

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक CE26/92
दिनांक 93/92/92 सन २०

दस्तऐवजाचा प्रकार-

सादर करण्याचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोटो)

पृष्ठांकनाची नक्कल

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोटो)

इतर फी (मागील पानावरील) बाबत

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क्षेत्र ६६ आर

प्र. सातशे

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दस्तऐवज

नक्कल

सेजी तयार होईल व

नोंदणीकृत डाकेने पाठवावा.

या कार्यालयात देण्यात येईल.

दस्तऐवज खाली दाखविलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

सह. मुख्य निबंधक

हवेली क्र. २३

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इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाचंग वस्तूंच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दस्तऐवज परत केला.

दुय्यम निबंधक

Date: 09.01.2013

SEARCH AND TITLE REPORT

To,
Yash Promoters and Builders
Pune

Sub:- Non Encumbrance and title report of the property bearing
S.No. 28/2, (old S.No. 24/2) situated at Village Kondhwa
Budruk Pune.

Sir,

1. I have been instructed by Shree Ashok Kataria to investigate the title of the captioned property and for the sake of convenience hereinafter referred to as the said property and to give my opinion thereof.
2. I have perused the photocopies of the following documents provided to me for the purpose of investigating the title and giving the opinion on the title.
 - 1) 7/12 extracts of the Survey No. 28/2, (Old Survey No. 24/2) for the year 1956 to 2013.
 - 2) Concern various mutation entries with respect to above properties.
 - 3) Copy of the registered Sale Deed dt. 20.10.1995 bearing registration No. 8696/1995 of Survey No. 28/2 (Old Survey

No. 24/2 admeasuring about 00 Hector 44 Are) out of adm. 00 Hector 69 Ares, which was executed by 1) Savitribai Tukaram Maral, 2) Laxman Genu Maral, 3) Ramdas Dashrath Maral, 4) Sham Dashrath Maral, 5) Dagadabai Shivaji Gaikwad, 6) Sandhya Ramesh Gholap, 7) Sunita Deepak Gavade, and the seller No. 5, 6, 7, through its Power of Attorney Holder Ramdas Dashrath Maral in favour of Vanita Arjun Bhaktani, Haresh Kanhayalal Dharmadasani, Kamlesh Kanhayalala Dharmadasani.

- 4) Copy of the Registered Sale Deed dt. 20.10.1995 bearing Registration No.8697/1995 of Survey No. 28/2 (Old Survey NO. 24/2) adm. About 00 Hector 25 Are out of totally adm. About 00 Hector 69 Aars. which was executed by 1) Smt. Savitribai Tukaram Maral, 2) Laxman Genu Maral, 3) Ramdas Dashrath Maral, 4) Sham Dashrath Maral, 5) Dagadabai Shivaji Gaikwad, 6) Sandhya Ramesh Gholap, 7) Sunita Deepak Gavade, and the seller No. 5, 6, 7 through its Power of Attorney Holder Ramesh Dashrath Maral in favour of Shubhangi Sunil Hingmire and Reshma Sanjay Kulkarni.

- 5) Copy of the registered Sale Deed dt. 31.01.2012 bearing registration No. 971/2012 of survey No.28 Hissa No. 2 Old Survey No. 24 Hissa No. 2 situated at Village Kondhwa Budruk, admeasuring about 00 Hector 12.05 Are out of 25 Ares 50% undivided share out of the total area admt. About

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00 Hector 69 Aars executed by Reshma Sanjay Kulkarni in favour of Mr. Sanjay Madhukar Kulkarni consented by Shubhangi Sunil Hingmire.

- 6) Copy of registered Sale Deed dt. 24.08.2012 bearing registration No. 8064/2012 of Survey No. 28 Hissa No. 2 (old Survey No. 24 Hissa No. 2) situated at Village Kondhwa Budruk Admeasuring about 00 Hector 25 Ares out of total area admeasuring about 00 Hector 69 Ares executed by Shubhangi Sunil Hingmire and Sanjay Madhukar Kulkarni in favour of M/s Akshay Enterprises through its Proprietor Asmita Ashok Kataria.

