



Amar H. Jadhav

B. Com, L.L.M.
ADVOCATE



448, Harshdeep, Shivajinagar, Pune - 411 005.
Mob.: 9890277799, Ph.: (R) 020 25533272 Email : amarjadhav.adv@gmail.com

SEARCH REPORT AND TITLE CERTIFICATE

Legal Scrutiny/Search Report in respect of the land bearing Survey No. 13 Hissa No. 2, admeasuring 03 Hecter 80 Aars, situated at village Punawale, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the registration jurisdiction of Sub Registrar Mulshi (Paud), District Pune. Presently the land property is owned by **Mrs. Abeda P. Inamdar, Mr. Tanveer P. Inamdar, Mr. Parvez P. Inamdar, and Mr. Iftekhar P. Inamdar**.

DESCRIPTION OF THE DOCUMENTS SCRUTINISED:

1. Copy of Sale Deed dated 29.06.1972 executed by and between Shri. Balkrishna Keshav Kulkarni (Pundle), Shri. Shankar Balkrishna Kulkarni (Pundle), Shri. Vasant Balkrishna Kulkarni (Pundle), Shri. Yeshwant Balkrishna Kulkarni (Pundle), Sou Suman Dhondiraj Deshpande and Sou Sudha Sureshrao Kulkarni as Vendor/Seller AND Shri. Shiv Prasad Sud as Purchaser in respect of land bearing S. No.13/2, duly registered at the office of the Sub Registrar Mawal, at Sr. No. 665/1972 on the same day.
2. Copy of Sale Deed dated 23.06.1997 executed by and between Shri. Shiv Prasad Sud as Vendor/Seller AND Smt. Abeda P. Inamdar as Purchaser in respect of land bearing S. No.13/2, undivided share admeasuring 0H 97 R, duly registered at the office of the Sub Registrar Mulshi (Paud), at Sr. No. 2381/1998 on 12.06.1998.
3. Copy of Sale Deed dated 23.06.1997 executed by and between Shri. Shiv Prasad Sud as Vendor/Seller AND Shri. Tanveer P. Inamdar as Purchaser in respect of land bearing S. No.13/2, undivided share admeasuring 0H 98 R, duly registered at the office of the Sub Registrar Mulshi (Paud), at Sr. No. 2384/1998 on 12.06.1998.
4. Copy of Sale Deed dated 23.06.1997 executed by and between Shri. Shiv Prasad Sud as Vendor/Seller AND Shri. Parvez P. Inamdar as

- Purchaser in respect of land bearing S. No.13/2, undivided share admeasuring OH 97 R, duly registered at the office of the Sub Registrar Mulshi (Paud), at Sr. No. 2382/1998 on 12.06.1998.
5. Copy of Sale Deed dated 23.06.1997 executed by and between Shri. Shiv Prasad Sud as Vendor/Seller AND Master. Ifthekar P. Inamdar through natural Guardian and Mother Smt. Abeda P. Inamdar as Purchaser in respect of land bearing S. No.13/2, undivided share admeasuring OH 97 R, duly registered at the office of the Sub Registrar Mulshi (Paud), at Sr. No. 2386/1998 on 12.06.1998.
 6. Copy of Correction Deed dated 14.12.1999 executed by and between Shri. Parvez P. Inamdar AND Shri. Shiv Prasad Sud in respect of land bearing S. No.13/2, village Punawale, Pune for correction in area i.e. 00H 97 Aar to 00H 88 Aar, duly registered at the office of the Sub Registrar Mulshi (Paud), at Sr. No. 4698/1999 on same day.
 7. Copy of 7/12 extract of the land bearing S. No. 13/2, Punawale, Pune for last 30 years.
 8. Copy of Mutation Entries bearing No. 637, 754, 1566 1978, 1979, 1980, 1981 and 2074.
 9. Copy of N A order dated 05.03.2014 bearing क्र. पमअ/एनए/एसआर/५३१/२०१३.
 10. Public Notice dated 08.07.1994 issued in daily newspaper 'Prabhat', by Advocate D R Bhide, calling any objections regarding transfer / sale of property.

