

THE HAMLET

THEUR



TITLE DOCUMENTS

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TITLE DOCUMENTS

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05/12/ 2015

SEARCH REPORT

This Search Report details the facts and figures related to the property detailed as under. This search has been conducted on behalf of and as per the details provided to me by Mr. Dipak Digambar Naik, R/at : 41, Ex-Servicemen Colony, Paud Road, Pune 38.

Description Of The Property :

The property under consideration is property consisting of : All that piece and parcel of land admeasuring about 0H 85 R out of entire land lying, being and situated at Gat No. 144/A (Old Survey No. 75) as per 7/12 extracts admeasuring about 6 H 10R at village Theur, Tal. Haveli, Dist Pune (Hereinafter referred to as the said **Land** for the sake of brevity and convenience).

1. Instructions:

- a. On conducting a search on the basis of details provided by Mr. Dipak Digambar Naik i.e. copy of Agreements, 7/12 extract and the records for the last 30 years made available in the office of Sub-registrar. On the basis of documents made available in the office of the Sub-Registrar and other relevant revenue records, I have ascertained the following details and facts.
- b. That subsequently I have again obtained permission for search of next 2 years from 2013 to 2015 vide Receipt bearing GRN No. MH_____ E Dt. 05/12/2015.

2. **Documents provided :** On the basis of documents provided to me by my client Mr. Dipak Digambar Naik and the records for the last 30 years, made available in the office of the Sub-Registrar, Haveli, Pune and other relevant revenue records, I have ascertained the following details and facts.

List of Document :

- a. Copy of 7/12 extract
- b. Copy of Mutation Entries of last 30 years
- c. Copy of Sale Deed registered with Sub-registrar, Haveli No. 9 at serial no. 7120/06 dated 11/10/06 along with Index II and receipt.
- d. Copy of Mortgage Deed registered with Sub-registrar, Haveli No. 1 at serial no. 8891/08 dated 05/09/2008 along with Index II and receipt.
- e. Copy of Supplementary Mortgage Deed registered with Sub-registrar, Haveli No. 4 at serial no. 10827/12 dated 30/11/2012 along with Index II and receipt.

3. Scrutiny of my search is as under :

Recitals of said Land :

1. The land at situated at gut no. 144, Mouje Theur, Taluka Haveli, District Pune, within the limits of Grampanchayat Theur, was purchased by one Keshav Balwant Naik.
2. That Late Keshav Balwant Naik had two brothers namely Vishnu and Vishwanath.
3. That it appears from the 7/12 extract that after the demise of Late Keshav Balwant Naik the name of his brother Vishnu Balwant Naik was shown as Karta of Hindu Undivided Family.
4. Shri. Vishnu Balwant Naik was given ownership rights to a property at village Parola and property at Solapur, in exchange for his entire share in the house Property at 813, Sadashiv Peth and land at village Theur i.e. the said property.
5. There are 5 legal heirs of Keshav namely
 - i. Shri. Digambar Keshav Naik
 - ii. Shri. Vasant Keshav Naik
 - iii. Shri. Gopal Keshav Naik
 - iv. Shri. Krishnaji Keshav Naik
 - v. Shri. Sitaram Keshav Naik
6. That there were 6 legal heirs of Vishwanath namely
 - i. Shri. Shripad Vishwanath Naik
 - ii. Shri. Anant Vishwanath Naik
 - iii. Shri. Govind Vishwanath Naik
 - iv. Shri. Ramchandra Vishwanath Naik
 - v. Shri. Shridhar Vishwanath Naik
 - vi. Shri. Prabhakar Vishwanath Naik
7. That subsequently names of Digambar Keshav Naik and Shripad Vishwanath Naik were shown on 7/12 extract as karta of respective branches of Late Keshav and Late Vishwanath Balwant Naik.
8. That in the year 1977, 7/12 extract revealed aforesaid position. It also appears from the Court matters that in the year 1970 Branch of Vishwanath Balwant Naik had filed a partition suit no. 261/70 against the Branch of Keshav. The said suit was decided in the year 1980 and appeal thereon i.e. Civil Appeal No. 75/81 was decided by Addl. District Court, Pune in the year 1981.

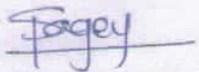


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9. Subsequently as directed in the preliminary decree passed by District Judge in Civil Appeal No. 75/81 both the branches i.e. Keshav and Vishwanath were having 50% rights over the subject land.
10. In pursuance of the decree passed in 261/70 which was confirmed in Civil Appeal no. 75/81 matter was sent to Collector, Pune u/s. 54 of Civil Procedure Code, 1908. In terms of the said decree there were in all eleven owners of the said Land namely ...
 - Shri. Shripad Vishwanath Naik
 - Shri. Anant Vishwanath Naik
 - Shri. Govind Vishwanath Naik
 - Shri. Ramchandra Vishwanath Naik
 - Shri. Shridhar Vishwanath Naik
 - Shri. Prabhakar Vishwanath Naik
 - Shri. Digambar Keshav Naik
 - Shri. Vasant Keshav Naik
 - Shri. Gopal Keshav Naik
 - Shri. Krishnaji Keshav Naik
 - Shri. Sitaram Keshav Naik
11. THAT Shri. Ramchandra Vishwanath Naik expired on 10/11/88, leaving behind his legal heirs as Wife Smt. Sarojini Ramchandra Naik two sons Ravikiran and Sanjay and daughters Mrs. Nilima Nishikant Naik and Miss. Vandana Ramchandra Naik their names were inducted in 7/12 extract.
12. THAT Shri. Shripad Vishwanath Naik expired on 09/05/91, leaving behind his legal heirs three sons Avinash, Ashok and Arun and daughter Mrs. Hemlata Madhukar Vaidya and accordingly their names were inducted in 7/12 extract.
13. THAT Mrs. Mangal Prabhakar Kakde purchased an area admeasuring about 4 Acres 5R (165R) of the said Gat No. 144/A from the heirs of Shri. Ramchandra Vishwanath Naik, heirs of Shri. Shripad Vishwanath Naik, Shri. Shridhar Vishwanath Naik, Shri. Govind Vishwanath Naik, Shri. Anant Vishwanath Naik and Prabhakar Vishwanath Naik vide sale Deed dated 04/04/1995 duly registered with the office of Sub-Registrar Haveli No. 6 at serial No. 401/95.
14. THAT Shri. Annasaheb Macchindra Kunjir, Shri. Uttam Gulab Kakade and Mrs. Janabai Uttam Kakade were also a party to the said Sale Deed in capacity of purchaser in respect of the remaining part of land in the Gat No.144/A.
15. THAT subsequently Mrs. Mangal Prabhakar Kakde transferred 80R out of 165R to one Mr. Hiranman Narayan Kakade through a registered sale deed duly registered with the office of Sub-Registrar Haveli No. 6 at serial No. 1239/03.

