

## SEARCH AND TITLE REPORT

CTS NO. 1116 (OLD S. NO. 2/2/1), VADGAONSHERI, PUNE



Date: 05/05/2022

**SEARCH AND TITLE REPORT**

**TO WHOMSOEVER IT MAY CONCERN:**

1. On the instance of M/s. **ROHAN KARAN INFRA**, A Partnership Firm registered under The Indian Partnership Act, 1932, having its office at - 401, Karan Vitoria, Café Goodluck Lane, CTS No. 759/28, Deccan Gymkhana, Pune 411004, through its Partners **Mr. Rohan Appasaheb Kale and Mr. Karan Kalyan Taware**, I have taken search of all that piece and parcel of land, ground, premises **City Survey NO. 1116** totally admeasuring area about **2149.70 Sq. Mtrs. (Old Survey No. 2/2/1 of Village-Vadgoansheri, Taluka- Haveli, District-Pune)**, situate and lying at village **Vadgaon Sheri**, within the Registration Sub District Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation (Hereinafter called as the '**SAID LAND**') and the subjected 'Said Land' is bounded as follows,

On or towards East - By 12 Meters Government Road,

On or towards South - By Plot No. 76 out of S. No. 1 belongs to  
Mr. Babajan Almelkar

On or towards West - By Plot No. 78 out of S. No. 1 belongs to  
Mr. Mukund Galande

On or towards North - By land belongs to Mr. Aabasaheb Murkute  
out of Survey No. 2

4/11/22





Together with assessments, appurtenances, access to road, pathways, ingress, egress other incidental, consequential and ancillary rights thereto.

**LIST OF DOCUMENTS FURNISHED FOR THE TITLE REPORT**

1. 7/12 extract of S.No.2/2 of Village-Vadgaonsheri, Taluka- Haveli, District-Pune for the years 1930-1943, 1964-1978, 1979-1992, 1992-2012, 2013-2018.
2. Order passed by the Deputy Superintendent of Land Record Haveli, Pune vide bearing No. Na. Bhu./Vadgaonsheri/Chaukashi/2022 dated 12/04/2022.
3. Property Card Extract of CTS No. 1116, Vadgaonsheri, Pune dated 04/01/2022.
4. Mutation Entry No. 383, 491, 679, 922, 1188, 1344, 1592, 1759, 1760, 1828, 16780, 20222 of Village-Vadgaonsheri, Taluka- Haveli, District-Pune.
5. Copy of Development Agreement dated 05/10/2011 registered at Sr. No.9629/2011 at the Office of Sub Registrar Haveli No.19 executed between M/s. Ishaan Associates and another, and Shri Santosh Nivrutti Galande and six others;
6. Copy of General Power of Attorney dated 05/10/2011 registered at Sr.No.9630/2011 at Office of Sub-Registrar Haveli-19 executed by Santosh Nivrutti Galande and 14 others in favour of M/s Ishaan Associates;

*Y. I. P.*





7. Copy of Agreement of Easementary Rights of Road dated 12/01/2012 executed by Mukund Nivrutti Galande and Mrs. Shweta Mukund Galande in favour of M/s. Ishan Associates registered at the Office of the Sub registrar Haveli No. 19 at Sr.No. 510/2012.

8. Copy of Gift Deed Dated 07/09/2011 executed between Santosh Nivrutti Galande and Nivrutti Ranu Galande which is registered with the Sub-Registrar Haveli 19 at Sr. No. 8687/2011.

9. Copy of Sale deed executed between Santosh Nivrutti Galande and Raju P. Oswal which is registered with the Sub-Registrar Haveli No. 07 at Sr. No. 8611/2011 dated 03/10/2011.

