पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक १५६१

दिनांक ५/११/१५ सन २०

दस्तऐवजाचा प्रकार– शोध तीस वर्ष १९८६ ते २०१५ पर्यंत

सादर करणाराचे नाव– अ.ड. के.बी. नवले

खालीलप्रमाणे फी मिळाली:– गाव मौजे पिंपळे गुरव येथील मिळकत सन ४५/१/१ व २ मधील

	रु.	पै.
नोंदणी फी	७५०+	
नक्कल फी (फोलिओ		
पृष्ठांकनाची नक्कल फी		
टपालखर्च		
नकला किंवा ज्ञापने (कलम ६४ ते ६७)		
शोध किंवा निरीक्षण		
दंड–कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)		
इतर फी (मागील पानावरील) बाब क्र.		
" "		
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" सतिश पन्नास २०१५ तपास		
एकूण ..	७५०+	

दस्तऐवज
नक्कल

रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा.
हवाली करावा.

सह दुय्यम निबंधक (वर्ग-२)
हवेली क्र-२६, पुणे
सादरकर्ता

वे.का.मु.१०,००० पु. (५०० पानी)–३-२०१३–पीए ४"–(इए)३२९

SHRI. K. B. NAVALE
B.A.LL.B.
Advocate.

Survey No.79,D.P.Road
Pimple Gurav, Pune-27.
Mobile No. 9422005674.

Dated: 9/11 /2015

: 1 :

SEARCH AND TITLE REPORT

Search and title Report in respect of the Property bearing Survey No.45 Hissa No. 1/1 admeasuring area 00 H. 5 Aar & Survey No.45 Hissa No. 2 admeasuring area 00 H. 5 Aar total admeasuring area 00 H. 10 Aar situated at Village Pimple - Gurav ,Taluka – Haveli, District – Pune and within the local limits of Pimpri - Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli.

TO WHOMSOEVER IT MAY CONCERN

M/s. Kadam Developers a Partnership Firm through it's Partners 1.Mr.Ganesh Ramchandra Kadam R/at : Survey No.43/1/1 Ramdruti Niwas,Pimple – Gurav,Pune – 411 061. & 2.Mr.Yogesh Suresh Kadam R/at : Survey No.54,Gajanan Maharaj Nagar,Pimple – Gurav,Pune –61 have instructed me to issues search and title report in respect of the schedule property.

SCHEDULE OF THE PROPERTY

All that piece and parcel of Property bearing Survey No.45 Hissa No. 1/1 admeasuring area 00 H. 5 Aar & Survey No.45 Hissa No. 2 admeasuring area 00 H. 5 Aar total admeasuring area 00 H. 10 Aar situated at Village Pimple - Gurav ,Taluka – Haveli, District – Pune and within the local limits of Pimpri - Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli & bounded as under:

SHRI KALIDAS B. NAVALE
B.A. (Hon's) LL.B.

SHRI. K. B. NAVALE
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On or Towards East	: By Ownership Building known as Krushnai Park.
On or Towards South	: By Road & thereafter Property of Mr.V.C.Raut
On or Towards West	: By Ownership Building known as Sai Sae Apartment.
On or Towards North	: By reserved Property by P.C.M.C of same Survey Number.

The applicants have supplied me the following documents:

1. 7/12 extract along with mutation entry Nos. 139,326,560,2802, &18118 issued by competent revenue authority
2. Xerox Copy of the Sale Deed duly registered.
3. Index II extract together with receipt of the said sale deed.
4. Will Deed duly Registered.
5. Other relevant papers.

BRIEF HISTORY :-

That the Property bearing Survey No. 45 admeasuring area 3 Ekar 37 Guntha is originally belong to Shri. Shivram Sakharam Shinde & his name was recorded at 7/12 extract at Village Pimple - Gurav, Tal – Haveli, Dist – Pune vide mutation entry No.139 as the Owner thereof.

Adv
SHRI KALIDAS B. NAVALE
B.A. (Hon's) LL.B.
(ADVOCATE)

SHRI. K. B. NAVALE
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As per mutation entry No.326 it shows that Shri. Shivram Sakharam Shinde has sold admeasuring area 3 Ekar 37 Guntha property of the Survey No 45 at Village Pimple - Gurav, Tal – Haveli, Dist – Pune by way of Registered Sale Deed to Shri.Bhau Rama Kadam & his name was also recorded at 7/12 extract vide mutation entry No.326 as the owner thereof.