16. That Mrs. Mangal Prabhakar Kakade subsequently sold her balance Land equivalent to 85R in the said Land in favour of Cmdr. Dipak Digambar Naik as a Karta of his Hindu Undivided Family. His HUF comprises of the present Karta along with mother Smt. Vimlabai Digambar Naik, wife Mrs. Aruna Deepak Naik, Son Mr. Nilesh Deepak Naik and Daughter in law Mrs. Radnyee Nilesh Naik.
17. That the said Sale Deed was duly registered with Sub-Registrar, Haveli No. 9 at serial no. 7120/06 dated 11/10/06. Accordingly mutation entry bearing no. 2901 mutating the name of Cmdr. Dipak Naik was passed.
18. That said Cmdr. Dipak Naik mortgaged the said land with Axis Bank, Dhole Patil Road, Pune by executing Mortgage Deed registered with Sub-registrar, Haveli No. 1 at serial No. 8891/08 dated 05/09/2008. Thus there is encumbrances of said Axis Bank, Dhole Patil Road, Pune.
19. Further said Cmdr. Dipak Naik availed the loan from Indian Overseas Bank by mortgaging the said land. The Indian Overseas Bank executed Supplementary Mortgage Deed registered with Sub-registrar, Haveli No. 4 at serial no. 10827/12 dated 30/11/2012.
20. That in my opinion Cmdr. Dipak Naik being karta of his HUF is owner of land admeasuring about 0H 85 R out of Gut No. 144/A & title of the said land is clear and marketable subject to encumbrances of Axis Bank and India Overseas Bank.
21. In view of the aforesaid Sale Deed, Cmdr. Dipak Naik being karta of his HUF is well sufficiently sized and entitled to the land admeasuring about 0H 85 R out of entire land lying, being and situated at Gat No. 144/A (Old Survey No. 75) as per 7/12 extracts admeasuring about 6 H 10R at village Theur, Tal. Haveli, Dist Pune and the title in respect of the said land is clean, clear subject to encumbrance of Axis Bank and Indian Overseas Bank.



Mrs. Sunita S. Pagey

Advocate

Mrs. Sunita S. Pagey
(Advocate)

355/5, Shaniwar Peth, Pune-30



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05/12/2015

TITLE CERTIFICATE

1) DESCRIPTION OF PROPERTY:

The property under consideration is property consisting of All that piece and parcel of land admeasuring about 0H 85 R out of entire land lying, being and situated at Gat No. 144/A (Old Survey No. 75) as per 7/12 extracts admeasuring about 6 H 10R at village Theur, Tal. Haveli, Dist Pune.

2) INSTRUCTIONS:

Under the instructions from Cmdr. Dipak Digambar Naik, R/at, Ex-Serviceman Colony, Paud Road, Pune 411 038, I have been caused to take search of the said land. I have been also instructed to investigate title regarding the said land.

3) DOCUMENTS

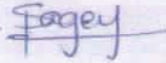
Following are the documents which are brought to my notice and which are perused by in respect of the said property.

- a. Copy of 7/12 extract
- b. Copy of Mutation Entries of last 30 years
- c. Copy of Sale Deed registered with Sub-registrar, Haveli No. 9 at serial no. 7120/06 dated 11/10/06 along with Index II and receipt
- f. Copy of Mortgage Deed registered with Sub-registrar, Haveli No. 1 at serial no. 8891/08 dated 05/09/2008 along with Index II and receipt.
- d. Copy of Supplementary Mortgage Deed registered with Sub-registrar, Haveli No. 4 at serial no. 10827/12 dated 30/11/2012 along with Index II and receipt.

4) INCIDENTS:

This is to certify that, I have investigated the Title of the property, which is more particularly described in the Schedule written hereunder, for the last 30 years (i.e. from 1984 to 2013), from the Index-II Registers, and other revenue records for which I have applied to Sub-Registrar, Haveli No. 10 vide application No. 10647/13 dated 05/04/2013. Also, Cmdr. Dipak Digambar Naik, R/at, Ex-Serviceman Colony, Paud Road, Pune 411 038, had handed over to me original copies of documents which were available with them, for scrutiny and examination.

On relying upon the aforesaid documents and registers in my opinion title in respect of said land admeasuring about 0H 85 R out of entire land lying, being and situated at Gat No. 144/A (Old Survey No. 75) as per 7/12 extracts admeasuring about 6 H 10R at village Theur, Tal. Haveli, Dist Pune is clean and clear subject to loan obtained from Axis Bank and Indian Overseas Bank.



