



|| SHREE GANESH PRASSANA ||

DOCUMENT NAME :- SEARCH REPORT.

REGISTRATION NO :-

DOCUMENT DATE :- 14/05/2016.

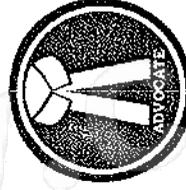
THE SUB REGISTRAR OFFICE HAVELI NO :-

BETWEEN

NAME :- M/s. Asha Heritage Developers.

AND

NAME :-



AMM CHOUDHARY & ASSOCIATES

ADVOCATES • LAWYERS • ATTORNEY

Residence :- "Kuber Market, F. No. 25, Padwal Ali, Chaphekar Chowk,
Chinchwadgaon, Pune - 411 033.

Office :- Office No. 23, Sukhwani Chambers, Station Road,
Pimpri, Pune - 411 018.

☎ - Office Tele Fax:- 020 - 30690999 (Home) 020 - 32531007

Cell No :- 99212 00786., 9921 210786., 7798628799

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- ♦♦ CIVIL CASES ♦♦ CRIMINAL CASES ♦♦ CONSUMER CASES
- ♦♦ CHEQUE BOUNCED CASES ♦♦ MATRIMONIAL CASES
- ♦♦ REVENUE CASES ♦♦ FAMILY MATTER ♦♦ DIVORCE MATTER
- ♦♦ RENT MATTER ♦♦ CONVEYANCING ♦♦ DRAFTING OF DOCUMENTS ♦♦ LAND DEALING CONSULTANT



Friday, 13 May 2016 6:25 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

सावाचे नाव: चौवीसवाडी

पावती क्र.: 5333 दिनांक: 13/05/2016

इन्वॉयसाचा अत्रक्रमांक: इवय18-0-2016

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अमित ए. चौधरी

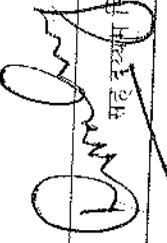
वर्णने अत्र क्र. 755 शोध 1986 ते 2016 30 वर्षे म. नं. 153/2 क्षेत्र 80 आर.

SEARCHFEE

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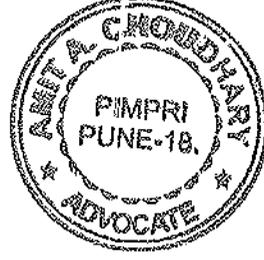
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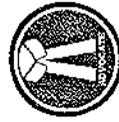
रु. 750.00


सह-दुय्यम निबंधक,
दवेली-18

1): देयकाचा प्रकार: By Cash रकम: रु 750/-

सह-दुय्यम निबंधक
दवेली क्र. १८, (वर्ग २), पुणे





AMIT .A. CHOUDHARY
ADVOCATE

Residence :-

"Kuber Market" Flat No. 25,
Padwal Ali, Chaphekar Chowk,
Chinchwad Pune - 411 033.
Phone No.- 020- 32531007.
Mobile No :- 99212 00786.

Office :-

Office No:- 23,
"Sukhwani Chambers"
11nd Floor, Station Road,
Pimpri, Pune - 411 018.
Phone No. :- 020-30690999

Date :- 14/05/2016

SEARCH REPORT

This is to certify that I have investigated the title of Property bearing Survey No. 153 having Hissa No. 2 having total admeasuring area of 00 H. 80 Ares out of area admeasuring 00 H. 40 Ares i.e. 4000 Sq. Mtrs., which is assessed at Rs. 6.00 Paise situated at Village Chovisawadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Disttict Pune and which is more particularly described in the Schedule "A" written hereunder.

And Property bearing Survey No. 153 having Hissa No. 2 having total admeasuring area of 00 H. 80 Ares out of area admeasuring 00 H. 40 Ares i.e. 4000 Sq. Mtrs., which is assessed at Rs. 6.00 Paise situated at Village Chovisawadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Disttict Pune and which is more particularly described in the Schedule "B" written hereunder.

