

SUDHAKAR M. BACHATE

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Pune 411005

SEARCH AND TITLE INVESTIGATION REPORT

1. My client Mrs. Shikha Ajit Sancheti, Residing at 1/1B, Laukit Society, Kothrud, Pune 411 029 has requested me to scrutinize and examine the marketable title in respect of the property described in Paragraph No.2 herein below mentioned.

2. DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of the property admeasuring 00 Hectare 29.50 Are out of the land bearing Survey No.47 admeasuring 00 Hectare 59 Are Assessed at Rs.00.41 Paise situated at Village Bhugaon, within the limits of Zilha Parishad Pune, Taluka Panchyat Haveli and Grampanchayat Village Bhugaon and within the Registration District Pune, Sub Registration District and Taluka Haveli, which is bounded as follows :-

On or towards East : By Survey No.44, 45.
On or towards South : By Pune Paud Road
On or towards West : By remaining part of Survey No.47
On or towards North : By Survey No.49

Alongwith right to use FSI as permitted by the Development Controlling Authority from time to time.

Hereinafter for the sake of brevity and convenience aforesaid property is referred to or called as "THE SAID PROPERTY".



3. HISTORY OF THE TITLE OF THE PROPERTY DESCRIBED IN PARAGRAPH NO.2 :-

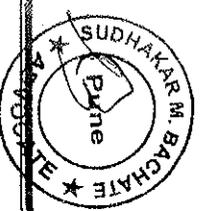
- A. Mutation Entry No.800 Village Bhugaon shows that, Mr.Soma Devji Mirghe is not occupying/not in possession of the properties as per the Falani Extract No.12 dated 23/02/1939 and he is occupying/in possession of the properties which came to his share and he is also occupying/in possession of the properties came to the share of Master Namdev Bhau Mirghe through his guardian Smt.Muktabai Rambhau Mirghe hence name of said Mr.Soma Namdev Mirghe was mutated in revenue record as owner and possessor of Survey No.47 Village Bhugaon and other properties mentioned in the said mutation entry and name of Master Namdev Bhau Mirghe through his guardian Smt.Muktabai Rambhau Mirghe was kept in other right column.
- B. In pursuance of implementation of The Maharashtra Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 and Aakarband alongwith Hissa Form No.12 issued by Special District Inspector of Land Records, the Mutation Entry No.1762 Village Bhugaon was certified and area and Aakar of all lands in Village Bhugaon was converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry area of Survey No.47 admeasuring 01 Acre 18 Guntha, Assessed at 00 Rupees 06 Aane 06 Pai Village Bhugaon was converted as Survey No.47 admeasuring 00 Hector 59 Are Assessed at Rs.00.41 Paise and effect of the same was given in revenue record.
- C. Mutation Entry No.3261 Village Bhugaon shows that, Mr.Somaji Devji Mirghe expired on 27/08/1989 leaving behind him Five sons namely Mr.Maruti, Mr.Bajirao, Mr.Dnyanoba, Mr.Rambhau, Mr.Tukaram and one married daughter namely Mrs.Yashodabai Dattatraya Nigune as his legal

heirs and accordingly names of the aforesaid heirs were mutated in revenue record of Survey No.47 Village Bhugaon as owners and possessors thereof by deleting name of the deceased.

D. Mutation Entry No.3801 Village Bhugaon Shows that, as per the Order bearing No.Ku.Ka. Bhugaon/1/95 dated 14/08/1995 name of Master Namdev Bhau Mirghe through his guardian Smt.Muktapai Rambhau Mirghe kept in other right column of revenue record of Survey No.47 Village Bhugaon and other properties was deleted.