Mrs. Sunita S. Pagey
Advocate

Mrs. Sunita S. Pagey
(Advocate)
355/5, Shantwar Peth, Pune-30



08/12/15

SEARCH REPORT

This Search Report details the facts and figures related to the property detailed as under. This search has been conducted on behalf of and as per the details provided to me by Dipak Digambar Naik, Mr. Nilesh Dipak Naik & Mrs. Uma Subhash Joshi, R/at : 41, Ex-Servicemen Colony, Paud Road, Pune 38.

Description Of The Property :

All that piece and parcel of land lying, being and situated at Gat No. 144 B admeasuring about about 6 H 10R at village Theur, Tal. Haveli, Dist Pune (Hereinafter referred to as the said **entire Land** for the sake of brevity and convenience).

The property under consideration is property consisting of land admeasuring about 3H 25R out of the total land admeasuring about 6 H 10R lying, being and situated at gut no. 144/B, Mouje Theur, Taluka Haveli, District Pune, within the local limits of Grampanchayat, Theur and the registration limits of Sub-Registrar Haveli (hereinafter the **said Land** for the sake of brevity and convenience).

On conducting a search on the basis of details provided by Cdr. Dipak Digambar Naik i.e. copy of the Deeds and the records for the last 30 years, made available in the office of the Sub-Registrar and other relevant revenue records as well as Court matters, I have ascertained the following details and facts.

Documents Provided:

- a. 7/12 Extract & mutation entries of last 30 years.
 - b. Record of Regular Civil Suit No. 261/70 & Civil Appeal Number 75/81.
 - c. Sale Deed executed Gopal Naik Branch through his legal heirs, Prakash Gopal Naik, Pramod Gopal Naik, Mrs. Aparna Kale and Two heirs of Sitaram Keshav Naik branch namely Satish Sitaram Naik and Mrs. Shubhada Tare executed Sale Deed in favour of Cmdr. Dipak Naik bearing number 2486/2006 & Further Sale Deed executed by Satish Naik & Shubhada Tare in favour of Cmdr Dipak Naik bearing number 7119/06
 - d. Gift Deed executed by Dipak Naik in favour of Neelesh Dipak Naik, dated ___ bearing no. _____
 - e. Mutation Entries of last 30 years.
1. The land at situated at gut no. 144, Mouje Theur, Taluka Haveli, District Pune, admeasuring about 12 H 20 R including Potkharaba of 02H 59R within the limits of Grampanchayat Theur, was purchased by one Keshav Balwant Naik.

2. That Late Keshav Balwant Naik had two brothers namely Vishnu and Vishwanath.
3. That it appears from the 7/12 extract that after the demise of Late Keshav Balwant Naik the name of his brother Vishnu Balwant Naik was shown as Karta of Hindu Undivided Family.
4. Shri. Vishnu Balwant Naik was given ownership rights in respect of the property at village Parola and property at Solapur, in exchange for his entire share in the house Property at 813, Sadashiv Peth and land at village Theur i.e. the said property.
5. There are 5 legal heirs of Keshav namely
 - i. Shri. Digambar Keshav Naik
 - ii. Shri. Vasant Keshav Naik
 - iii. Shri. Gopal Keshav Naik
 - iv. Shri. Krishnaji Keshav Naik
 - v. Shri. Sitaram Keshav Naik
6. That there are 6 legal heirs of Vishwanath namely
 - i. Shri. Shripad Vishwanath Naik
 - ii. Shri. Anant Vishwanath Naik
 - iii. Shri. Govind Vishwanath Naik
 - iv. Shri. Ramchandra Vishwanath Naik
 - v. Shri. Shridhar Vishwanath Naik
 - vi. Shri. Prabhakar Vishwanath Naik
7. That subsequently names of Digambar Keshav Naik and Shripad Vishwanath Naik were shown on 7/12 extract as karta of respective branches of Late Keshav and Late Vishwanath Balwant Naik and both were having 50% share in entire land vide Mutation Entry No. 1.
8. That in the year 1977, 7/12 extract revealed aforesaid position. It also appears from the Court matters that in the year 1970 Branch of Vishwanath Balwant Naik had filed a partition suit no. 261/70 against the Branch of Keshav. The said suit was decided in the year 1980 and appeal thereon i.e. Civil Appeal No. 75/81 was decided by Addl. District Court, Pune in the year 1981.
9. Subsequently as directed in the preliminary decree passed by District Judge in Civil Appeal No. 75/81, both the branches i.e. Keshav and Vishwanath were having 50% rights over the subject land.
10. In pursuance of the decree passed in 261/70 which was confirmed in Civil Appeal no. 75/81, matter was sent to Collector, Pune u/s. 54 of Civil Procedure Code, 1908.



