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**SEARCH REPORT / TITLE CERTIFICATE.**

To.

The Branch Manager.

REPCO HOME FINANCE.LTD.

Pune. 411 030.

**NAME OF THE BORROWER :-**

SHRI. BHAWOSAHEB MAHAVIR HATGINE

**NAME OF THE TITLE HOLDER :-**

# M/S. SHRI NAKODA BUILDCON

# PART - - I. DOCUMENTS SCRUTINISED. :-

1. Draft Copy of the Agreement between M/s. Shri Nakoda Buildcon –Developer and Shri. Bhawosaheb Mahavir Hatgine - Purchaser
2. Copy of the 7/12 Extract
3. Copy of the N.A. permission by the Collector, Pune dt. 11-12-2013
4. Copy of the Building permission by PCMC, No.BP/Chikhali/12/13 dt. 10-5-13
5. Copy of the building plan.
6. Copy of the Development Agreement No. 11614 dt. 25-9-2010
7. Copy of the G.P.A. No. 11615 dt. 25-9-2010.
8. Copy of the Supplementary Agreement No. 49, 50, 51, 52, 53 dt.8-7-2013
9. Copy of the Sale deed No. 54 dt. 8-7-2013.
10. Copy of the Search Report by Adv. Kadam dt. 6-10-2012, 16-12-2013 .

**PART - - II DESCRIPTION OF THE PROPERTY :-**

**Schedule – I**

 All that piece & parcel of the property Land Gat No.1638 totally admeasuring 1 H.= 23 R. out of which 0 H.=34 R. situated at village Chikhali Tal. Haveli Dist. Pune which is bounded as follows :-

On or towards East :- By Road.

On or towards South :- By remaining part of Gat No. 1638

On or towards West :- By remaining part of Gat No. 1639

On or towards North :- By remaining part of Gat No. 1638

- 2 -

**Schedule – II**

 All that piece and parcel of the property Flat No. 402 admeasuring 415.81 Sq.ft. Carpet + Terrace 88.07 Sq.ft. Carpet, the is situated on the 4th floor of the building known as “ Gokulam ” Building No. A situated or constructed on the land Gat No. 1638 situated at village Chikhali Tal. Haveli Dist. Pune

# PART - - III . FLOW OF TITLE OF SCHEDULED PROPERTY:-

 It appears from the record that, the property land Gat No. 1638 totally admeasuring 1 H.=23 R. originally belonged to Shri. Gopala Ganpati More & others. This land was previously numbered as a S.No. 422 & after implementation of Consolidation Act in the year 1969, it was renumbered as a Gat No. 1638. The original land S.No. 422/8 & 422/9 came to be allotted to legal heirs of Late Gopala More. That Gopala Ganpati More died on 12-3-1967 leaving behind him -2 wives – Sakubai & Tulashibai and 4 sons – Kalu @ Kaluram, Bhausaheb, Subhash, Dattu @ Dattatraya and 6 married daughters – Sonabai Khandu Shivale, Kishnabai Tukaram Rale, Bayamabai Narayan Shivale, Rakhmabai Tukaram Kaspate, Gangubai Tukaram Bahirat, Rangubai Shankar Rakshe. The land S.No. 422 came to be divided into 16 parts & S.No. 422/8 & 422/9 came to be allotted to legal heirs of Late Gopala More - Kalu @ Kaluram, Bhausaheb, Subhash, Dattu @ Dattatraya.

 That the widow –Sakubai Gopala More died on 7-8-89 leaving behind her abovenamed 4 sons. That married daughter Gangubai Tukaram Bahirat died on 31-8-90 leaving behind her –son –Ganesh tukaram Bahirat, & daughter – Dwarka Dattatraya Ingwale. That married daughter Sonabai Khandu Shivale died on 30-7-2003 leaving behind her -6 sons –Tukaram, Nivrutti, Sopan, Gulab, Dattatraya, & Dnyaneshwar & daughter –Malan G. Kad.

 That the legal heirs of Sonabai Shivale & Gangubai Bahirat & Bayamabai Narayan Shivale, Rakhamabai Tukaram Kaspate, Rangubai Shankar Rakshe released their rights in favour of Bhausaheb & Subhash & Dattu @ Dattatraya & Kalu @ Kaluram More by registered Release Deed No. 7294 dt. 26-8-2010 and 9290 dt. 10-10-2012. That Kalu @ Kaluram Gopala More died on 17-6-98 leaving behind him – widow –Alka, sons – Shailesh & Vinayak & daughter – Anita Gajanan Darekar.

 And therefore Bhausaheb Gopala More, Subhash Gopala More, Dattu Gopala More, Kalu @ Kaluram Gopala More - through legal heirs – Widow –Alka, son –shailesh & Vinayak & daughter – Anita Gajanan Darekar. And their names came to be recorded in the land Revenue Record i.e. 7/12 Extract as a Kabjedar.