"Hereinafter referred to as the.....said Properties"

1) I was entrusted with an assignment by M/s. Asha Heritage Developers, A Partnership Firm Through its Partners Shri. Chandrakant Premajibhai Patel & Others to have the search for the last 30 years and Title Report in respect of the said property.

2) Accordingly, the Search has been carried out in the concerned office of Sub - Registrar, Haveli, District Pune, for the period referred hereinabove. The said Search however, is subject to the registers not available in the said offices, the same either having been send for binding or most of the record was found to be in torn condition or not available.



Therefore, this Report is solely based on the record that was made available for inspection.

3) That the said Search Report is subject to the available records only and besides that if any transaction regarding to the said property is carried out then those records are not available for my perusal. Therefore the said search is strictly based on the records which are available for my inspection in respect of the said property.

4) That the Property bearing Survey No. 951 having Hissa No. 2 and having total admeasuring area of 00 H. 80 Ares situated at Village Charholi, Taluka Haveli, District Pune was originally owned and possessed by Shri. Shankar Pandu Rasal & others and their names were recorded in the Revenue Records as the owner of the aforesaid Property.

5) That Village Chovisawadi under Village Charholi was transformed in to an independent Revenue Record under the order of the Hon'ble Collector Pune. That the said order was bearing No. प्रशासन वशी / 2346 / 4 क्र. प्रशासन ए. डी. एम. / एस/आर/17/75/शासकीय अधिसूचना महसुल व वनविभाग क्र. टी. एल. सी/1076/63923/मह. दिनांक 1976 अन्वये म. ज. म. अधि. 1966 कलम 42 च्या पोटकलम (4) व्तरे दिनांक 14 ऑगस्ट 1985. That accordingly the Property bearing Survey No. 951 having Hissa No. 2 situated at village Charholi was further classified in to Property bearing Survey No. 153 having Hissa No. 2 situated at village Chovisawadi and same is recorded vide Mutation Entry No. 1.

6) That as per the order of Hon'ble Tahasildar, Haveli, District Pune bearing order No. क्र./तहनी/कावि/791/96 दिनांक 08/02/1996 the name of Shri. Sudam Dhondiba Rasas is recorded as a owner of half share of Property bearing Survey No. 153 having Hissa No. 2 situated at village Chovisawadi Taluka Haveli, District Pune and the same was mutated vide Mutation Entry No. 577.

7) That as per the order of Hon'ble Tahasildar, Haveli, District Pune bearing order No. क्र./हनो/कावि/4780/99 दिनांक 22/06/2001 the name of Shri. Bhimaji Shankar Moghe and Shri. Ratanchand Jyotiramal Marwadi was deleted in the Property bearing Survey No. 153 having Hissa No. 2 situated at village Chovisawadi Taluka Haveli, District Pune and the same was mutated vide Mutation Entry No. 2048.

8) That Shri. Shankar Pandurang Rasal expired on 19/12/2013 leaving behind his legal heirs i.e. his son 1) Shri. Bansilal Shankar Rasal, 2) Shri. Dinkar Shankar Rasal, 3) Shri. Hanumant Shankar Rasal, 4) Shri. Bhausaheb Shankar Rasal, and his daughter 5) Sou. Usha Raju Bangude. That



the names of all legal heirs of Shri. Shankar Pandurang Rasal were recorded in the Record of Rights vide Mutation Entry No. 5317.

9) That Shri. Shankar Pandurang Rasal and Others had executed Development Agreement and Irrevocable Power of Attorney for the Property bearing Survey No. 153 having Hissa No. 2 having total admeasuring area of 00 H. 80 Ares out of property admeasuring area of 00 H. 40 Ares which is more particularly described in the Schedule "A" written hereunder and Survey No. 152 having Hissa No. 1 having total admeasuring area of 00 H. 36 situated at Village Chovisawadi, Taluka Haveli, District Pune in favour of 1) Shri. Arvind Kapurchand Solanki, 2) Shri. Sanjay Kapurchand Solanki and 3) Shri. Bharat Lalaram Choudhary. That the said Development Agreement and Irrevocable Power of Attorney is duly registered with the Sub Registrar Haveli No. 18 at their Serial No. 8403/2010 and 8405/2010 dated 20/09/2010.