11. It appears that Tahasildar, Haveli has effected partition in pursuance of the decree on 23/03/1988 and on the basis of his order mutation entry no. 2499 was passed detailing the names of all the legal heirs of Late Keshav and Late Vishwanath and their respective shares in the said land.
12. That subsequently legal heirs of late Vishwanath sold their 50% share i.e. land admeasuring about 06H 10R in the said property in favour of Mrs. Mangala Prabhakar Kakade, Annasaheb Macchindra Kunjir, Uttam Gulab Kakade and Janabai Uttam Kakade vide Sale Deed dated 17/05/1995 bearing serial no. 546/1995.
13. That name of the aforesaid purchasers were mutated on 7/12 extract vide Mutation Entry No. 728 dated 06/07/1995. In view of the said mutation entry no. 728 the land situated at Gut No. 144 was sub-divided into Gut No. 144/A and 144/B.
14. That the portion of land sold by heirs of Vishwanath was allotted Gut No. 144/A, while as the land belonging to that of heirs of Keshav was allotted Gut No. 144/B.
15. That in view of the Decree passed in Regular Civil suit No. 261/70, which is confirmed in Civil Appeal No. 75/81 Mutation Entry No. 2499 was passed.
16. In view of the said Mutation Entry No. 2499, five sons of Late Keshav entitle to 1/5th share in the land situated at gut no. 144/B admeasuring about 6H 10 R i.e. 1H 22R each.
17. That by virtue of the said partition Legal heirs of Late Digambar as detailed below entitle to the land admeasuring about 1H 22R out of entire land of 6H 10R situated at Gut No. 144/A, Mouje Theur, Taluka Haveli, Dist: Pune.
Legal Heirs of Late Digambar Keshav Naik are detailed below:
 - a. Smt. Vimal Digambar Naik; wife
 - b. Cdr. Dipak Naik Son
 - c. Mrs. Uma Joshi Daughter
18. That Smt. Vimalabai Digambar Naik demised on 04/09/10 and her share got merged with that of Cdr. Dipak Naik and Mrs. Uma Joshi.
19. That subsequently Sitaram Keshav Naik demised on 14/05/2001 leaving behind himself as his heirs following persons:
 - a. Vijay Sitaram Naik
 - b. Satish Sitaram Naik
 - c. Shubhada Tare
20. Accordingly their names were mutated on 7/12 extract vide Mutation Entry No. 2583.

21. That Gopal Keshav Naik demised on 27/10 /86 leaving behind himself as his legal heirs following persons:
- Prakash Gopal Naik
 - Pramod Gopal Naik
 - Aparna Kale
22. Accordingly their names were mutated on 7/12 extract of the property.
23. That Cmdr. Dipak Naik subsequently purchased undivided share of his cousin brothers by way of registered sale deed executed in his favour. The details of Land purchased by Dipak Naik are as below:

Name of vendor	Sale Deed registration No	Area
Gopal Naik Branch through his legal heirs, Prakash Gopal Naik, Pramod Gopal Naik and Mrs. Aparna Kale	2486/06	1H 22R
Two heirs of Sitaram Keshav Naik branch namely Satish Sitaram Naik and Mrs. Shubhada Tare	2486/06 and Sale Deed 7119/06	0H 81R
	Total:	2 H 03R

24. That accordingly his name appeared on 7/12 extract in the place of aforesaid owners vide mutation entry no. 2900 in accordance with the aforesaid Sale Deed.
25. That in pursuance of the aforesaid documents land admeasuring about 2H 03R is self acquired property of Cdr. Dipak Naik. While as Land admeasuring about 1H 22R is the ancestral property of Cdmr Dipak Naik along with his sister Uma Joshi.
26. That subsequently he gifted land admeasuring about 1H 03R to his son Nilesh Dipak Naik by way of Gift Deed dated _____ which is duly registered with Sub-Registrar, Haveli No. 4 at serial no. _____. Accordingly his name was mutated on Revenue Records vide mutation entry bearing no. 3103 for an area admeasuring about 1H 03R.
27. In view of the aforesaid transactions, in my opinion out of Land situated at Gut No. 144/B, land admeasuring about 1H 22R is ancestral property of Cmdr. Dipak Naik along with his sister Uma Joshi. Cmdr. Dipak Naik has acquired land admeasuring about 2 H 03R out of gut No. 144B Theur, Taluka Havell, Dist: Pune by way of purchasing the shares of heirs of Late Gopal Keshav Naik & Two heirs of Sitaram Keshav Naik. Out of the said land Cmdr. Dipak Naik gifted land admeasuring about 1 H 00 R to Nilesh Dipak Naik.



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28. That Cmdr. Dipak Naik subsequently created charge against mortgage of the said land. details of mortgage are given below:

Name of Bank	Mortgage Number	Deed	Details of Land
Indian Overseas Bank	4652/08		1 H 90 R
Indian Overseas Bank	4652/08		1 H 90 R
Indian Overseas Bank	9612/08		1 H 90 R
Indian Overseas Bank	2161/09		1 H 90 R
Indian Overseas Bank	2171/10 (Supplementary Deed)		1 H 90 R
Indian Overseas Bank	3810/10 (Correction Deed)		1 H 90 R
Indian Overseas Bank	4566/11		1 H 90 R
Indian Overseas Bank	Supplementary Deed 10827/12		1 H 90 R
Bank Of Maharashtra Floriculture project loan	8659/07		1 H 90 R
Axis Bank (On the share of Nilesh Dipak Naik)	1726/08		1H 00 R

29. I am of the opinion that the title in respect of the said land is clean clear and marketable subject to encumbrance of Indian Overseas Bank.

Pagey

Mrs. Sunita S. Pagey
Advocate

Mrs. Sunita S. Pagey
(Advocate)

355/5, Shaniwar Peth, Pune-30



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08/12/2015

TITLE CERTIFICATE

1) DESCRIPTION OF PROPERTY:

The property admeasuring about out of Land situated at Gut No. 144/B, land admeasuring about 1H 22R is ancestral property of Cmdr. Dipak Naik along with his sister Uma Joshi & land admeasuring about 1H 00R is self acquired property of Cmdr. Dipak Naik & Mr. Nilesh Dipak Naik is entitle to land admeasuring about 1 H 03R out of gut No. 144B Theur, Taluka Haveli, Dist: Pune being acquired as a gift from his father Cmdr. Dipak Digambar Naik.

2) INSTRUCTIONS:

Under the instructions from Cmdr. Dipak Digambar Naik, R/at, Ex-Serviceman Colony, Paud Road, Pune 411 038, I have been caused to take search of the said land. I have been also instructed to investigate title regarding the said land.

3) DOCUMENTS

Following are the documents which are brought to my notice and which are perused by in respect of the said property.

