeasuring 750 Sq.ft. from Gat No.537 to Bhimrao Rajendra Sangole by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli noted at serial No. 3186/2009 on 18/07/2009. As per the said Sale Deed name of Bhimrao Rajendra Sangole was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 750 Sq.ft.

Mutation Entry No. 18344 shows that Shripati Ganpati Jadhav had sold area admeasuring 750 Sq.ft. from Gat No.537 to Ramdas Shankar Humbe by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli noted at serial No. 3188/2009 on 18/07/2009. As per the said Sale Deed name of Ramdas Shankar Humbe was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 750 Sq.ft.

Mutation Entry No. 18513 shows that Shripati Ganpati Jadhav had sold area admeasuring 7160 Sq.ft. from Gat No.537 to Nirmala Shivsagar Tarde for herself & as a natural guardian mother of Satyam Shivsagar Tarde by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli noted at serial No. 2942/2009 on 31/07/2009. As per the said Sale Deed name of Nirmala Shivsagar Tarde for herself & as a natural guardian mother of Satyam Shivsagar Tarde was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 7160 Sq.ft.

Mutation Entry No. 19945 shows that, Murlidhar Rambhau Jadhav expired on 05/09/2005 leaving behind him following legal heirs namely :-

1.	Kamal Murlidhar Jadhav	-	Widow Wife
2.	Vishal Murlidhar Jadhav	-	Son
3.	Vijendra Murlidhar Jadhav	-	Son
4.	Vaishali Suresh Pingale	-	Daughter

After the demise of Murlidhar Rambhau Jadhav his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of the said property and other properties.