10) That thereafter due to domestic problem and other work Shri. Arvind Kapurchand Solanki, 2) Shri. Sanjay Kapurchand Solanki and 3) Shri. Bharat Lalaram Choudhary had not developed the said properties and executed Cancellation Deed for the Property bearing Survey No. 153 having Hissa No. 2 having total admeasuring area of 00 H. 80 Ares out of property admeasuring area of 00 H. 40 Ares which is more particularly described in the Schedule "A" written hereunder and Survey No. 152 having Hissa No. 1 having total admeasuring area of 00 H. 36 situated at Village Chovisawadi, Taluka Haveli, District Pune in favour of Shri. Shankar Pandurang Rasal and his legal heirs. That the said Cancellation Deed is duly registered with the Sub Registrar Haveli No. 25 at their Serial No. 1896/2013 dated 07/12/2013.

11) That Shri. Shankar Pandurang Rasal and her Legal heirs had executed Development Agreement and Irrevocable Power of Attorney for the Property bearing Survey No. 153 having Hissa No. 2 having total admeasuring area of 00 H. 80 Ares out of property admeasuring area of 00 H. 40 Ares situated at Village Chovisawadi, Taluka Haveli, District Pune which is more particularly described in the Schedule "A" written hereunder in favour of M/s. Asha Heritage Developers, A Partnership Firm Through its Partners, Shri. Chandrakant Premjibhai Patel and others. That the said Development Agreement and Irrevocable Power of Attorney is duly registered with the Sub Registrar Haveli No. 25 at their Serial No. 1897/2013 and 1898/2013 dated 07/12/2013.



12) That Shri. Sudam Dhondiba Rasal and others had executed Development Agreement and Irrevocable Power of Attorney for the Property bearing Survey No. 153 having Hissa No. 2 having total admeasuring area of 00 H. 80 Ares out of property admeasuring area of 00 H. 40 Ares situated at Village Chovisawadi, Taluka Haveli, District Pune which is more particularly described in the Schedule "B" written hereunder in favour of M/s. Asha Heritage Developers, A Partnership Firm Through its Partners, Shri. Chandrakant Premjibhai Patel and others. That the said Development Agreement and Irrevocable Power of Attorney is duly registered with the Sub Registrar Haveli No. 18 at their Serial No. 1534/2014 and 1535/2014 dated 06/03/2014.

13) That Shri. Arvind Kapurchand Solanki and others and Shri. Sudam Dhondiba Rasal and others had executed Document of Easementary Right in the Property bearing Survey No. 152 having Hissa No. 2 having total admeasuring area of 01 H. 18 out of 12 Mtrs., Road situated at Village Chovisawadi, Taluka Haveli, District Pune in favour of M/s. Asha Heritage Developers, A Partnership Firm Through its Partners, Shri. Chandrakant Premjibhai Patel and others. That the said Document of Easementary Right is duly registered with the Sub Registrar Haveli No. 18 at their Serial No. 1536/2014 dated 06/03/2014.

14) That Shri. Shankar Pandurang Rasal and others and M/s. Asha Heritage Developers, A Partnership Firm Through its Partners, Shri. Chandrakant Premjibhai Patel and others executed Correction Deed in the Development Agreement for the Property bearing Survey No. 153 having Hissa No. 2 having total admeasuring area of 00 H. 80 Ares out of property admeasuring area of 00 H. 40 Ares situated at Village Chovisawadi, Taluka Haveli, District Pune which is more particularly described in the Schedule "A" written hereunder. That the said Correction Deed is duly executed before the Sub Registrar Haveli No. 25 at their Serial No. 1897/2013 dated 07/12/2013. That the said Correction Deed is duly registered with the Sub Registrar Haveli No. 18 at their Serial No. 2403/2014 dated 09/04/2014.

