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इतर पावती

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गावाचे नाव: पिंपळे सौदागर

दस्तऐवजाचा अनुक्रमांक: हवल24-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. सर्जेराव ना. गायकवाड वाल्हेकरवाडी चिंचवड पुणे अर्ज क्र. 599/2016

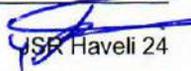
वर्णन पिंपळे सौदागर येथील स नं. 167 सन 1987 ते 2016- 30 वर्षे

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

  
JSR Haveli 24

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002839432201617E दिनांक: 20/07/2016

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक (वर्ग-२)  
हवेली क्र. २४



S. No. 112/1, Walhekarwadi, Chinchwad, Pune - 411 033.  
M. No. 9850526755, 9421910121.

Date:22/07/2016

**SEARCH AND TITLE REPORT**

M/s. Swaraaj Realities  
Sector No.27, Plot No.89 (Janata)  
Nigdi Pradhikaran, Pune - 411 044.

**Subject:** Legal opinion in respect of the property bearing S. No.167B/1/2, having corresponding CTS No.1219 (P) and 1234 (P), area admeasuring 00 Hector 40 R, situated at village Pimple Saudagar, Tal. Haveli, Dist. Pune, within the registration Sub-District of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation which is bounded by as follows -

On or towards <b>East</b> -	Property S. No.166.
On or towards <b>South</b> -	Remaining part of property S. No.167B CTS No.1219 (P) and 1234 (P).
On or towards <b>West</b> -	Road and then adjusant Property S. No.123.
On or towards <b>North</b> -	Property S. No.168 (CTS No.1350).

**Owners of the Property:** Mr. Jagdish Hukumchand Agarwal, Mr. Anil Jagdish Agarwal and Mr. Sachin Jagdish Agarwal.

**Developers of the Property:** Swaraaj Realities (a partnership firm).

**Sir,**

You have requested me to take a search and submit my report regarding the marketability of the title of the subject mentioned property, regarding the same as I state as follows:

I) That, I have taken a search of the Index II Records and Registers of the subject mentioned property for the period of 30 years (i.e.1987 to 2016 both years inclusive) by paying requisite fee vide receipt No.6416 dtd.20/07/2016, at the Offices of the Sub-Registrar Haveli No.I, II, 5, 14, 17 and 18, but I did not found record of Index II in good and readable condition at the Sub-Registers offices of the Sub-Registrar Haveli No.I, II, 5, 14, 17 and 18. I have also taken e-Search for all the offices of the Sub-Registrar, Haveli, due to anywhere registration system. Within my e-search, available documents and information given to me, I did not found any adverse transaction pertaining to the said property at all the Sub-Registers offices.

II) It is pertinent to note that, due to anywhere Registration System in Sub-District of Haveli, it is not practically possible to conduct search in all the Registration Offices in Sub-District of Haveli. Hence my opinion is strictly based on the documents, information given to me and available search.

III) I have perused the documents submitted to me by you, list of which is given below –

(All the copies are Xerox only).

- A) 7/12 Extracts for the year 1987 to 2016.
- B) Extracts of Mutation Entries appearing on above 7/12 extracts.
- C) Sale Deed Registration No.10908/1986 along with Registration Receipt.
- D) Commencement Certificate
- E) N. A. Order
- F) Development Agreement Registration No.4369/2016 along with Index II and Registration Receipt.
- G) Power of attorney Registration No.4370/2016 along with Registration Receipt.
- H) Zone Certificate.



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The Title history of last 30 years in respect of the subject mentioned property bearing S. No.167B/1/2, area admeasuring 00 Hector 40 R, situated at village Pimple Saudagar, Tal. Haveli, Dist. Pune, shows the following chain of transactions -

1. It is perused from the Mutation Entry No.715 and Mutation Entry No.716, the property bearing S. No.167, situated at village Pimple Saudagar, Tal. Haveli, Dist. Pune, comes to the share of Tukaram Moraji Kate as per the partition between two brothers viz. Tukaram Moraji Kate and Genu Moraji Kate.
2. The said Tukaram Moraji Kate died on 24/06/1953, intestate leaving behind him only a son viz. Nathu Tukaram Kate. After the death of Tukaram Moraji Kate, the property bearing S. No.167, inherited by his aforesaid son Mr. Nathu Tukaram Kate. Accordingly the name of Nathu Tukaram Kate was mutated on the 7/12 extract of the property bearing S. No.167, by Mutation Entry No.825.
3. The said Nathu Tukaram Kate expired on 21/08/1961, intestate leaving behind him two sons viz. 1) Sahebrao alias Baburao Nathu Kate, 2) Raghu Nathu Kate, a daughter Sitabai Nathu Kate and a widow Smt. Shantabai Nathu Kate. After the death of Nathu Tukaram Kate, the property bearing S. No.167, inherited by his aforesaid heirs and the name of Mr. Sahebrao alias Baburao Nathu Kate was mutated on the 7/12 extract of the property bearing S. No.167, total area admeasuring 01 Hector 86 R, as a Manager of HUF by Mutation Entry No.1191.
4. The reference of Mutation Entry No.1377 is for the reason that the scheme of the Land Survey came to be implemented in the S. No.1 to 285 of revenue village Pimple Saudagar, Tal. Haveli, Dist. Pune as per the Indian Weight and Measurement Act, 1956 which came to be implemented in the state of Maharashtra from 1958.

5. Further for the benefit of estate and legal necessity said Mr. Sahebrao alias Baburao Nathu Kate, as a Manager of HUF, has sold the area admeasuring 01 Hector 44 R, out of the property bearing S. No.167 to Mr. Baban and Mr. Mahadu Narayan Sathe, hence the area purchased by Baban and Mahadu Narayan Sathe was numbered as S. No.167B and separate 7/12 extract also prepared and the names of Baban and Mahadu Narayan Sathe were mutated on the said 7/12 extract as the owners and occupiers by Mutation Entry No.1514.