- 7) Copy of registered sale deed dt. 01.12.2012 bearing registration No. 10869/2012 of Survey No. 28 Hissa No. 2 Old Survey No. 24 Hissa No. 2 situated at Village Kondhwa Budruk, admeasuring about 00 Hector 44 Aars out of admeasuring about 00 Hector 69 Aars executed by Kamlesh Kanhayalal Dharamdasani, Haresh Kanhayalal Dharamdasani, through its Power of Attorney Holder Mr. Kamlesh Kanhayalal Dharamdasani, Smt. Vanita Arjun Bhagtani in favour of M/s Akshay Enterprises through its sole Proprietor Mrs. Asmita Ashok Kataria.

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- 8) Copy of Registered Power of Attorney Holder dt. 07.02.2012 bearing registration No. 1595/2012 executed by Haresh Kanhayalal Dharamdasani in favour of Kamlesh Kanhayalal Dharamdasani.
- 9) Copy of Registered General Power of Attorney dt. 01.12.2012 bearing registration No. 10884/2012 executed by Kamlesh Kanhayalal Dharamdasani, Haresh Kanhayalal Dharamdasani through Power of Attorney Holder Holder Kamlesh Kanhayalal Dharamdasani, Smt. Vanita Arjun Bahgani, Mr. Madhav R. Uttamchandani, Girish Madhav Uttamchandani in favour of Mrs. Amita Ashok Kataria sole Proprietor of M/s Akshay Enterprises.
- 10) Copy of the Registered General Power of Attorney dt. 01.12.2012 executed by ArjunShamdas Bhagtani in favour of Mrs. Asmita Ashok Kataria sole Proprietor of M/s Akshay Enterprises.
- 11) Copy of the Zone Certificate outward No. 204/195 dt. 17.04.2012 issued by Pune Municipal Corporation of Survey No. 28 at Village Kondhwa Budruk, Challan No. CE/BP/098101 dt. 17.04.2012.
- 12) Public Notice dt. 28.01.2012 published in daily Indian Express dt. 30.01.2012 page No. 7.

3. I have based my opinion only on the perusal of the aforesaid document, I give my opinion as follows:-
4. As per the zone certificate the above said property come under residential zone.
- 1) All that piece and parcel of the land bearing old survey No. 24, Hissa No. 2, New S.No. 28 and Hissa No. 2 admeasuring about 01 Hector 27 area plus Potkharaba, admeasuring about 00 Hector 01 Ares thus total admeasuring about 01 Hector 28 Ares, situated at Village Kondhwa Budruk, Taluka Haveli, Dist. Pune was originally owned by Moru Ganpati Kamthe, the said Moru Ganpati Kamthe was expired on 11.08.1943 and was survived by Brother namely Kisan Ganpati Kamthe, minor sons Chandrakant Moru Kamthe, Jagannath Moru Kamthe and Vasant Moru Kamthe and minors Guardian their mother Tulabai Moru Kamthe, thereafter, name of Chandrakant Moru Kamthe was mutated in the revenue records vide mutation entry NO. 1148 dt. 14.01.1945.
- 2) Thereafter, the said Mr. Chandrkaant Moru Kamthe and the minor sons Jagannath Moru Kamthe and Vasant Moru Kamthe through their guardian Kisan Ganpati Kamthe have executed the Sale Deed dt. 11.02.1952 in favour of Balaram Mukinda Padhvalkar and the same was mutated vide Mutation Entry No. 1506 dated 08.05.1952.

