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Ref. No. : CP/MB/16B/2023

Date : October 18, 2023

**SEARCH AND TITLE REPORT**

**I. INTRODUCTION :**

(A) All that piece and parcel of plot earmarked as No. H admeasuring an area 2454.75 sq. mtrs. bearing Survey. No. 4/1A/1B/2/3/4/5/6 its corresponding CTS No. 802/8 [as per Demarcation and Sanctioned Plan bearing No. CA/94/17168 dated 21/06/2023 CTS No. (802, 805, 806, 807)] situated, lying and being at revenue Village Wanwadi, within the limits of Pune municipal corporation Taluka-Haveli, District- Pune together with old building of Ground plus 3 stories standing thereon having 31 residential tenements of 14,806.50 sq. ft. built up.

(B) A Search of reference in Index II registers for this property comprising for the period 1994 to 2001 at Haveli No. 2; for the period from 2002 to 2023 computer entries on the web-site of *igr.maharashtra.gov* available on-line. Also, few xerox copies of documents pertaining to the subject property have been perused.

**II. DEVOLUTION OF TITLE WITHIN LAST 30 YEARS :**

I have perused copies of the following documents on which I have based my this report :

1. 7/12 extracts for :

S. No. 4/1A from 1953 – 1974

S. No. 4/1A/1 from 1976 - 1998

S. No. 4/1B+2+3+4 from 1953 – 1965

*M. Balachandran*

S. No. 4/1B+2+3+4/2	from 1989 – 1998
S. No. 4/1B+2+3+4/3	from 1989 – 1998
S. No. 4/1B+2+3+4/4	from 1989 – 1998
S. No. 4/1B+2+3+4/5	from 1992 – 1998
S. No. 4/1B+2+3+4/6	from 1984 – 1998
S. No. 4/1A/1B/2/3/4/5/6	from 2015 – 2018

Plot No. H

2. Mutation Entry Nos. 455, 1562, 1853, 1868, 2132, 2170, 2175, 2654, 3469, 3497, 3845, 3901, 4889, 6226 and 6578.
3. Property Card for CTS No. 802/8 issued on 11/05/2020
4. Development Agreement dated 24/09/1988 registered at the Office of Sub-Registrar Haveli No. 19 at Serial No. 15584/1988 between 1) Mr. Maruti Rauba Jambhulkar, 2) Mr. Dattatraya Ravba Jambhulkar, 3) Dnyanoba Ravba Jambhulkar (through POA Holder Mr. Maruti Ravba Jambhulkar), 4) Mr. Tukaram Ravba Jambhulkar, 5) Mr. Ramdas Ravba Jambhulkar, 6) Mr. Raju Ravba Jambhulkar, 7) Mrs. Hausabai Ravba Jambhulkar and Mr. K. M. Hari.
5. Irrevocable General Power of Attorney dated 08/03/1989 (registered) by 1) Mr. Maruti Rauba Jambhulkar, 2) Mr. Dattatraya Ravba Jambhulkar, 3) Dnyanoba Ravba Jambhulkar (through POA Holder Mr. Maruti Ravba Jambhulkar), 4) Mr. Tukaram Ravba Jambhulkar, 5) Mr. Ramdas Ravba Jambhulkar, 6) Mr. Raju Ravba Jambhulkar, 7) Mrs. Hausabai Ravba Jambhulkar in favour of Mr. Hitendra Hari Khubchandani.
6. Copy of Commencement Certificate No. 1533 dated 13/12/1988

Hitendra Hari Khubchandani

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7. Copy of part Completion Certificate bearing No. 2189 dated 31/12/1991 for 20 flats + parking
8. Copy of Completion Certificate bearing No. BCO/03/94 dated 01/08/1998 for 11 flats
9. Copy of N. A. Order No. NA/SR/PRN.SR.146.89 dated 17/06/1989
10. Copy of Order No. PUN-1087/(199)/DESK/XV dated 15/12/1987 issued by the Housing and Special Assistance Department
11. Copy of Certificate of Registration of 'Issar Co-operative Housing Society Ltd'
12. Title Certificate dated 20/03/1990 of Advocate S. N. Khurpe.