15) That M/s. Asha Heritage Developers, A Partnership Firm Through its Partners, Shri. Chandrakant Premjibhai Patel and others has proposed to construct a multistoried building consisting of ownership Flats, Tenements, Galas and etc., in accordance with the plans as sanctioned by the concerned Government Authority. That the concerned Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411 018 has sanctioned the said building plan and has issued Commencement Certificate on



27/11/2013 by the Commencement Certificate No. B.P./Chovisawadi/10/2013.

16) That M/s. Asha Heritage Developers, A Partnership Firm Through its Partners, Shri. Chandrakant Premjibhai Patel and others also applied to the Collector of Pune, Collectorate, Pune (Revenue Branch) for granting permission to make use of said property for Non-Agricultural purpose and accordingly the Concerned Government Authority has granted permission under Order No. PMH/NA/SR/275/2014 dated 19/07/2014 for the Property bearing Survey No. 153 having Hissa No. 2 having total admeasuring area of 00 H. 80 Ares out of property admeasuring area of 7171.78 Sq. Mtrs., situated at Village Chovisawadi, Taluka Haveli, District Pune which is more particularly described in the Schedule "A" & "B" written hereunder..

That M/s. Asha Heritage Developers, A Partnership Firm Through its Partners, Shri. Chandrakant Premjibhai Patel and others have right of Development over the said properties and also have absolute authority to evolve a scheme on ownership basis on the said property as per the aforesaid documents. And also have clear and marketable title for the said properties.

17) That previously I have issued the Search Report dated 14/08/2014 and the present Search Report is issued on basis of the previous Search Report dated 14/08/2014.

That I have perused the available records i.e. 7/12 extract, Mutation Entries, Development Agreement, and Irrevocable Power of Attorneys, Correction Deed, Cancellation Deed and other Registered Documents and Permissions and also taken 30 years i.e 1985 to 2014 search in Sub Registrar Haveli, Dist. Pune and as per the said documents I have arrived at the conclusion that M/s. Asha Heritage Developers, A Partnership Firm Through its Partners, Shri. Chandrakant Premjibhai Patel and others have the right to Develop the said property, which is more particularly described in the schedule written herein under subject to the existing provision of law.

SCHEDULE "A" OF THE PROPERTY



All that piece and parcel of the Property bearing Survey No. 153 having Hissa No. 2 having total admeasuring area of 00 H. 80 Ares out of area admeasuring 00 H. 40 Ares i.e. 4000 Sq. Mtrs., which is assessed at Rs. 6.00 Paise situated at Village Chovisawadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal

Corporation and within the Jurisdiction of Sub-Registrar Haveli, Disttict Pune which is bounded as under :-

On or towards East :-	Property of Shri. Sudam Dhondiba Rasal.
On or towards West :-	Property of Shri. Shantaram Pandurang Tapkir.
On or towards South :-	Property of Shri. Dipak Shankar Gawade.
On or towards North :-	Property of Shri. Vijay Sudam Rasal & Others.

Along with all right of apparent things thereto.

SCHEDULE "B" OF THE PROPERTY

All that piece and parcel of the Property bearing Survey No. 153 having Hissa No. 2 having total admeasuring area of 00 H. 80 Ares out of area admeasuring 00 H. 40 Ares i.e. 4000 Sq. Mtrs., which is assessed at Rs. 6.00 Paise situated at Village Chovisawadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Disttict Pune which is bounded as under :-

On or towards East :-	Property of Survey No. 155.
On or towards West :-	Property of Survey No. 153/1
On or towards South :-	Property of Survey No. 153/2.
On or towards North :-	Property of Survey No. 152/2.



**AMIT A. CHOUDHARY
ADVOCATE**

(Note:-Correspondence to be done on Residential address)