10. Copy of Development Agreement dated 26/04/2022 registered at Sr. No.9395/2022 at the Office of Sub Registrar Haveli No.11 executed between M/s. Rohan Karan Infra and Shri Nivrutti Ranu Galande and others;

11. Copy of Irrevocable General Power of Attorney dated 26/04/2022 registered at Sr. No.9396/2022 at Office of Sub-Registrar Haveli-11 executed by Shri Nivrutti Ranu Galande and others in favour of M/s. Rohan Karan Infra;

*Y. P.*







12. Copy of Irrevocable General Power of Attorney dated 26/04/2022 registered at Sr. No.9397/2022 at Office of Sub-Registrar Haveli-11 executed by Shri Nivrutti Ranu Galande and others in favour of Shri Santosh Nivrutti Ranu Galande;

13. Copy of Zone certificate Dated 25/11/2021.

**AS TO THE HISTORY AND OWNERSHIP OF THE PROPERTY :-**

**SURVEY NO 2/2 :**

1. That land at S.NO. 2/2 was previously owned by Shri Shripati Ganpati Galande. From Mutation entry No.384 dated 10/04/1935, it is recorded that Shripati Ganpati Galande expired on 31/03/1935 leaving behind him as his only heir son Ranu Shripati Galande and his name was recorded in the record of rights vide Mutation entry No.384.

2. After the death of Ranu Shripati Galande on 14/01/1941, his name was deleted and the names of his legal heirs namely 1) Tatyaba Ranu Galande 2) Nivrutti Ranu Galande represented through their mother Banubai Ranu Galande was mutated and the same has been recorded in the Record of Rights vide Mutation entry No.491 dated 31/01/1941;

3. From Mutation entry No.679 dated 20/10/1948, it appear that name of Bhaguji Babji Lohar was recorded as protected tenant under the provisions of Sec. 3(a) of Tenancy Act, in respect of S. No. 2/2.





4. On perusal of Mutation Entry No. 922 dated 20/10/1948, it is recorded that name of Bhaguji Babji Lohar as protected tenant was removed from the other rights column of 7/12 extract of the said S. No. 2/2 as he was not in occupation and possession of the same.

**SURVEY NO 2/2/1:**

5. On perusal of Mutation Entry 1188, it appears that Mrudulabai Bijyandra Narayan Sinha purchased the northern area of Survey No. 2/2 admeasuring about 2420 sq.mtrs. for a consideration of Rs. 27,500 (Rupees Twenty Seven Thousand Five Hundred Only) on 14/07/1965 from 1) Tatyaba Ranu Galande 2) Nivrutti Ranu Galande 3) Banubai Ranu Galande 4) Balu Tatyaba Galande and 5) Vilas Tatyaba Galande, 4 and 5 both represented through Father Tatyaba Ranu Galande registered on 26/7/1966; It appears that in the other rights column of 7/12 extract of said S. No. 2/2, a remark as to "subject to Sec. 84 of Tenancy Act" was recorded in respect of the said transaction in favour of Mrudulabai Bijyandra Narayan Sinha.

On perusal of 7/12 Extract for the year 1965-66 to 1974-75 read with Mutation Entry No. 1592 dated 20/02/1972, it is observed that as per the order passed by the Tahasildar dated 06/12/1971 in case no. 84C/290/71, the remark of "subject to Sec. 84 of Tenancy Act" from the other rights column was removed from 7/12 extract as the provisions of the Tenancy Act were not applicable to the transaction made on 14/07/1965 in favour

*Y. P. J.*





of Mrudulabai Bijyandra Narayan Sinha was removed and that of Nivrutti Ranu Galande was recorded, however the Mutation Entry recorded on the 7/12 extract with reference to the same is not available and a letter dated 21/06/2012 to that effect is given by the Tahasidar Haveli, Pune.

6. The Maharashtra Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 were implemented in the said Village and pursuant thereto, area of S. No. 2/2/1 was shown to be 00 H. 26 Ares vide Mutation Entry 1344 dated 18/02/1969.