**After perusing the documents as aforesaid and based thereon I here below give the brief history of the captioned property as under :-**

As could be ascertained from the documents such as 7 x 12 extracts from 1953-54 onward it appears that the land bearing (i) S. No. 4/1B + 2+3+ 4 area 1 Acre 20 Gunthas assessed for land revenue at Rupaye 6 Annas 14 Pai 0 and (ii) S. No. 4/1A area 0 Acre 26 Gunthas assessed for land revenue at Rupaye 2 Annas 14 Pai 0 of Village Wanawadi within PMC limits, Dist: Pune belonged to Mr. Rau Laxman Jambhulkar. He acquired the same upon death of his father Laxman Shivram Jambhulkar who died on 26/4/1940 (M. E. No. 455 dated 17/1/1941 refers).

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Thereafter, the said Rau alias Ravba Laxman Jambhulkar expired on 20/04/1966 leaving behind him his legal heirs namely i. Mr. Maruti Ravba Jambhulkar (son) Age 22 years, ii. Mr. Dattatraya Ravba Jambhulkar, iii. Mr. Tukaram Ravba Jambhulkar, iv. Mr. Ramdas Ravba Jambhulkar, v. Mr. Dnyanoba Ravba Jambhulkar, vi. Mr. Laxman Rauba Jambhulkar (six sons), vii. Mrs. Hausabai Rauba Jambhulkar (wife (I), viii. Mrs. Kantabai Dnyanoba Batadh, ix. Mrs. Anjani Shivram Kudale, x. Ms. Baby Ravba Jambhulkar (three daughters), xi. Mrs. Parvatibai Ravba Jambhulkar (wife (II), xii. Ms. Suman Ravba Jambhulkar, xiii. Ms. Nandabai Ravba Jambhulkar (two daughters) and the name of Mr. Maruti Ravba Jambhulkar as HUF Manager for No. i to x and the name of Parvatibai was recorded as manager of HUF & natural guardian of Suman and Nandabai on the 7/12 extract vide Mutation Entry No. 1562 dated 24/05/1966. However the entry of the name of Maruti Jambhulkar recorded as Manager of HUF vide mutation entry no. 1562 came to be deleted and the names of all legal heirs were duly recorded on the 7/12 extract vide Mutation Entry No. 3328 dated 10/02/1994

Upon implementation of Metric system, the area and revenue assessment of the said land came to be changed vide Mutation Entry No. 1853 dated 12/01/1971.

Vide Mutation Entry No. 1868 it appears that Maruti Ravba Jambhulkar and Parvatibai Ravba Jambhulkar made an application stating that the partition was effected of their lands holding in common and accordingly the land bearing S. Nos. 4/1A, 4/1B+2+3+4 & 4/9+10 were allotted to Maruti Ravba Jambhulkar Manager of HUF and the land bearing S. Nos. 46/1 to 14 & 47/2 were allotted to Parvatibai Ravba Jambhulkar as Manager of HUF and the effect of the same was given to the 7/12 extract vide said Mutation Entry No. 1868 dated 17/06/1971.

The said Mr. Maruti Ravba Jambhulkar, Mr. Dnyanoba Ravba Jambhulkar and Mrs. Hausabai Ravba Jambhulkar sold / transferred small portion out of Survey No. 4/1B+2+3+4 to the various persons vide registered sale deeds and thereby

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the S. No. 4/1B+2+3+4 came to be divided and new hissa numbers were generated and S. No. 4/1B+2+3+4/1 continued with landowners and details of such persons and sale deeds are as under :