6. Further that again the said Mr. Baban and Mr. Mahadu Narayan Sathe have sold their purchased property bearing S. No.167B, area admeasuring 01 Hector 44 R, to Mr. Sahebrao alias Baburao Nathu Kate by executing Sale Deed dtd.08/04/1982, having Registration No.1937/1982. Accordingly the name of Mr. Sahebrao alias Baburao Nathu Kate is mutated on the 7/12 extract of the property bearing S. No.167B, by Mutation Entry No.1629.

7. The said Mr. Sahebrao alias Baburao Nathu Kate has sold the area admeasuring 00 Hector 40 R, out of the property bearing S. No.167B, total area admeasuring 01 Hector 44 R to Mr. Jagdish Hukumchand Agarwal, Mr. Anil alias Anilkumar Jagdish Agarwal and Mr. Sachin Jagdish Agarwal by executing Sale Deed on 12/09/1986. The said Sale Deed is registered in the office of the Sub-Registrar, Haveli No.2, at Sr. No.10908/1986 on the same day. Due to the said sale transaction, area purchased by Mr. Jagdish Hukumchand Agarwal, Mr. Anil alias Anilkumar Jagdish Agarwal and Mr. Sachin Jagdish Agarwal is numbered as S. No.167B/1/2 and separate 7/12 extract also prepared and the names of Mr. Jagdish Hukumchand Agarwal, Mr. Anil alias Anilkumar



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Jagdish Agarwal and Mr. Sachin Jagdish Agarwal are entered in the owners and occupiers column by Mutation Entry No.1679.

8. According to aforesaid Sale Deed having Registration No.10908/1986, Mr. Jagdish Hukumchand Agarwal, Mr. Anil alias Anilkumar Jagdish Agarwal and Mr. Sachin Jagdish Agarwal are become the absolute owners of the property bearing S. No.167B/1/2, area admeasuring 00 Hector 40 R i.e. subject mentioned property and obtain rights to Develop, Sale or Transfer as per their desire.

9. By Zone Certificate bearing No.नरवि/कवि/झोदा/१२१२/२००६, dtd.19/09/2006, issued by Pimpri Chinchwad Municipal Corporation, it is seen that, the property bearing S. No.167, situated at village Pimple Saudagar, is in Residential Zone.

10. Further the said Mr. Jagdish Hukumchand Agarwal and others have submitted Building Plan, of buildings to be constructed on the property bearing S. No.167B/1/2, situated at village Pimple Saudagar, to the Pimpri Chinchwad Municipal Corporation and Pimpri Chinchwad Municipal Corporation has granted the permission to Mr. Jagdish Hukumchand agarwal and others vide its Commencement Certificate No.B.P./Pimple Saudagar/36/2013 dtd.21/06/2013.

11. Further that the said Mr. Sachin Jagdish Agarwal and others have submitted application for Non Agriculture use of the property bearing S. No.167B/1/2, situated at village Pimple Saudagar, to The Hon'ble District Collector, Pune, and obtain N. A. permission vide its order bearing No.पमह/एनए/एसआर/५७७/१३, पुणे १, दिनांक २१/१२/२०१३.

- 12.** As per the instruction of the Developers, I have published the notice in respect of the property bearing S. No.167B/1/2, situated at village Pimple Saudagar, in daily Prabhat on 19/05/2016, inviting the objections from public at large, but till date I have not received any objection from any person or no any claim is made in respect of the subject mentioned property.
- 13.** Further the said Mr. Jagdish Hukumchand Agarwal, Mr. Anil alias Anilkumar Jagdish Agarwal and Mr. Sachin Jagdish Agarwal have entrusted subject mentioned property bearing S. No.167B/1/2, area admeasuring 00 Hector 40 R by executing Development Agreement dtd.07/07/2016, in favour of Swaraaj Realities. The said Development Agreement is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.4369/2016 on the same day.
- 14.** Pursuant to the said Development Agreement having Registration No.4369/2016, the said Mr. Jagdish Hukumchand Agarwal, Mr. Anil alias Anilkumar Jagdish Agarwal and Mr. Sachin Jagdish Agarwal have executed a Power of Attorney on 07/07/2016, in favour of Swaraaj Realities, to enable them develop the subject mentioned property in best possible manner. The said Power of Attorney is registered in the office of the Sub-Registrar, Haveli No.17, at Sr. No.4370/2016 on the same day.
- 15.** Thus by abovementioned Development Agreement having Registration Nos.4369/2016 and Power of Attorney having Registration No.4370/2016, Swaraaj Realities is fully entitled to Develop the subject mentioned property by constructing building/s on the said property comprising of various Flats/Shops/Units/Parking Space/Open Space/Terrace, etc. in the said building/s and sell the same to prospective purchasers and appropriate the sale proceeds thereof.



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16. AND subject to documents given for my perusal and subject to whatever stated hereinabove, I state that, the title of the Owners of the subject mentioned property is clean, clear and marketable and Swaraaj Realities is fully entitled to develop the said property. There is no any hurdle and impediment, restrictive clause or clause which will impair Swaraaj Realities, to develop the said property and to take all the benefits out of the said property including TDR of the said property.

All the documents are returned herewith.

*Sarjerao N. Gaikwad*

**SARJERAO N. GAIKWAD**

Advocate

S. No. 112/1, Gaikwad Niwas,  
Near Vitthal Mandir,  
Walhekarwadi, Chinchwad,  
Pune - 411033.

Mob.: 9850526755