526/0 इतर पावती Original/Duplicate

Sunday,16 April 2017 12:29 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 4469 दिनांक: 16/04/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: हवल25-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड.के.बी.नवले अर्ज क्रं.125/17 शोध 2 वर्षे सन 2015 ते 2016 गांव मौजे पिंपळेगुरव येथील स.नं.45/1/1 व 2 मधील क्षेत्र 852.07 चौ.मी.

वर्णन

दास्ताचि परत	रु. 300.00
एकूण:	रु. 300.00

Joint S.R. Haveli 25

सह. दुय्यम निबंधक
हवेली क्र.२५,पुणे

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

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

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

Date: 17/4/2017.

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 out of which admeasuring area 426.035 sq.mtrs & Survey No.45 Hissa No. 2 admeasuring area 00 H. 5 Aar out of which admeasuring area 426.035 sq.mtrs i.e. total admeasuring area 852.07 sq.mtrs 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.

This Search & Title Report is based on my previous Search Title Report given by me on dated 9/11/2015.

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. admeasuring area 00 H.5 Aar out of which admeasuring area 426.035 sq.mtrs & Survey No.45 Hissa No. 2 admeasuring area 00 H. 5 Aar out

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of which admeasuring area 426.035 sq.mtrs i.e. total admeasuring area 852.07 sq.mtrs 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:

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:

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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.

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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.

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 in his life time has made & executed Will Deed of remaining Property of all the survey Nos which

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was in his name 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 office of Sub Registrar Haveli No.6 Pune vide document Registration No.1677 /2006 on dated 22/02/2006 & as per this Will Deed the name of Shri.Ganesh Ramchandra Kadam has been 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

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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.

That from the date of 9/11/2015 to till today I have submitted an application in the Office of Sub-Registrar Haveli No. 25 Kasarwadi, Pune- 411 034 vide Application No. 125/2017 on dated 16/04/2017 and I have taken search of the above said property for the last 2 years commencing from the date of 9/11/2015 to up to date i.e 2015 to 2017 (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.

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 & accordingly they have obtained the commencement certificate from the Pimpri – Chinchwad Municipal Corporation Pimpri, Pune – 411 018 vide commencement certificate

Adv