Survey No.	Area Hectare - Ares	Sale Deed Dated	Possessor	Mutation Entry No./ Dated
4/1B+2+3+4/2	00 - 03.5	20/01/1976	Kalavati J. Gawali	2132 / 02/03/1976
4/1B+2+3+4/3	00 - 03	12/08/1975	Parvatibai Gangadhar Karanjekar & Kamlabai Ramesh Gavade	2175 / 14/06/1977
4/1B+2+3+4/4	00 - 04	26/11/1979 read with Correction Deed 11/05/1989 8063/1989	Madhukar Baburao Dharwadkar	3497 / 20/08/1995
4/1B+2+3+4/5	00 - 04	26/11/1979 read with Correction Deed 21/01/1994 4604/1994	Aabasaheb Baburao Bhujbal	3496 / 20/08/1995
4/1B+2+3+4/6	00 - 07.18	26/11/1979	Paradise Co-operative Housing Society Limited	2654 / 23/05/1984

Vide Mutation Entry No. 2170 dated 15/02/1977 the charge of Tagai loan came to be deleted from the other right column since the same was repaid by Maruti Ravba Jambhulkar.

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In 1976, the Urban Land (Ceiling and Regulation) Act, 1976 was in force and restrictions were imposed on the holding of vacant land exceeding 1000 sq. mtrs. Accordingly, the said Mr. Maruti Ravba Jambhulkar filed statement of his total holding of vacant and non-vacant land under Section 6 of the said Act to the Competent Authority and Urban Agglomeration Commissioner and the said Authority vide its Order dated 16/03/1985 issued under Section 8(4) of the said Act and permitted to retain the land from S. No. 4/1B+2+3+4 as per his choice. The said Mr. Maruti Ravba Jambhulkar applied for exemption under Section 20 of the ULC Act to the said excess land for construction of tenements to the Housing and Special Assistance Department and vide Order No. PUN-1087/(199)/DESK/XV dated 15/12/1987 the Housing and Special Assistance Department accorded exemption to the said applicant for construction of tenements to the weaker sections of society on the surplus land out of S. No. 4/1B+2+3+4 Part and 4/1 – A Part at Wanowarie Pune, admeasuring 2454.75 sq. mtrs.

Further, the said 1) Mr. Maruti Rauba Jambhulkar, 2) Mr. Dattatraya Ravba Jambhulkar, 3) Dnyanoba Ravba Jambhulkar (through POA Holder Mr. Maruti Ravba Jambhulkar), 4) Mr. Tukaram Ravba Jambhulkar, 5) Mr. Ramdas Ravba Jambhulkar, 6) Mr. Raju Ravba Jambhulkar, 7) Mrs. Hausabai Ravba Jambhulkar granted development rights of in favour of Mr. K. M. Hari for the land bearing S. No. 4/1-B+2+3+4 (Part) and 4/1/1 – A (Part) admeasuring 2454.75 sq. mtrs. vide Development Agreement dated 24/09/1988 registered at the Office of Sub-Registrar Haveli No. 19 at Serial No. 15584/1988 and also executed an Irrevocable General Power Of Attorney dated 08/03/1989 duly authenticated before the Sub – Registrar Haveli No II (Receipt No. 163) in favour of Mr. Hitendra Hari Khubchandani.

The Collector, Pune Revenue Branch granted N. A. permission vide its Order No. NA/SR/PRN.SR.146.89 dated 17/06/1989 to the said Mr. Maruti Ravba

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Jambhulkar and others for the land bearing S. No. 4/1B+2+3+4 admeasuring 2454.75 sq. mtrs.

The said Dattatray Ravba Jambhulkar expired on 14/12/1995 leaving behind him his legal heirs namely Santosh Dattatray Jambhulkar, Satish Dattatray Jambhulkar (two sons), Sau. Meena alias Hemlata Ravindra Badhe (married daughter) & Smt. Tarabai Dattatray Jambhulkar (wife) Age 50 years and their names were duly recorded on the 7/12 extract vide Mutation Entry No. 3845 dated 21/11/1997.