- 3) Thereafter, Mr. Genba alias Genu Gopala Maral, who purchased the said property from Mr. Balaram Mukinda Padhwalkar pursuant to the sale deed dated 05.03.1954 and accordingly his name was mutated on the 7/12 extract and other concerned revenue record as owner/ holder pursuant to mutation entry No. 1541 dated 25.03.1955.
- 4) Thereafter, Maharashtra Weights Measurement Act of 1959 and Indian Coinage Act, as implemented by Special D.I.L.R. Pune and accordingly area of converted to 0 Hector 59 Ares from 01 Hector 28 Ares and same was mutated vide Mutation Entry No. 1926 dated 28.03.1969 and certified on 29.04.1969.
- 5) Thereafter, Mr. Genba alias Genu Gopala Maral expired intestate on 18.08.1983, leaving behind him his legal heirs and representatives
- 1) Tukaram Genu Maral, 2) Laxman Genu Maral, sons and legal heirs of predeceased son Dashrath Genu Maral viz. 3) A) Smt. Laxmibai alias Kantabai Dashrath Maral, B) Mrs. Sandhay Ramesh Gholap, C) Ramdas Dashrath Maral, D) Mrs. Sunita Dashrath Maral, E) Sham Dashrath Maral, 4) Smt. Shaubai Genu Maral, widow 5) Mrs. Dagadubai Shivaji Gaikwad married daughter and the names of Nos. 1 and 2 and name of No. 3 as karta of HUF were mutated on the 7/12 extract as owner/ holders and the names of Nos. 4 to 5 were mutated in other rights column on 7/12 extract and same was mutated vide Mutation Entry No. 3627 dated 29.09.1983 and certified on 26.10.1983.

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- 6) Thereafter, pursuant to the application and statement given by Mr. Ramdas Dashrath Maral, son of deceased Dashrath Genu Maral name of Smt. Laxmibai Dashrath Maral in her individual capacity and in capacity as manager of Joint Family was deleted and the names of 1) Mr. Ramdas Dashrath Maral, 2) Mr. Sham Dashrath Maral were recorded as owners/ holder and the names of 3) Mrs. Sandhya Ramesh Gholap and 4) Mrs. Sunita Dashrath Maral (after marriage Sunita Deepak Gawade) were mutated in other rights column of 7/12 extract and same was mutated vide Mutation Entry No.7690 dated 10.08.1988 and certified on 21.12.1988.
- 7) Thereafter old Survey No. 24 Hissa No.2 was changed to New Survey No. 28 Hissa No.2, pursuant to the order issued by Tahsildar Pune and same was mutated vide Mutation Entry No. 8036 dt. 30.10.1988.
- 8) Thereafter, Mr. Tukaram Genu Maral expired intestate on 30/12/1993, leaving behind him his widow Smt. Savitribai Tukaram Maral as his only legal heir and representative and her name was duly mutated on 7/12 extract and same was mutated vide Mutation Entry No. 11166 dt. 01.12.1992 and certified on 30.12.1992.
- 9) Thereafter, Smt. Laxmibai alis Kanta Dashrath Maral expired leaving behind her legal heirs and representatives 1) Ramsdas Dashrath Maral, 2) Mrs. Sham Dashrath Maral, 3) Mrs. Sandhya Ramesh

Gholap and 4) Mrs. Sunita Dashrath Maral (after marriage Sunita Deepak Gawade).

10) Thereafter, Smt. Shaubai Genu Meral expired leaving behind her legal heirs and representatives i.e. 1) Tukaram Genu Maral, 2) Laxman Genu Maral, sons and legal heirs of predeceased son Dashrath Genu Maral, 3A) Mrs. Sandhya Ramesh Gholap 3B) Mr. Ramdas Dashrath Maral, Mrs. Sunita Dashrath Maral, D) Sham Dashrath Maral, E) Shaubai Genu Maral widow F) Mrs. Dagadubai Shivaji Gaikwad.