I have gone through all concerned records, lodged in the Sub-Registrar's Office Mulshi (Paud), Pune. I have also gone through all concerned documents made available to me by the owners Mrs. Abeda P. Inamdar, Mr. Tanveer P. Inamdar, Mr. Parvez P. Inamdar, and Mr. Iftekhar P. Inamdar





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Brief History of the land bearing S. No. 13 Hissa No. 2 and how the owners have derived Title:

Land bearing Survey No. 13 Hissa No. 2, admeasuring 03 H 89 Aar (initially), situated at village Punawale, Taluka Mulshi, Dist Pune, within the limits of Pune Zilla Parishad, was originally owned by Keshav Ramchandra Kulkarni. Thereafter said property became an ancestral property of Shri. Balkrishna Keshav Kulkarni (Pundle), Shri. Shankar Balkrishna Kulkarni (Pundle), Shri. Vasant Balkrishna Kulkarni (Pundle), Shri. Yeshwant Balkrishna Kulkarni (Pundle), Sou Suman Dhondiraj Deshpande and Sou Sudha Sureshrao Kulkarni. The name of Shri. Balkrishna Keshav Kulkarni was mutated and recorded in record of rights to the said land vide mutation entry No. 637.

Thereafter it is seen that Shri. Balkrishna Keshav Kulkarni (Pundle), Shri. Shankar Balkrishna Kulkarni (Pundle), Shri. Vasant Balkrishna Kulkarni (Pundle), Shri. Yeshwant Balkrishna Kulkarni (Pundle), Sou Suman Dhondiraj Deshpande and Sou Sudha Sureshrao Kulkarni sold the said land property to Shri. Shiv Prasad Sud vide registered Sale Deed dated dated 29.06.1972 bearing S. No. 665/1972, duly registered at the office of the Sub Registrar Mawal. Thus Shri. Shiv Prasad Sud became sole and absolute owner of said land and accordingly his name came to be recorded in record of rights vide mutation entry No. 754.

Thereafter it is seen that, vide four different Sale Deed's dated 23.06.1997 Shri. Shiv Prasad Sud sold part of land admeasuring 00 H 97 Aar each to Smt. Abeda P. Inamdar, Shri. Tanveer P. Inamdar, Shri. Parvez P. Inamdar and Master Iftekhar P. Inamdar through his natural guardian mother Smt. Abeda P Inamdar out of the said total land bearing S. No. 13 Hissa No. 02, situated at village Punawale, Taluka Mulshi, District Pune. The aforesaid four sale deeds have been duly registered at the office of Sub Registrar, Mulshi (Paud) at Sr. No. 2381/1998, 2384/1998, 2382/1998 and 2386/1998 respectively on 12.06.1998. Thus thereby

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Mrs. Abeda P. Inamdar, Mr. Tanveer P. Inamdar, Mr. Parvez P. Inamdar, and Mr. Iftekhar P. Inamdar became joint co-owners of entire of S. No. 13/2. Accordingly names of owners i.e. Mrs. Abeda P. Inamdar, Mr. Tanveer P. Inamdar and Master. Iftekhar P. Inamdar were recorded and mutated to record of rights vide mutation entry no. 1978, 1979 and 1980 respectively. However the name of Shri. Parvez P. Inamdar was not recorded and mutated into record of rights i.e. 7/12 extract because the area mentioned in Sale deed i.e. 97 Aar was exceeding the then total area of said land on 7/12 extract i.e. 03 H 80 R. Vide mutation entry 1566 the area of 09 R from the total area of land bearing S. No. 13 Hissa No. 2 was reduced/deleted. Therefore the Correction Deed dated 14.12.1999 was executed between Shri. Shiv Prasad Sud and Shri. Parvez P. Inamdar in respect to correction in area i.e. from 00 H 97 Aar to 00 H 88 Aar, duly registered at the office of Sub Registrar, Mulshi (Paud) at Sr. No. 4698/1999. Thereafter the name of Shri. Parvez P. Inamdar came to be recorded and mutated into 7/12 extract vide mutation entry no. 2074.