The said Mr. K. M. Hari got the plan sanctioned from Pune Municipal Corporation vide Commencement Certificate No. 1533 dated 13/12/1988 and caused construction of 20 flats + parking on the said Property and upon completion obtained part Completion Certificate bearing No. 2189 dated 31/12/1991 and further constructed 11 flats and upon completion obtained Completion Certificate bearing No. BCO/03/94 dated 01/08/1998.

The said Developer thereafter formed a Tenant Co-Partnership Housing Society Ltd. named and styled as 'Issar Co-operative Housing Society Ltd' registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing registration No. PNA/PNA (2)/HSG/(TC)/3986/98-99 dated 01/07/1998 comprising of 31 members holding 5 fully paid up shares each of Rs. 50/-.

The said land continues to remain on the name of the landowners as no conveyance has been executed by the landowners and the said Mr. K. M. Hari for the said land.

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Vide Mutation Entry No. 3901 dated 04/02/1998 it is seen that as per revised layout sanctioned by Pune Municipal Corporation bearing No. DPO/1750/VI 141 dated 26/08/1997 S. No. 4/1B+2+3+4 came to be divided into 8 parcels of land and whereby area admeasuring 2454.75 sq. mtrs. (surplus land + road) was given S. No. 4/1A+1B+2+3+4+5+6 Plot No. H and Original S. Nos. 4/1A/1, 4/1A/2, 4/1B+2+3+4/1A, 4/1B+2+3+4/1B, 4/1B+2+3+4/2, 4/1B+2+3+4/3, 4/1B+2+3+4/4, 4/1B+2+3+4/5 & 4/1B+2+3+4/6 were discontinued.

Further, S. No. 4/1A+1B+2+3+4+5+6 Plot No. H was changed/corrected into New S. No. 4/1A/1B/2/3/4/5/6 Plot No. H vide Mutation Entry No. 4889 dated 26/10/2004.

It appears from the Mutation Entry No. 6226 dated 30/03/2015 that as per Order of Tahsildar bearing No. Correction/SR/22/2014 dated 23/03/2015 the charge of Rs. 8, 25,000/- created on the land bearing S. No. 4/1A/1B/2/3/4/5/6/Plot No. H in favour of Sanmitra Sahakari Bank came to be deleted.

That vide Letter bearing No. Bhu.A.2/Ja.Kra.603/Wanwadi/2018 dated 07/05/2018 of Town Survey Officer, Class 2 Pune, Letter bearing Hakkanond/Kavi/490/18 dated 09/05/2018 the Tahasildar, Pune City the 7/12 extract bearing S. No. 4/1A/1B/2/3/4/5/6 Plot No. H were discontinued and effect of the same was given vide Mutation Entry No. 6578 dated 14/05/2018.

That under the provisions of the Urban Land (Ceiling and Regulation) Act 1976 and the directive issued by the Government (ULC) dated 01/08/2019 by the Hon'ble Supreme Court as the guidelines for exemption of such lands, the stipulated one time premium of Rs. 13,90,003/- (Rupees Thirteen Lakhs Ninety Thousand and Three Only) has been paid and order of exemption bearing No.

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ULC/KA-3/ K-20/ SR/27/2023 dated 22/08/2023 has been obtained from the Appropriate Authorities.

**III. PERMISSIONS/NOCs/DOCUMENTS REQUIRED :**

1. Legible complete copy of Mutation Entry No. 3032.
2. Mrs. Kantabai Dnyanoba Batadh, Mrs. Anjani Shivram Kudale, Ms. Baby Ravba Jambhulkar (daughters) are also legal heirs of late Ravba Jambhulkar alongwith Maruti Ravba Jambhulkar and necessary parties to the said Development Agreement dated 24/09/1988 registered at the Office of Sub-Registrar Haveli No. 19 at Serial No. 15584/1988 however they have not been made parties to the said Development Agreement. Clarification in this regard is required.
3. HUF of Mr. Maruti Ravba Jambhulkar (Age 45 years), Mr. Dattatray Ravba Jambhulkar (Age 43 years), Mr. Dnyanoba Ravba Jambhulkar (Age 41 years), Mr. Tukaram Ravba Jambhulkar (Age 39 years), Mr. Ramdas Ravba Jambhulkar (Age 37 years), Mr. Raju Ravba Jambhulkar (Age 35 years) do not appear to have been covered in the said Development Agreement dated 24/09/1988 reg. No. 15584/1988, Haveli No. 19. Clarification in this regard is required.
4. Status about compliance of unpaid consideration as mentioned in the said Development Agreement is required.