1. 7/12 extract of the property.
2. Index II registers available at the Office of Sub-Registrar, Haveli No. 15, Pune.
3. Documents of Agreement to Sale and Sale Deed duly registered with various owners & Cmdr. Dipak Naik.
4. Gift Deed executed by Cmdr. Dipak Naik in favour of his son Mr. Nilesh Naik.
5. Mutation Entries of last 30 years.

6) INCIDENTS:

This is to certify that, I have investigated the Title of the property, which is more particularly described in the Schedule written hereunder, for the last 30 years (i.e. from 1984 to 2013), from the Index-II Registers, and other revenue records for which I have applied to Sub-Registrar, Haveli No. 10 vide application no. 10646/13 dated 05/04/13. That subsequently I have again obtained permission for search of next 2 years from 2013 to 2015 vide Receipt bearing GRN No. MH005423782201516E Dt. 08/12/2015.

Also, Cmdr. Dipak Digambar Naik, R/at, Ex-Serviceman Colony, Paud Road, Pune 411 038, had handed over to me original copies of documents which were available with them, for scrutiny and examination.

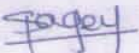
On relying upon the aforesaid documents and register.

That Cmdr. Dipak Naik subsequently created charge against mortgage of the said land details of mortgage are given below:

Name of Bank	Mortgage Number	Deed	Details of Land
Indian Overseas Bank	4652/08		1 H 90 R
Indian Overseas Bank	4652/08		1 H 90 R
Indian Overseas Bank	9612/08		1 H 90 R
Indian Overseas Bank	2161/09		1 H 90 R
Indian Overseas Bank	2171/10 (Supplementary Deed)		1 H 90 R
Indian Overseas Bank	3810/10 (Correction Deed)		1 H 90 R
Indian Overseas Bank	4566/11		1 H 90 R
Indian Overseas Bank	Supplementary 10827/12	Deed	1 H 90 R
Bank Of Maharashtra Floriculture project loan	8659/07		1 H 90 R
Axis Bank (On the share of Nilesh Dipak Naik)	1726/08		1H 00 R

I am therefore of the opinion out of Land situated at Gut No. 144/B, land admeasuring about 1H 22R is ancestral property of Cmdr. Dipak Naik along with his sister Uma Joshi & land admeasuring about 1H 00R is self acquired property of Cmdr. Dipak Naik & Mr. Nilesh Dipak Naik is entitle to land admeasuring about 1 H 03R out of gut No. 144B Theur, Taluka Haveli, Dist: Pune which he has acquired by virtue of Gift Deed.

I am of the opinion that the title in respect of the said land is clean clear and marketable subject to encumbrance of Indian Overseas Bank.


Mrs. Sunita S. Pagey
Advocate

Mrs. Sunita S. Pagey
(Advocate)
355/5, Shaniwar Peth, Pune-30



05/12/ 2015

SEARCH REPORT

This Search Report details the facts and figures related to the property detailed as under. This search has been conducted on behalf of and as per the details provided to me by Mr. Dipak Digambar Naik, R/at : 41, Ex-Servicemen Colony, Paud Road, Pune 38.

Description Of The Property :

The property under consideration is property consisting of all that piece and parcel of land lying, being and situated at Gat No. 145 admeasuring about 2 H 05R having assessment at 1Rs. 37 paise at village Theur, Tal. Haveli, Dist Pune (Hereinafter referred to as the said **Land** for the sake of brevity and convenience).

1. Instructions:

- a. On conducting a search on the basis of details provided by Mr. Dipak Digambar Naik i.e. copy of Agreements, 7/12 extract and the records for the last 30 years made available in the office of Sub-registrar. On the basis of documents made available in the office of the Sub-Registrar and other relevant revenue records, I have ascertained the following details and facts.
- b. That subsequently I have again obtained permission for search of next 2 years from 2013 to 2015 vide Receipt bearing GRN No. MH_____ E Dt. 05/12/2015.

- 2. Documents provided :** On the basis of documents provided to me by my client Mr. Dipak Digambar Naik and the records for the last 30 years, made available in the office of the Sub-Registrar, Haveli, Pune and other relevant revenue records, I have ascertained the following details and facts.

List of Document:

- a. Copy of 7/12 extract
- b. Copy of Mutation Entries of last 30 years
- c. Copy of Sale Deed registered with Sub-registrar, Haveli No. 9 at serial no. 8076/2006 dated 17/11/06 along with Index II and receipt.

3. Scrutiny of my search is as under :

Recitals of said Bungalows :

1. The land situated at gut no. 145, Mouje Theur, Taluka Haveli, District Pune, admeasuring about 02 H 05 R including Potkharaba of 01H 00R within the limits of Grampanchayat Theur, was owned by one Baban Vithoba Kunjir.
2. That said Baban Vithoba Kunjir demised leaving behind himself as his legal heirs following persons:
 - a. Shri Dnyanoba Baban Kunjir
 - b. Shri. Ranu Baban Kunjir
 - c. Smt. Ratnabal Baban Shendge
 - d. Smt. Gajrabai Prabhakar Kakde
 - e. Muktabai Gulab Shivle
 - f. Sagar Ramdas Kunjir
 - g. Sunanda Ramdas Kunjir
 - h. Meenakshi Ramdas Kunjir
 - i. Manala Ramdas Kunjir
3. That names of aforesaid legal heirs were mutated vide mutation entry bearing no. 7120 in Revenue Records.
4. That subsequently Smt Gajrabai Prabhakar Kakde demised leaving behind herself as her legal heirs following persons:
 - a. Prabhakar Narayan Kakde
 - b. Vishal Prabhakar Kakde
 - c. Mrs. Rohini Nivrutti Hargude
5. That names of aforesaid legal heirs were mutated vide mutation entry bearing no. 2877 in Revenue Records.
6. That Smt. Muktabai Gulab Shivle demised leaving behind herself as her only legal heir her daughter Seema Gulab Shivle. That her name was mutated on Revenue Records vide mutation entry bearing no. 2879.
7. That subsequently all these owners sold the entire land of gut no. 145, Mouje Theur, Taluka Haveli, District Pune, admeasuring about 02 H 05 R including Potkharaba of 01H 00R within the limits of Grampanchayat Theur to Cmdr. Dipak Digambar Naik who purchased the same as a Karta of his Undivided Family. That said Sale Deed is duly registered with Sub-registrar, Haveli No. 9 at serial no. 8076/2006 dated 17/11/06.