Therefore as on today the land bearing Survey No. 13/2, Punawale, Pune, is owned by following owners to their respective share.

| | | | |
|------|---------------------------|-------|-----------------|
| i) | Smt. Abeda P. Inamdar | ----- | 00 H 97 R |
| ii) | Shri. Parvez P. Inamdar | ----- | 00H 88 R |
| iii) | Shri. Tanveer P. Inamdar | ----- | 00H 98 R |
| iv) | Shri. Iftekhar P. Inamdar | ----- | <u>00H 97 R</u> |

Total : 03 H 80 R

Search and Investigation:

Search has been taken in respect of the subject land's for a period of 30 years i.e. 1990 to 2019 (both the years are inclusive), in the office of Sub-Registrar Mulshi (Paud), Pune and online on official website of IGR to find out the title, interest, assigned or transferred in the said land's and to find out encumbrances, if any. This search report is restricted and limited to search taken at the office of IGR office only. The requisite search fee Rs.





Amar H. Jadhav

B. Com, L.L.M.
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750 for 30 years has been deposited in the office of Sub-Registrar Mulshi (Paud), Pune vide search receipt bearing No. MH006641961201920E dated 24.09.2019 and the same is enclosed herewith. In my search in respect of Index II Registers, I have not come across any entry creating any encumbrance or charge in respect of the said land, in any manner except the above listed transactions.

I have perused and scrutinized all above referred documents mentioned above of this search title report and further I have carried out search and verified the said document in the office of Sub-Registrar, Pune. In my search and verification at the said Sub-Registrar Office, it appears to be that the aforesaid document is duly stamped and properly registered.

CERTIFICATE

I have gone through all the documents provided and submitted before me and also taken search from the available and readable records in the concerned Sub-Registrar Office and online on official website of IGR in respect the above said land property. I am of the opinion that the title of Smt. Abeda P. Inamdar, Mr. Tanveer P. Inamdar, Mr. Parvez P. Inamdar and Shri. Iftekhar P. Inamdar to the extent of their share in subject land is clear, good and marketable.

Hence I am of the opinion that ownership and title of **Smt. Abeda P. Inamdar, Mr. Tanveer P. Inamdar, Mr. Parvez P. Inamdar and Shri. Iftekhar P. Inamdar**, to the extent of their respective share is valid, clear and marketable in the land S. No. 13 Hissa 2 of village Punawale, Taluka Mulshi Dist, Pune.

Hence this search report.

Pune

Date: 01.10.2020

Amar H. Jadhav
Advocate
AMAR H. JADHAV
B. Com., LL.B.
ADVOCATE
448/A, Harshdeep,

Housiey.com



Amar H. Jadhav

B. Com, L.L.M.
ADVOCATE



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Mob.: 9890277799, Ph.: (R) 020 25533272 Email : amarjadhav.adv@gmail.com

SEARCH REPORT AND TITLE CERTIFICATE

Legal Scrutiny/Search Report in respect of the land bearing Survey No. 13 Hissa No. 1/2, admeasuring 01 Hector 92 Aars, situated at village Punawale, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the registration jurisdiction of Sub Registrar Mulshi (Paud), District Pune. Presently the land property is owned by **Mr. Tanveer P. Inamdar and Mr. Parvez P. Inamdar.**

DESCRIPTION OF THE DOCUMENTS SCRUTINISED:

1. Copy of Sale Deed dated 01.01.1973 executed by and between Shri. Ambot Thomas Thomas as Vendor/Seller AND Shri. Shiv Prasad Sud as Purchaser in respect of land bearing S. No.13/1/2, duly registered at the office of the Sub Registrar Mawal, at Sr. No. 02/1973 on the same day.
2. Copy of Sale Deed dated 23.06.1997 executed by and between Shri. Shiv Prasad Sud as Vendor/Seller AND Shri. Tanveer P. Inamdar as Purchaser in respect of land bearing S. No.13/1/2, undivided share admeasuring 0H 96 R, duly registered at the office of the Sub Registrar Mulshi (Paud), at Sr. No. 2385/1998 on 12.06.1998.
3. Copy of Sale Deed dated 23.06.1997 executed by and between Shri. Shiv Prasad Sud as Vendor/Seller AND Shri. Parvez P. Inamdar as Purchaser in respect of land bearing S. No.13/1/2, undivided share admeasuring 0H 96 R, duly registered at the office of the Sub Registrar Mulshi (Paud), at Sr. No. 2383/1998 on 12.06.1998.
4. Copy of 7/12 extract of the land bearing S. No. 13/1/2, Punawale, Pune for last 30 years.
5. Copy of Mutation Entries bearing No. 899, 1976, 1977.
6. Copy of N A order dated 05.03.2014 bearing क्र. पमअ/एनए/एसआर/५३१/२०१३.

