



AMIT. A. CHOUDHARY
ADVOCATE

Residence :-

Bungalow No. A-3/1, Twenty Top
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Mobile No :- 9921200786.

Office :-

Office No:- 23,24,25
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IInd Floor, Station Road,
Pimpri, Pune - 411 018.
Phone No. :- 020-66301835.

Date :- 25/05/2024.

SEARCH REPORT

This is to certify that I have investigated the title of Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23 Ares Plus Potkharaba admeasuring area of 00 H. 0.74 Ares and having total admeasuring area of 00 H. 23.74 Ares i.e. 2374 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "A" written hereunder.

And Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23 Ares Plus Potkharaba admeasuring area of 00 H. 0.75 Ares and having total admeasuring area of 00 H. 23.75 Ares i.e. 2375 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "B" written hereunder.

And Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23.50 Ares Plus Potkharaba admeasuring area of 00 H. 0.75 Ares and having total admeasuring area of 00 H. 24.25 Ares i.e. 2425 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which



is more particularly described in the schedule "C" written hereunder.

"Hereinafter referred to as the.....Said Properties"

1) I was entrusted with an assignment by M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani and Others to have the search for the last 30 years and Title Report in respect of the said properties.

2) Accordingly, the Search has been carried out in the concerned office of Sub - Registrar, Haveli, District Pune and as well as IGR web-portal for the period referred hereinabove. The said Search however, is subject to the registers not available in the said offices, the same either having been send for binding or most of the record was found to be in torn condition or not available. Therefore, this Report is solely based on the record that was made available for inspection.

3) That the said Search Report is subject to the available records only and besides that if any transaction regarding to the said property is carried out then those records are not available for my perusal. Therefore the said search is strictly based on the records which are available for my inspection in respect of the said properties.

4) That the Property bearing Survey No. 751 having Hissa No. 1+2 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares situated at Village Charholi Budruk, Taluka Haveli, District Pune was originally owned and possessed by Mr. Jagannath Vitthal Gokhale and his name was recorded as Owner since 1951 in the 7/12 extract.

5) That thereafter Mr. Jagannath Vitthal Gokhale had filed an application with Hon'ble Revenue Authority to delete the name of Mr. Kondiba Vithoba Jadhav who was recorded as Tenant (Kul) of the Property bearing Survey No. 751 having Hissa No. 1+2 situated at Village Charholi Budruk, Taluka Haveli, District Pune and other Properties. That subsequently the name of Mr. Kondiba Vithoba Jadhav was deleted from the 7/12 extract and the same is recorded vide Mutation Entry No. 5609.

6) That thereafter Mr. Jagannath Vitthal Gokhale and his two sons i.e. Mr. Vishwanath Jagannath Gokhale and Mr. Mukund Jagannath Gokhale have carried out Partition of the properties belonging to them. That subsequently Mr. Jagannath Vitthal Gokhale and his two sons i.e. Mr. Vishwanath Jagannath Gokhale and Mr. Mukund Jagannath Gokhale have executed Partition Deed which was executed in the office of Sub Registrar Haveli No. 1,



Pune at their Serial No. 1313/1976 dated 10/09/1976 and as per the said Partition Deed the Property bearing Survey No. 751 having Hissa No. 1+2 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares situated at Village Charholi Budruk, Taluka Haveli, District Pune came to the share of Mr. Vishwanath Jagannath Gokhale and Mr. Mukund Jagannath Gokhale having 8 Anna share each and the same is recorded in the Revenue Records vide Mutation Entry No. 8714.

7) That as per the order of the Hon'ble Collector Pune, new Revenue records of village Wadamukhwadi was created and hence Property bearing Survey No. 751 having Hissa No. 1+2 situated at Village Charholi Budruk, Taluka Haveli, District Pune was further classified in to Property bearing Survey No. 143 having Hissa No. 1 situated at Village Wadmukhwadi, Taluka Haveli, District Pune and the same is recorded in Revenue Record vide Mutation Entry No. 1.

8) That thereafter Mr. Mukund Jagannath Gokhale and Others had submitted an application to Hon'ble Revenue Authority stating the separate individual possession of other family members of 1) Mr. Mukund Jagannath Gokhale, 2) Mrs. Madhuri Mukund Gokhale, 3) Mr. Nikhil Mukund Gokhale, 4) Mr. Vishwanath Jagannath Gokhale, 5) Mrs. Sarojini Vishwanath Gokhale and 6) Mr. Prasad Vishwanath Gokhale. That the names of 1) Mr. Mukund Jagannath Gokhale, 2) Mrs. Madhuri Mukund Gokhale, 3) Mr. Nikhil Mukund Gokhale, 4) Mr. Vishwanath Jagannath Gokhale, 5) Mrs. Sarojini Vishwanath Gokhale and 6) Mr. Prasad Vishwanath Gokhale were recorded as individual owners and possessors of the Property bearing Survey No. 143 having Hissa No. 1 situated at Village Wadmukhwadi, Taluka Haveli, District Pune and other properties having equal share and the same is recorded in the Revenue Records vide Mutation Entry No. 724.

9) That as per the Order of the Hon'ble Tahsildar, Haveli bearing Order No. HANO/KAVI/668/2004 the land bearing Survey No. 143/1+2 has been renumbered as Survey No. 143/1 and the same is recorded in the Revenue Records vide Mutation Entry No. 2281.

10) That thereafter Mrs. Madhuri Mukund Gokhale expired on 14/12/2022 leaving behind her legal heirs i.e. husband Mr. Mukund Jagannath Gokhale and son Mr. Nikhil Mukund Gokhale. That the name of Mrs. Madhuri Mukund Gokhale was deleted from the 7/12 extract and the names of Mr. Mukund Jagannath Gokhale and Mr. Nikhil Mukund Gokhale have been mutated in the Record of Rights vide Mutation Entry No. 7674.

11) That thereafter Mr. Prasad Vishwanath Gokhale executed an Irrevocable Power of Attorney in favour of Mr. Vishwanath