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8. That accordingly his name was mutated on Revenue Records vide Mutation Entry bearing no. 2969.
9. It appears from the record that there was an encumbrances in respect of loan obtained from Syndicate Bank. However said loan was subsequently cleared and accordingly said bank had issued No dues certificate Dt. 16/12/10.
10. Thus title of Cmdr. Dipak Naik in respect of said land is clean & clear and free from all encumbrances.

Mrs. Sunita S. Pagey

Advocate

Mrs. Sunita S. Pagey
(Advocate)
355/5, Shaniwar Peth, Pune-30



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05/12/2015.

TITLE CERTIFICATE

1) DESCRIPTION OF PROPERTY:

The property under consideration is property consisting of all that piece and parcel of land lying, being and situated at Gat No. 145 admeasuring about 2 H 05R having assessment at 1Rs. 37 paise at village Theur, Tal. Haveli, Dist Pune.

2) INSTRUCTIONS:

Under the instructions from Cmdr. Dipak Digambar Naik, R/at, Ex-Serviceman Colony, Paud Road, Pune 411 038, I have been caused to take search of the said land. I have been also instructed to investigate title regarding the said land.

3) DOCUMENTS

Following are the documents which are brought to my notice and which are perused by in respect of the said property.

- a. Copy of 7/12 extract
- b. Copy of Mutation Entries of last 30 years
- c. Copy of Sale Deed registered with Sub-registrar, Haveli No. 9 at serial no. 8076/2006 dated 17/11/06 along with Index II and receipt.

4) INCIDENTS:

This is to certify that, I have investigated the Title of the property, which is more particularly described in the Schedule written hereunder, for the last 30 years (i.e. from 1984 to 2013), from the Index-II Registers, and other revenue records for which I have applied to Sub-Registrar, Haveli No. __ vide application no. __/13 dated __/04/2013. Also, Cmdr. Dipak Digambar Naik, R/at, Ex-Serviceman Colony, Paud Road, Pune 411 038, had handed over to me original copies of documents which were available with them, for scrutiny and examination. On relying upon the aforesaid documents and registers

That in my opinion Cmdr. Dipak Naik is entitle to deal with the land admeasuring about all that piece and parcel of land lying, being and situated at Gat No. 145 admeasuring about 2 H 05R having assessment at 1Rs. 37 paise at village Theur, Tal. Haveli, Dist Pune and registration limits of Haveli is marketable.

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Advocate

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05/12/2015

SEARCH REPORT

This Search Report details the facts and figures related to the property detailed as under. This search has been conducted on behalf of and as per the details provided to me by Mr. Dipak Digambar Naik, R/at ; 41, Ex-Servicemen Colony, Paud Road, Pune 38.

Description Of The Property :

The property under consideration is property consisting of land admeasuring about 2 H 3R inclusive of Pot Kharaba 75R and Aakar 1 Rs. 75 P., lying, being and situated at Gat No. 146, village Theur, Tal. Haveli, Dist Pune, within the local limits of Grampanchayat, Theur and the registration limits of Sub-Registrar Haveli (hereinafter referred to as the **said Land** for the sake of brevity and convenience).

1. Instructions:

- a. On conducting a search on the basis of details provided by Mr. Dipak Digambar Naik i.e. copy of Agreements, 7/12 extract and the records for the last 30 years made available in the office of Sub-registrar. On the basis of documents made available in the office of the Sub-Registrar and other relevant revenue records, I have ascertained the following details and facts.
- b. That subsequently I have again obtained permission for search of next 2 years from 2013 to 2015 vide Receipt bearing GRN No. MH _____ E Dt. 05/12/2015.

2. **Documents provided :** On the basis of documents provided to me by my client Mr. Dipak Digambar Naik and the records for the last 30 years, made available in the office of the Sub-Registrar, Haveli, Pune and other relevant revenue records, I have ascertained the following details and facts.

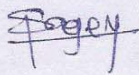
List of Document:

- a. Copy of 7/12 extract
- b. Copy of Mutation Entries of last 30 years
- c. Copy of Sale Deed was duly registered with Sub-Registrar, Haveli No. 9 at serial no.3456/07 dated 25/04/07 along with Index II and receipt.

3. Scrutiny of my search is as under :

Recitals of said land :