[Handwritten signature]

7. Public Notice dated 08.07.1994 issued in daily newspaper 'Prabhat', by Advocate D R Bhide, calling any objections regarding transfer / sale of property.

I have gone through all concerned records, lodged in the Sub-Registrar's Office Mulshi (Paud), Pune. I have also gone through all concerned documents made available to me by the owners Mr. Tanveer P. Inamdar and Mr. Parvez P. Inamdar

Brief History of the land bearing S. No. 13 Hissa No. 1/2 and how the owners have derived Title:

Land bearing Survey No. 13 Hissa No. 1/2, admeasuring 01 H 92 Aar, situated at village Punawale, Taluka Mulshi, Dist Pune, within the limits of Pune Zilla Parishad, was originally owned by Shri. Ambot Thomas Thomas.

Thereafter it is seen that Shri. Ambot Thomas Thomas sold the said land to Shri. Shiv Prasad Sood vide registered Sale Deed dated 01.01.1973 bearing S. No. 02/1973, duly registered at the office of the Sub Registrar Mawal. Thus Shri. Shiv Prasad Sood became sole and absolute owner of said land property and accordingly his name came to be recorded in record of rights vide mutation entry No. 899.

Thereafter it is seen that, vide two different Sale Deed's dated 23.06.1997 Shri. Shiv Prasad Sud sold undivided share of an area admeasuring 00 H 96 Aar each to Shri. Tanveer P. Inamdar and Shri. Parvez P. Inamdar. The aforesaid two Sale deeds have been duly registered at the office of Sub Registrar, Mulshi (Paud) at Sr. No. 2385/1998 and 2383/1998 respectively. Thus Mr. Tanveer P. Inamdar and Mr. Parvez P. Inamdar became joint co-owners of said land. Accordingly name of owners i.e. Mr. Tanveer P. Inamdar and Mr. Parvez P. Inamdar were recorded and mutated to record of rights vide mutation entry no. 1976 and 1977 respectively.



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Mob.: 9890277799, Ph.: (R) 020 25533272 Email : amarjadhav.adv@gmail.com

Therefore as on today the land bearing Survey No. 13/1/2, of village Punawale, Pune, is owned by following owners and their respective share is as follows.

- | | | | |
|-----|-------------------------|-------|-----------|
| i) | Shri. Tanveer P.Inamdar | ----- | 00H 96 R |
| ii) | Shri. Parvez P.Inamdar | ----- | 00H 96 R. |

Total : 01 H 92 R

Search and Investigation:

Search has been taken in respect of the subject land for a period of 30 years i.e. 1990 to 2019 (both the years are inclusive), in the office of Sub-Registrar Mulshi (Paud), Pune and online on official website of IGR to find out the title, interest, assigned or transferred in the said land's and to find out encumbrances, if any. This search report is restricted and limited to search taken at the office of IGR office only. The requisite search fee Rs. 750 for 30 years has been deposited in the office of Sub-Registrar Mulshi (Paud), Pune vide search receipt bearing No. MH006642115201920E dated 24.09.2019 and the same is enclosed herewith. In my search in respect of Index II Registers, I have not come across any entry creating any encumbrance or charge in respect of the said land, in any manner except the above listed transactions.

I have perused and scrutinized all above referred documents of this search and title report and further I have carried out search and verified the said document in the office of Sub-Registrar, Pune. In my search and verification at the said Sub-Registrar Office, it appears to be that the aforesaid document is duly stamped and properly registered.

CERTIFICATE

I have gone through all the documents provided and submitted before me and also taken search from the available and readable records in the

concerned Sub-Registrar Office and online on official website of IGR in respect the above land. I am of the opinion that the title of Mr. Tanveer P. Inamdar and Mr. Parvez P. Inamdar to the extent of their each half share in land Sr. No. 13/2 of village Punawale Dist Pune is clear, good and marketable.

Hence I am of the opinion that title of **Mr. Tanveer P. Inamdar and Mr. Parvez P. Inamdar** in the said land to the extent of their respective share is valid, clear and marketable.

Hence this search report.

Pune

Date: 01.10.2020



Amar H Jadhav

Advocate

AMAR H. JADHAV

B.Com., LL.B

ADVOCATE

448/A, Harshdeep,
Shivajinagar, Pune-411 005

Housiey.com