E. Mutation Entry No.4012 Village Bhugaon shows that, by Sale Deed registered in the office of Sub Registrar Mulshi at Serial No.1144/1996 on 25/05/1996, Dr.Prakash Virbhan Katariya, Mrs.Seema Suresh Davalbhakt have purchased the property bearing Survey No.47 Village Bhugaon from Mr.Maruti Somaji Mirghe, Mr.Bajirao Somaji Mirghe, Mr.Dnyanoba Somaji Mirghe, Mr.Tukaram Somaji Mirghe, Mr.Rambhau Somaji Mirghe and Mrs.Yashodabi Dattatraya Nigune and accordingly names of the aforesaid purchasers have been mutated in revenue record of Survey No.47 Village Bhugaon as owners and possessors by deleting names of the aforesaid vendors.

F. Mutation Entry No.4037 Village Bhugaon shows that, by Sale Deed which is registered in the office of Sub Registrar Mulshi at Serial No.2199/1996, Mr.Suryaji Shankarrao More and Mrs.Aasha Suryaji More have purchased the property admeasuring 00 Hectare 29.50 Are out of the land bearing Survey No.47 Village Bhugaon from Mr. Dr.Prakash Virbhan Katariya with the consent of Mrs.Seema Suresh Davalbhakt and accordingly names of the aforesaid purchasers have been mutated in revenue record of Survey No.47 Village Bhugaon as owners and possessors by deleting names of the aforesaid vendor with respect to the purchased area.



G. Mutation Entry No.6347 Village Bhugaon shows that, by Sale Deed dated 07/08/2008 registered in the office of Sub Registrar Mulshi at Serial No.6101/2008, Mrs.Shikha Ajit Sancheti has purchased the property admeasuring 00 Hectare 29.50 Are out of the land bearing Survey No.47 Village Bhugaon from Mrs.Seema Suresh Davakhakt and Mr.Suresh Digambar Davalbhakt and accordingly name of the aforesaid purchaser has been mutated in revenue record of Survey No.47 Village Bhugaon as owner and possessor by deleting name of the Mrs.Seema Suresh Davalbhakt with respect to the purchased area.

4. DOCUMENTS RELIED UPON:-

- i) Copies of 7/12 Extracts of year the 1950 to 1963, 1963 to 1974, 1974 to 1988, 1988 to 2000, 2000 to 2010, 2001 to 2017 of the property bearing Survey No.47 Village Bhugaon.
- ii) Mutation Entry No.800, 1762, 3261, 3801, 4012, 4037 and 6347 of Village Bhugaon.
- iii) Copy o Sale Deed dated 08/03/1996 registered in the office of Sub Registrar Mulshi at Serial No.1144/1996.
- iv) Copy of Sale Deed dated 31/05/1996 registered in the office of Sub Registrar Mulshi at Serial No.2199/1996.
- v) Copy of Sale Deed dated 07/08/2008 registered in the office of Sub Registrar Mulshi at Serial No.6101/2008.

5. SEARCH OF THE INDEX II REGISTERS:-

My colleague Advocate Mangesh S. Jagtap has paid search fees of Rs.3,000/- in the office of Sub-Registrar Haveli No.1 by Receipt/GRN No.MH006761951201617E dated 15/12/2016 for Survey No.44, 45, 47 and 49 Village Bhugaon. He has been in the office of Sub-Registrar Maval,

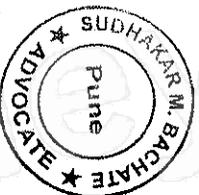
Mulshi and at JDR Office for online search and had carried out search for the last 30 years, i.e. from the year 1987 to 2016 (both years inclusive) from the Index-II Registers which were made available to him by the Sub-Registrar Naval and Mulshi and has given his Search Report dated 13/01/2016.

6. **CONCLUSION AND CERTIFICATE OF TITLE :-**

On relying upon the available documents, title deeds, in my opinion Mrs. Shikha Ajit Sancheti is the owner of the said property and she has good marketable title in respect of the said property free from all encumbrances, charges or claims of whatsoever nature.

Place: Pune

Date: 16/01/2017



SMBachate
Sudhakar M. Bachate

ADVOCATE