1. The land situated at gut no. 146, admeasuring about 2 H 3R inclusive of Pot Kharaba 75R and Aakar 1 Rs. 75 P., lying, being and situated at Gat No. 146, at village Theur, Tal. Haveli, Dist Pune, within the local limits of Grampanchayat, Theur and the registration limits of Sub-Registrar Haveli was ancestral property of one Shri. Namdeo Vithoba Kunjir.
2. That subsequently Shri. Namdeo Vithoba Kunjir along with his entire family members i.e. Sou. Shantabai Namdeo Kunjir, Shri. Laxman Namdeo Kunjir, Shri. Gajanan Namdeo Kunjir, Sou. Sangeeta Laxman Kunjir, Sou. Harshada Gajanan Kunjir, Sou. Nanda Vilas Choudhary, Sou. Pushpa Manohar Yevale, Sou. Zumbar Kailas Bhor executed Sale Deed in respect of the said land in favour of Cmdr. Dipak Digambar Naik in the capacity of Manager of Hindu Undivided Family.
3. The said Sale Deed was duly registered with Sub-Registrar, Haveli No. 9 at serial no.3456/07 dated 25/04/07.
4. Accordingly name of Cmdr. Dipak Digambar Naik (Manager, HUF) was duly mutated on 7/12 extract vide mutation entry no. 3047.
5. That in pursuance of the aforesaid documents Cdr. Dipak Naik(Manager, HUF) acquired rights in respect of land admeasuring about 2 H 3R inclusive of Pot Kharaba 75R and Aakar 1 Rs. 75 P., lying, being and situated at Gat No. 146, at village Theur, Tal. Haveli, Dist Pune, within the local limits of Grampanchayat, Theur and the registration limits of Sub-Registrar Haveli.
6. That subsequently Cmdr. Dipak Naik along with his wife Mrs. Aruna Dipak Naik & Shri Nilesh Dipak Naik obtained loan from Indian Overseas Bank, Budhwar Peth Branch, Pune. Accordingly the said encumbrance was recorded in other rights column vide mutation entry bearing no. 3401.
7. In my opinion subject to the encumbrance of Indian Overseas Bank, Budhwar Peth Branch, Pune, Cdr. Dipak D. Naik (Manager, HUF) is thus well and sufficiently entitled as well as seized of the said land as described above, admeasuring about 2 H 03R by virtue of Sale Deed which is duly registered with Sub-Registrar, Haveli No. 9 at serial no.3456/07 dated 25/04/07. In my opinion the title of the said land is clean clear and marketable.



Mrs. Sunita S. Pagey
Advocate

Mrs. Sunita S. Pagey
(Advocate)

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05/12/2015

TITLE CERTIFICATE

1) DESCRIPTION OF PROPERTY:

The property admeasuring about land admeasuring about 2 H 3R inclusive of Pot Kharaba 75R and Aakar 1 Rs. 75 P., lying, being and situated at Gat No. 146, village Theur, Tal. Haveli, Dist Pune, within the local limits of Grampanchayat, Theur and the registration limits of Sub-Registrar Haveli.

2) INSTRUCTIONS:

Under the instructions from Cmdr. Dipak Digambar Naik, R/at, Ex-Serviceman Colony, Paud Road, Pune 411 038, I have been caused to take search of the said land, I have been also instructed to investigate title regarding the said land.

3) DOCUMENTS

Following are the documents which are brought to my notice and which are perused by in respect of the said property.

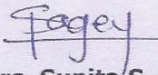
- a. Copy of 7/12 extract
- b. Copy of Mutation Entries of last 30 years
- c. Copy of Sale Deed was duly registered with Sub-Registrar, Haveli No. 9 at serial no.3456/07 dated 25/04/07 along with Index II and receipt.

6) INCIDENTS:

This is to certify that, I have investigated the Title of the property, which is more particularly described in the Schedule written hereunder, for the last 30 years (i.e. from 1984 to 2013), from the Index-II Registers, and other revenue records for which I have applied to Sub-Registrar, Haveli No. 10 vide application no. 10645/10

dated 05/04/13. Also, Cmdr. Dipak Digambar Naik, R/at, Ex-Serviceman Colony, Paud Road, Pune 411 038, had handed over to me original copies of documents which were available with them, for scrutiny and examination. On relying upon the aforesaid documents and registers,

I am therefore of the opinion that the title of the Captioned Property being land admeasuring about 2 H 3R inclusive of Pot Kharaba 75R and Aakar 1 Rs. 75 P., lying, being and situated at Gat No. 146, at village Theur, Tal. Haveli, Dist Pune, within the local limits of Grampanchayat, Theur and the registration limits of Sub-Registrar Haveli is clear, and marketable subject to encumbrance of Indian Overseas Bank, Budhwar Peth Branch, Pune. Cmdr. Dipak Naik is in possession of the captioned land and is cultivating the same in the capacity of Manger of Hindu Undivided Family.



Mrs. Sunita S. Pagey

Advocate

Mrs. Sunita S. Pagey
(Advocate)

355/5, Shaniwar Peth, Pune-30



Date : 08/12/2015

SEARCH REPORT

This Search Report details the facts and figures related to the property detailed as under. This search has been conducted on behalf of and as per the details provided to me by Cdr. Dipak Digambar Naik, R/at : 41, Ex-Servicemen Colony, Paud Road, Pune 38.

1. Description Of The Property :

The property under consideration is property consisting of land All that piece and parcel of land lying, being and situated at Gat No. 161 admeasuring about 1H 82R out of total land admeasuring about 3 H 2R inclusive of Pot Kharaba 5R and Aakar 3 Rs. 50 P. at village Theur, Tal. Haveli, Dist Pune, within the local limits of Grampanchayat, Theur and the registration limits of Sub-Registrar Haveli (hereinafter referred to as the **said Land** for the sake of brevity and convenience).

2. Documents Provided

- a. 7/12 Extracts of Last 30 years.
- b. Mutation Entries of Last 30 Years.
- c. Agreement to Sale duly registered with Sub-Registrar, Haveli Number 9 at serial number 9214/2006 dated 22/12/06
- d. Sale Deed duly registered with Sub-Registrar, Haveli No. 9 at serial no.3456/07 dated 25/04/07

3. Recitals of the Search

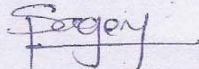
On conducting a search on the basis of details provided by Cdr. Dipak Digambar Naik i.e. copy of the Deeds and the records for the last 30 years, made available in the office of the Sub-Registrar and other relevant revenue records as well as Court matters, I have ascertained the following details and facts.