7. Shri. Bhimrao Ganpatrao Nanaware purchased an area from and out of S.No.2/2/1 on 10/10/1974 from Tatyaba Ranu Galande, because of which said land was subdivided into Survey No.2/2/2/1/1 and Survey No.2/2/2/1/2, and Survey No.2/2/2/1/1 remained to the share of Shri. Tatyaba Ranu Galande and the same has been recorded in the Record of Rights vide Mutation Entry No.1828 dated 21/11/1974;

8. Nivrutti Ranu Galande executed a Gift Deed in favour of Santosh Nivrutti Galande in respect of 06 Ares out of Survey No. 2/2/1 on 08/09/2011, and the same is registered at Sr. No. 8687/2011 and the same is given effect to vide Mutation Entry No. 16780 dated 12/09/2011, whereby name of Santosh Nivrutti Galande is recorded as the owner of S.No. 2/2/1.

9. Santosh Nivrutti Galande for 06 Ares out of S.No.2/2/1 and Balaso Tatyaba Galande, Vilas Tatyaba Galande, Jijabai Tatyaba Galande, Prabhavati Sudam Nimhan, Vaishali Vijay Galande and Rohan Vijay Galande

*Pradip*







as the Owners of S.No.2/2/2/1, have executed a Development Agreement and a Power of Attorney on 05/10/2011 in favour of M/s. Ishan Associates, which are registered at the Office of the Sub Registrar Haveli No.19 at Sr.No.9629/2011 and 9630/2011 respectively, and Nivrutti Ranu Galande, Mangal Balaso Galande, Kamlesh Balaso Galande, Upasana Kamlesh Galande, Shailesh Balaso Galande, Sunita Vilas Galande, Poonam Mahesh Kavade have accorded their consent to the said Agreement by signing as the consenting party thereto;

10. From the Agreement of Easementary Rights of Road dated 12/01/2012, executed by Mukund Nivrutti Galande and Mrs. Shweta Mukund Galande in favour of M/s. Ishan Associates registered at the Office of the Sub registrar Haveli No. 19 at Sr. No. 510/2012, it is perused that the land bearing S. No. 1, Plot No.78 admeasuring 3.48 Ares adjacent to S.No.2/2/1 and 2/2/2/1 is owned by Mukund Nivrutti Galande and Mrs. Shweta Mukund Galande and they have assigned the easementary rights in respect of the use of 4.5 mtrs. i.e. 15 ft. wide road to and in favour of M/s. Ishan Associates vide said Agreement dated 12/01/2012.

11. On perusal of letter dated 21/02/2012 by Tahasildar Haveli, Pune and Letter dated 23/07/2018 by Tahasildar Haveli, Pune, it is observed that Mutation Entry No. 1348, 1689 are not available in the revenue record, same being in torn condition.







12. From Mutation entry No.2022 dated 02/06/2018, it appear that pursuant to order of Deputy Superintendent of Land Record Haveli, Pune vide order no. Na. Bhu. 7/12 duyyam paddhat /vadgaonsheri/ja. Kra. 1081/2018 together Order of Tahsildar Haveli, Pune bearing no. hano./kavi./2224/2018 dated 30/05/2018 and as per guidelines of Government circular no. 1005 prakaran kra. 346/la-6 dated 21/01/2006, for the lands to be included in non agriculture use in city survey area, there was a double system record keeping in existence i.e. 7/12 extract as well as Property card Extract. Hence the order was passed to maintain single record keeping system at a time. Accordingly cancelled the 7/12 extract record system by continuing only Property card Extract System.

13. On perusal of order dated 12/04/2022 by Deputy Superintendent of Land Record Haveli, Pune, it is observed that, On application of Mr. Nivrutti Ranu Galande dated 01/04/2021, The Deputy Superintendent of Land Record Haveli, Pune passed Order vide bearing No. Na. Bhu./Vadgaonsheri/Chaukashi/2022 dated 12/04/2022. As per the said order, the name of Mr. Nivrutti Ranu Galande recorded to the property card of the CTS No. 1116, Vadgaonsheri, Pune and issued the Property Card Extract. As per the Property Card of the CTS No. 1116 total area admeasuring about 2149.70 Sq. Mtrs. belongs to Mr. Nivrutti Ranu Galande.