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IV. FOR THE PURPOSE OF THIS REPORT IT IS ASSUMED THAT :

1. The mutation entries provided accurately reflect the transactions contained therein and have presumed the correctness of the contents thereof in accordance with Section 157 of the Maharashtra Land Revenue Code, 1966 and the mutation entries and other revenue records, which are not available do not have any adverse effect on the title of the captioned properties;
2. The persons executing the documents have the necessary authority to execute the same and the signature /stamp are genuine and authentic;
3. All documents/records submitted as photocopies conform to the originals and all such originals are authentic and complete;
4. The applicable stamp duty and registration charges in respect of the title deeds and documents, including antecedent documents, have been properly paid and there are no arrears and/or demand for payment in respect thereof;
5. Unless specifically stated otherwise no search /verification is carried out in any courts and the report is issued subject to the presumption that there is no pending litigation, proceedings, enquiry, etc., before any court of law, tribunal, etc., in respect of the said property.
6. No investigation / enquiry into the total holdings of the said owner(s) to ascertain whether they exceed the holding limit specified under The Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961 is done.

  
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7. This report does not express any opinion about /relating to areas, plot boundaries, zoning, user, acquisition or reservations or plan permissions, approvals or development potential /FSI of the said Property.

**V. CONCLUSION/CERTIFICATE :**

From the fore-goings I am of the opinion that based on the copies of the documents produced and subject to the compliance of the requisitions contained in Item No. III hereinabove, the said land-owners are having clear and marketable title to the said property. Mr. K. M. Hari holds comprehensive development rights by virtue of registered Development Agreement dated 24/09/1988 registration No. 15584/1988 at Sub-Registrar, Haveli No. 19 and General Power of Attorney dated 08/03/1989 duly authenticated before the Sub – Registrar Haveli No II (Receipt No. 163). Further, subject to the availability of the Index II registers/on-line entries, there is no encumbrance found recorded.

This report is accordingly issued and copies of all documents are returned.



**Maria Balachandran**

**Advocate**

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**Advocate**

(Reg.No.MAH/5108/2021)

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CHALLAN  
MTR Form Number-6



GRN	MH001025221202324E	BARCODE					Date	22/04/2023-16:41:25	Form ID															
Department					Inspector General Of Registration					Payer Details														
Search Fee					Type of Payment					Other Items					TAX ID / TAN (If Any)									
Office Name					HVL1_HAVELI NO1 SUB REGISTRAR					Full Name					Advocate Maria Balachandran									
Location					PUNE					Flat/Block No.														
Year					2023-2024 One Time					Premises/Building														
Account Head Details					Amount In Rs.					Road/Street														
0030072201 SEARCH FEE					750.00					Area/Locality														
										Town/City/District														
										PIN														
										Remarks (If Any)														
										S. No. 4 CTS No. 802/8 Wanowarie Pune Search from 1994 to 2023 Part														
										Amount In					Seven Hundred Fifty Rupees Only									
Total					750.00					Words														
Payment Details					BANK OF INDIA					FOR USE IN RECEIVING BANK														
Cheque-DD Details					Bank CIN					Ref. No.					02202292023042205457					149284555				
Cheque/DD No.					Bank Date					RBI Date					22/04/2023-16:41:25					Not Verified with RBI				
Name of Bank					Bank-Branch					BANK OF INDIA														
Name of Branch					Scroll No. , Date					Not Verified with Scroll														

Department ID :

Mobile No. : 8855022324

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.