1. The land at situated at Gat No. 161 in all admeasuring about 3 H 2R inclusive of Pot Kharaba 5R and Aakar 3 Rs. 50 P. at village Theur, Tal. Haveli, Dist Pune, within the local limits of Grampanchayat, Theur and the registration limits of Sub-Registrar Haveli was ancestral property of Shri Hiranman Daji Kunjir.
2. That out of the entire land admeasuring about 3H 2R land admeasuring about 1H 20R was sold to Balasaheb Bhagwan Tupe, Bhawan Ramchandra Tupe and Hanumant Bhagwan Tupe. Accordingly names of Balasaheb Bhagwan Tupe, Bhawan Ramchandra Tupe and Hanumant Bhagwan Tupe was duly recorded on 7/12 extract vide mutation entry no. 2162.

3. That subsequently Shri Hiranjan Daji Kunjir partitioned the land between his family members in following proportion:

Names	Area
Shri Kundlik Hiranjan Kunjir	0H 91R
Sou. Sadhana Subhash Kunjir	0H 60R
Sou. Sanjeevani Kundalik Kunjir	0H 31R

4. That aforesaid owners executed an Agreement to Sale in favour of Cmdr. Dipak Naik (Manager HUF) which is duly registered with Sub-Registrar, Haveli Number 9 at serial number 9214/2006 dated 22/12/06.
5. That subsequently in terms of the said Agreement to Sale the aforesaid owners also executed Sale Deed in respect of their respective holding i.e. in all land admeasuring about 1H 82R in favour of Cmdr. Dipak Naik (Manager HUF) by way of executing registered Sale Deed in his favour.
6. That the said Sale Deed was duly registered with Sub-Registrar, Haveli No. 9 at serial no.3456/07 dated 25/04/07.
7. Accordingly name of Cmdr. Dipak Digambar Naik (Manager HUF) was duly mutated on 7/12 extract for the area admeasuring about 1 H 82R vide Mutation Entry bearing no. 3048.
8. That subsequently Cmdr. Dipak Naik along with his wife Mrs. Aruna Dipak Naik & Shri Nilesh Dipak Naik obtained loan from Indian Overseas Bank, Budhwar Peth Branch, Pune. Accordingly the said encumbrance was recorded in other rights column vide mutation entry bearing no. 3401.
9. That in pursuance of the aforesaid documents Cdr. Dipak Naik (Manager HUF) acquired rights in respect of land admeasuring about 1 H 82R, out of total land admeasuring about 3 H 2R inclusive of Pot Kharaba 5R and Aakar 3 Rs. 50 P. at village Theur, Tal. Haveli, Dist Pune, within the local limits of Grampanchayat, Theur and the registration limits of Sub-Registrar Haveli.
10. In terms of the said Sale Deed dated 25/04/07 duly registered with Sub-Registrar, Haveli No. 9 at serial no.3456/07, Cdr. Dipak D. Naik (Manager HUF) is thus well and sufficiently entitled as well as seized of the said land as described above & title of the said land is clean clear and marketable subject to encumbrance of Indian Overseas Bank, Budhwar Peth Branch.



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Advocate

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(Advocate)
355/5, Shantwar Peth, Pune-30



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Date : 08/11/2015

TITLE CERTIFICATE

1) DESCRIPTION OF PROPERTY:

The property admeasuring about land admeasuring about 1 H 82R out of total land admeasuring about 3 H 2R inclusive of Pot Kharaba 5R and Aakar 3 Rs. 50 P. at land lying, being and situated at Gat No. 161 village Theur, Tal. Haveli, Dist Pune, within the local limits of Grampanchayat, Theur and the registration limits of Sub-Registrar Haveli.

2) INSTRUCTIONS:

Under the instructions from Cmdr. Dipak Digambar Naik, R/at, Ex-Serviceman Colony, Paud Road, Pune 411 038, I have been caused to take search of the said land. I have been also instructed to investigate title regarding the said land.

3) DOCUMENTS

Following are the documents which are brought to my notice and which are perused by in respect of the said property.

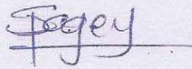
1. 7/12 extract of the property.
2. Index II registers available at the Office of Sub-Registrar, Haveli No. 15, Pune.
3. Documents of Agreement to Sale and Sale Deed duly registered with various owners & Cmdr. Dipak Naik.
4. Mutation Entries of last 30 years.

6) INCIDENTS:

This is to certify that, I have investigated the Title of the property, which is more particularly described in the Schedule written hereunder, for the last 30 years (i.e. from 1984 to 2013), from the Index-II Registers, and other revenue records for which I have applied to Sub-Registrar, Haveli No. 10 vide application no. 10664/13 dated 05/04/13. That subsequently I have again obtained permission for search of next 2 years from 2013 to 2015 vide Receipt bearing GRN No. MH005423412201516E Dt. 08/12/2015. Also, Cmdr. Dipak Digambar Naik, R/at, Ex-Serviceman Colony, Paud Road, Pune 411 038, had handed over to me original copies of documents which were available with them, for scrutiny and examination.

On relying upon the aforesaid documents and registers :

I am therefore of the opinion that the title of the Captioned Property being All that piece and parcel of land lying, being and situated at Gat No. 161 admeasuring about 1H 82R out of total land admeasuring about 3 H 2R inclusive of Pot Kharaba 5R and Aakar 3 Rs. 50 P. at village Theur, Tal. Haveli, Dist Pune, within the local limits of Grampanchayat, Theur and the registration limits of Sub-Registrar Haveli is clear, and marketable subject to encumbrance of Indian Overseas Bank, Budhwar Peth Branch, Pune. Cmdr. Dipak Naik is in possession of the captioned land and is cultivating the same in the capacity of Manger of Hindu Undivided Family.



Mrs. Sunita S. Pagey
Advocate

Mrs. Sunita S. Pagey
(Advocate)
355/5, Shaniwar Peth, Pune-40