11) Thereafter, 1) Mrs. Vanita Arjun Bhagtani, 2) Haresh Kanhayalal Dharamdasani Dharmadasani, 2) Kalmesh Kanhayalal Dharamdasani, purchased an area admeasuring about 00 Hector 44 Ares out of Survey No. 28 Hissa No. 2 situated at Village Kondhwa Budruk from Smt. Savitribai Tukaram Maral, Mr. Laxman Genu Maral, Ramdas Dashrath Maral, Sham Dashrath Maral, Mrs. Sandhya Ramesh Gholap, Mrs. Sunita Deepak Gawade, and Smt. Dagadabai Shivaji Gaikwad pursuant to the registered Sale Deed dated 20.04.1995 which is duly registered at the office of Sub-Registrar Haveli No. 3 Pune at Sr. No. 8696/1995 and name of owners/vendors are mutated on 7/12 extract and same was mutated vide mutation entry No. 13913 dated 18.09.1993 and certified on 03.06.1998.

12) Thereafter, Mrs. Shubhangi Sunil Hingmire and Mrs. Reshma Sanjay Kulkarni purchased an area admeasuring about 00 Hector 25

Ares out of Survey No. 28 Hissa No. 2 total admeasuring about 00 Hector 69 Ares from Smt. Savitribai Tukaram Maral, Mr. Laxman Genu Meral, Ramdas Dashrath Maral, Sham Dashrath Maral, Mrs. Sandhya Ramesh Gholap. Mrs. Sunita Deepak Gawade and Smt. Dagadabai Shivaji Gaikwad, pursuant to the registered Sale Deed dated 20.10.1995 which is duly registered at the office of Sub-Registrar Haveli No. 3 Pune at Sr. No. 8697/1995 and the names of the owners/ vendors are mutated on 7/12 extract and same was mutated vide Mutation Entry no. 13916 dated 18.09.1997 and certified on 03.06.1998.

13) Thereafter, Mrs. Reshma Sanjay Kulkarni executed an Agreement dt. 18.06.2007 bearing registration No.3921/2007 and General Power of Attorney dated 18.06.2007 bearing Registration No. 4013/2007 in favour of her husband Mr. Sanjay Madhukar Kulkarni with consented by Mr. Shubangi Sunil Hingmire area admeasuring about 00 Hector 12.5 Ares out of 00 Hector 25 Ares, totally admeasuring about 00 Hector 69 Ares situated at Village Kondhwa Budruk.

14) Thereafter, Mrs. Reshma Sanjay Kulkarni have executed a Sale Deed dated 31.01.2012 bearing registration No. 971/2012 for an area admeasuring about 00 Hector 12.5 Aar out of 00 Hector 25 Aar out of totally admeasuring about 00 Hector 69 Aars. Survey

No. 28 Hissa No. 2 of Survey No. 28 Hissa NO. 2 in favour of Sanjay Madhukar Kulkarni with consented by Shubhangi Sunil Hingmire.

15) Thereafter, Mr. Sanjay Madhukar Kulkarni is not mutated on 712 extract and other concern revenue record till today.

16) Thereafter, M/s Akshay Enterprises through its sole proprietor Mrs. Asmita Ashok Kataria purchased an area admeasuring about 00 Hectore 25 Ares out of Survey No. 28 Hissa No.2 out of total admeasuring about 00 Hectore 69 Aars situated at Village Kondhwa Budruk from mrs. Shubhangi Sunil Hingmire and Mrs. Sanjay Madhukar Kulkarni, pursuant to the registered Sale Deed dated 24.08.2012 which is duly registered at the office of Sub-Registrar, Haveli No. 4 Pune, at sr. No.8064/2012. Thereafter, name of M/s Akshay Enterprises though its sole proprietor Mrs. Asmita Ashok Kataria was mutated in the revenue records vide mutation entry No. 28707 dt. 15.09.2012 and certified on 29.12.2012.