That after the death of Bhau Rama Kadam the above mentioned property came in the name of Shri.Tulshiram Bhau Kadam as a H.U.F by heir ship mutation entry No.560 as the owner thereof.

As per mutation entry No.2802 it shows that Shri.Tulshiram Bhau Kadam has sold 00 H.25 Aar Property out of the Survey No.45 by way of Registered Sale Deed to Kumar Yogesh Suresh Kadam minor guardian Sou Ranjana Suresh Kadam & the said Sale Deed was duly Registered in the office of Sub Registrar Haveli No.I Pune vide document Registration No.1020/1988 on dated 21/1/1988 & the name of purchaser i.e. Kumar Yogesh Suresh Kadam minor guardian Sou Ranjana Suresh Kadam has been recorded at 7/12 extract vide mutation entry No.2802 as the owner thereof & the competent revenue authority gave the effect after taking age proof of the applicant namely Yogesh Suresh Kadam on dated 4/11/2015 on 7/12 extract.

That Shri.Tulshiram Bhau Kadam has made & executed Will Deed of remaining Property of all the survey Nos which was in his name in his life time in favour of his grandson i.e.(Son of his deceased son namely Ramchandra Tulshiram Kadam) namely Shri.Ganesh Ramchandra Kadam & the said Will Deed was duly Registered in the

SHRI KALIDAS B. NAVALE
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(ADVOCATE)

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Dated: 9/11/2015

office of Sub Registrar Haveli No.6 Pune vide document Registration No.1677 /2006 on dated 22/02/2006 & as per this Will Deed his name is recorded at 7/12 extract vide mutation entry No.18118 as the owner thereof.

And Where as on the basis of above said Sale Deed & Will Deed & other papers 1.Mr.Ganesh Ramchandra Kadam & 2.Mr. Yogesh Suresh Kadam have become the legal owners of the scheduled property & every rights to develop & construct the above said plot of land & for that purpose they have made & executed Partnership Firm under the name of Kadam Developers which was duly Noted & Registered at Serial No.1006/2015 on dated 7/11/2015 before Notary Government of India namely M.L.Varma & also submitted a building plan for sanction to Pimpri – Chinchwad Municipal Corporation Pimpri,Pune 411 018.

That Competent Authority Pimpri – Chinchwad Municipal Corporation Pimpri,Pune 411 018. has required Search & Title Report of the applicant's property on which the building plan is to be sanctioned.

As regards, the search of the above said property I have submitted an application in the Office of Sub-Registrar Haveli No. 26 Pimpri, Pune- 411 017 vide Application No. 1561/2015 on dated 5/11/2015 and I have taken search of the above said property for the last 30 years commencing from 1986 to 2015 (both years inclusive) I have inspected index-II register made available to me in the all Offices of Sub-Registrar, Haveli, Tal- Haveli,Dist – Pune. That the Index-II registers are in scattered and in torn position and from the available records I have not found any entry creating encumbrance and/or charge on the said open Land property mentioned herein above.

SHRI KALIDAS B. NAVALE

SHRI. K. B. NAVALE
B.A.LL.B.
Advocate.

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Dated: 9/11/2015

That on the basis of above said documents and all other relevant papers and while going through the available records in the offices of Sub-Registrar Haveli, I am of the opinion that the above said Owners i.e. M/s Kadam Developers a partnership Firm through it's Partners 1.Mr.Ganesh Ramchandra Kadam 2.Mr.Yogesh Suresh Kadam are having clean,clear & marketable title of the said property on which they have submitted building plan to Pimpri – Chinchwad Municipal Corporation Pimpri, Pune – 411 018 for sanction & obtain the commencement certificate for the construction of the building on the above said property.

Hence this Search-Cum Title Report.

The documents supplied to me are returned herewith.

Date: 9/11/2015.

K. B. NAVALE
ADVOCATE

SHRI KALIDAS B. NAVALE
B.A. (Hon's) LL.B.
(ADVOCATE)
Sr. No. 79, D. P. Road, Sudarshan Nagar,
Pimple Gurav, Pune-61.