14. The Owner Mr. Nivrutti Ranu Galande, Mrs. Santosh Nivrutti Galande and Mr. Mukund Nivrutti Galande for area admeasuring 2149.70 Sq. Mtrs. of CTS No. 1116 (Old S.No.2/2/1), have executed a Development Agreement and a Irrevocable Power of Attorney on 26/04/2022 in favour of M/s. Rohan Karan Infra, through its partners 1. Mr. Karan Kalyan





Taware and 2. Mr. Rohan Appasaheb Kale which is registered at the Office of the Sub Registrar Haveli No.11 at Sr.No.9395/2022 and 9396/2022 respectively, and Mrs. Chandrabhaga Nivrutti Galande, Mrs. Shweta Mukund Galande, Ms. Priyanka Mukund Galande, Mr. Pratik Mukund Galande, Mrs. Aruna Santosh Galande, Mr. Vishwajit Santosh Galande, Mr. Vedant Santosh Galande through his natural guardian Mr. Santosh Nivrutti Galande, Mrs. Shobha Hiralal Nimhan, Mrs. Sunanda Maruti Dangat, Mrs. Meera Shivaji Takle have accorded their consent to the said Development Agreement by signing as the consenting party thereto;

15. Mr. Nivrutti Ranu Galande, Mr. Mukund Nivrutti Galande, Mrs. Chandrabhaga Nivrutti Galande, Mrs. Shweta Mukund Galande, Ms. Priyanka Mukund Galande, Mr. Pratik Mukund Galande, Mrs. Aruna Santosh Galande, Mr. Vishwajit Santosh Galande, Mr. Vedant Santosh Galande through his natural guardian Mr. Santosh Nivrutti Galande, Mrs. Shobha Hiralal Nimhan, Mrs. Sunanda Maruti Dangat, Mrs. Meera Shivaji Takle executed an General Power of Attorney dated 26/04/2022 infavour of Mrs. Santosh Nivrutti Galande which is registered at the Office of the Sub Registrar Haveli No.11 at Sr.No.9397/2022.

16. As per the Zone Certificate dated 25/11/2021 bearing Challan No. ZC2021251110325247, said S. No. 2 of village Vadgaonsheri is in Residential Zone and affected by 15 mtrs. road;





**AS TO SEARCH TAKEN FROM INDEX II REGISTERS MAINTAINED IN  
THE SUB-REGISTRAR'S OFFICE :**

I have caused search for 30 years from 1993 to 2022 from Index - II registers maintained with the Office of Sub Registrar Haveli and for that purpose deposited requisite fees with the Office of Sub Registrar Haveli through e-challan/Receipt No. **MH014469867202122E** dated **11/03/2022**. As per the search taken by me from Index - II registers in respect of the said property, NO ADVERSE entry was found or located from the Index - II registers maintained in the office of Sub-Registrar Haveli.

I have also caused online search till date in the data base available on the website of [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in) and paid the necessary fees. NO ADVERSE entry was found or located in the available data base.

**OPINION**

On the basis of documents available and referred above, it is concluded that

1) As per new property card record, City Survey NO. 1116 of Vadgaonsheri, Pune totally admeasuring area about 2149.70 Sq. Mtrs. (Old Survey No.2/2/1 of Vadgaonsheri, Pune area admeasuring 00 Hectare 20 Ares out of total area of 00 Hectare 26 Ares) is owned by **Shri Nivrutti Ranu Galande**, title of the said land is having clean, clear marketable and free from any encumbrances.







**PRADIP I. PUJARI**  
ADVOCATE

2) On the basis of the Development Agreement and Irrevocable Power of Attorney dated 26/04/2022, **M/s. Rohan Karan Infra**, in compliance to the same, having right to develop, construct building/s on the Scheduled properties, in accordance with the Development Control Rules and Regulations of Pune District, Pune Municipal Corporation, Town Planning Office and Collector, Pune along with other sanctioning authorities and entitled to sell the residential/commercial units therein to any prospective purchasers, on compliance of government norms, rules and regulations and also as per the terms of Development Agreement and Irrevocable Power of Attorney dated 26/04/2022.

**This Search and Title Report**

Pune

Dated: 05/05/2022

**PRADIP ISHWAR PUJARI**  
ADVOCATE