17) Thereafter, M/s Akshay Enterprises through its sole proprietor Mrs. Asmita Ashok Kataria purchased an area admeasuring about 00 Hectare 43 Aars plus potkharaba admeasuring about 00 Hectare 01 Aars, thus total admeasuring about 00 Hectare 44 Aars out of total admeasuring about 00 Hectare 69 Aars situated at Village Kondhwa Budruk from 1) Kamlesh Kanhayalal Dharmadasani, 2) Haresh Kanhayalal Dharmadasani through its Power of Attorney Holder Mr. Kamlesh Kanhayalal Dharmadasani, 3) Smt. Vanita Arjun Bhagtani consented by Madhav R. Uttamchandani, Girish pursuant

to the registered Sale Deed dated 01.12.2012 which is duly registered at the office of Sub-registrar Haveli No. 4 at Sr. No. 10896/2012. Thereafter, the name of M/s Akshay Enterprises through its sole proprietor Mrs. Asmita Ashok Katariya was mutated in the revenue records vide Mutation Entry No. 29042 dt. 07.12.2012 and certified on 29.12.2012.

18) Thereafter, Mr. Kamlesh Kanhayalal Dharmadasani, 2) Haresh Kanhayalal Dharmadasani through Power of Attorney Holder Kamlesh Kanhayalal Dharmadasani, 3) Vanita Arjun Bhagtani, 4) Mr. Madhav R. Uttamchandani, 5) Mr. Girish Madhav Uttamchandani executed the General Power of Attorney dated 01.12.2012 bearing registration No. 10884/2012 in respect of land admeasuring about 00 Hectore 44 are out of land bearing Survey No. 28 Hissa No. 2 admeasuring about 00 Hectore 68 Ares plus potkharaba admeasuring about 00 Hectore 01 Ares thus total admeasuring about 00 Hectore 69 Aars situated at Village Kondhwa Budruk in favour of M/s Akshay Enterprises through its sole proprietor Mrs. Asmita Ashok Kataria.

19) Thereafter, Mr. Arjun Shamdas Bhagtani executed general Power of Attorney dated 01.12.2012 bearing registration No. 10890 in respect of the land bearing survey No. 28, Hissa No. 2 admeasuring about 00 hectore 68 Aars plus potkharaba admeasuring about 00

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Hectore 01 Aars, thus total admeasuring about 00 Hectare 69 Aars situated at Village Kondhwa in favour M/s Akshay Enterprises through its sole proprietor Mrs. Asmita Ashok Kataria.

20) At Specific instructions, I have caused search in respect of the said property described in subject above for last 30 years from Index II registers maintained in the office of Sub-Registrar Offices vide receipt of payment bearing No.8627/2012 dated 13.12.2012 Sr. No. 0333507 issued by the office of Sub-Registrar Haveli No. II, wherein, from available Index II registers, I did not come across any other entry showing encumbrances upon the said property. However, based on available Index II record maintained by the offices of Sub-Registrar. It appears that the said property does not form subject matter of any registered Deed or document except specifically disclosed in paras hereinabove written.

21) **Opinion:-** on perusal of the photocopies of documents provided to me and after causing search for relevant years from available Index II registers maintained by the office of concerned Sub-Registrar, I am opinion that the bearing New Survey No.28 Hissa No. 2 (Old Survey No.24 Hissa No. 2) situated at Village Kondhwa Budruk.

22) Based on the above and subject to what is stated herein, I am the opinion that Mrs. Asmita Ashok Kataria sole proprietor of M/s Akshay Enterprises have clear and marketable title and subject to

R. G. G. K. E.

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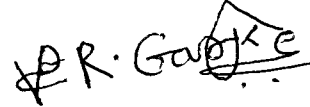
VAISHALI R. GARJE

B.A., LL.M.
Advocate

the foregoing contents of this report, title of the said captioned property is unencumbered and marketable.

This search report given on 09th January 2013 under my signature.

Hence this Search Report.



Vaishali Garje
ADVOCATE

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