-3-

 Afterwards the abovenamed landowners agreed to sell the land and entrusted development rights of 34 R. land out of Gat No. 1638 - to M/s. Shri Nakoda Buildcon – partnership firm by executing registered Development Agreement No. 11614 & G.P.A. No. 11615 dt. 25-9-2010. Thus M/s. Shri Nakoda Buildcon acquired legal, valid & proper right to develop the said property.

 That Bhausaheb Gopala More & others entered into Supplementary Agreement with M/s. Shri Nakoda Buildcon – partnership firm & agreed to sell this land to M/s. Shri Nakoda Buildcon & agreed to accept kind consideration flats in the proposed building by executing Supplementary Agreement No. 49, 50, 51, 52, 53 dt. 8-7-2013. Thereafter Smt. Tulasabai Gopala More & Bhausaheb Gopala More & 19 others executed a Sale Deed of land admeasuring 34 R. out of Gat No. 1638 to M/s. Shri Bakoda Buildcon – partnership firm. This Sale deed is duly registered at Sr.No. 54 dt. 8-7-2013. And thus M/s. Shri Nakoda Buildcon – partnership firm became the sole & absolute owner of the land Gat No. 1638 admeasuring 34 R. only.

 That, Shri. Rajesh Kanakraj Patani, Sachin Suresh Jain(Oswal) & Yogesh Nagraj Jain formed a partnership firm by name M/s. Shri Nakoda Buildcon. And thus M/s. Shri Nakoda Buildcon, who have initially acquired development rights, afterwards acquired ownership rights in the land Gat No. 1638 admeasuring 34 R. only.

**N.A. & BUILDING PERMISSION etc. :-**

 That the Owner/Developer obtained necessary N.A. permission from the Collector, Pune vide order No. PMH/NA/SR/442/13 dt. 11-12-2013. That the Owner/ Developer has obtained necessary building permission from PCMC, vide C.C. No.BP/Chikhali/12/2013 dt. 10-5-2013.

**ACCRUAL OF RIGHT BY THE PURCHASER :-**

 That it appears that, Shri. Bhawosaheb Mahavir Hatgine is interested in purchasing Flat No. 402 from M/s. Shri Nakoda Buildcon – Partnership firm for a consideration of Rs. 22,64,800/- and paid Rs. 5,00,000/- as an earnest money & agreed to pay balance consideration as stated in the Agreement. But the Agreement is yet not executed & registered and therefore after execution & registration, Shri. B.M. Hatgine will acquire Right & Interest in the property under report (flat No.402) and then thereafter he can offer this property as a security for availing loan from Repco Home finance Ltd.

-4-

 **PART.—IV. OPINION OF THE LAWYER.**

 **ENCUMBRANCE IF ANY :-**

 At the instructions of Repco H.F.L., I have taken the search of the above mentioned property on for the period of 13 years i.e. 2001 to 2013 by paying necessary search fee **Rs.325/-** by **Receipt No. Bank CIN / REF. No. 02300042014050546591/165519564 dt. 30-4-2014/5-5-2014. (receipt enclosed herewith)**

 The record is maintained on computer & upon my request concerned clerk showed me the computer entries of the available years & accordingly I have taken the computerized search of the property under report. So also I have inspected the Index II registers maintained in the Sub-Registrar’s Office. I am sorry to say that, the position of the record available in the Sub-Registrar office is very bad &

deteriodated & scattered , some registers are available only & pages of the some registers are in torn conditions & therefore I am constrained to infer my opinion on the available record only

 I have taken the search of the above property and inspected the all Index II registers maintained and available in the Office of Sub-Registrar Haveli and while inspecting those registers, I have not found any entry such as – Registered Charge, Mortgage or Encumbrance etc.,

# PART - - - V - - -CERTIFICATE :-

 It is certified that, the property under report is at present standing in the name of the owners is FREE FROM ALL ENCUMBRANCES, CHARGES & HAVE GOOD, CLEAN & CLEAR MARKETABLE TITLE

**PART – VI - SUGGESTION .**

 It is suggested that, direct the borrower to produce following original documents for creating Equitable Mortgage in favour of the R.H.F.L. :-

1. Original Agreement No. dt. between – M/s. Shri Nakoda Buildcon -Developer and Shri. B. M. Hatgine – Purchaser & original Registration Receipt & Index No.II of the above Deed .
2. Copy of the Certified plan.
3. Copy of the Commencement Certificate dt. 10-5-2013.
4. Original permission to mortgage letter from the Developer in favour of Repco H.F.L.
5. Original Payment Receipt.

 This Search Report & Title Certificate is prepared relying upon the record made available to me and the record which is available in the Sub-Registrar Office on the date of inspection This is the search Report / Title Certificate.

Pune

Date : 5-5-2014 Adv. Suhas nagare