



CHALLAN  
MTR Form Number-6

|                                  |                               |         |                                     |  |                                     |                     |         |        |  |
|----------------------------------|-------------------------------|---------|-------------------------------------|--|-------------------------------------|---------------------|---------|--------|--|
| GRN                              | MH0069892652014066            | BARCODE | DATE 24/02/2015                     |  | Date                                | 24/02/2015-18:12:27 | Form ID | 10R920 |  |
| Department                       | Inspection of Registration    |         | AMOUNT                              |  | Payer Details                       |                     |         |        |  |
| Type of Payment                  | Deface Number of Registration |         | 50.00                               |  | TAX ID (If Any)                     |                     |         |        |  |
| Sr. No.                          | 0003766822201415              |         |                                     |  | PAN No. (If Applicable)             |                     |         |        |  |
| (Amt.in words:Fifty Rupees Only) |                               |         |                                     |  | Full Name                           |                     |         |        |  |
| Office Name                      |                               |         | HVL13_HAVELI 13 JOINT SUB REGISTRAR |  | Adv Gokul Baraskar                  |                     |         |        |  |
| Location                         |                               |         | PUNE                                |  | Flat/Block No.                      |                     |         |        |  |
| Year                             |                               |         | 2014-2015 One Time                  |  | Gat No. 316                         |                     |         |        |  |
| Account Head Details             |                               |         | Amount in Rs.                       |  | Premises/Building                   |                     |         |        |  |
| 0030072201 SEARCH FEE            |                               |         | 50.00                               |  | Road/Street                         |                     |         |        |  |
|                                  |                               |         |                                     |  | Area/Locality                       |                     |         |        |  |
|                                  |                               |         |                                     |  | Boradewadi Pune                     |                     |         |        |  |
|                                  |                               |         |                                     |  | Town/City/District                  |                     |         |        |  |
|                                  |                               |         |                                     |  | PIN                                 |                     |         |        |  |
|                                  |                               |         |                                     |  | 4 1 2 1 0 5                         |                     |         |        |  |
|                                  |                               |         |                                     |  | Remarks (If Any)                    |                     |         |        |  |
|                                  |                               |         |                                     |  | Gat No. 316 area adm. about 00 H, 2 |                     |         |        |  |
|                                  |                               |         |                                     |  | 9 R., Boradewadi, Pune from 2014 to |                     |         |        |  |
|                                  |                               |         |                                     |  | 2015                                |                     |         |        |  |
|                                  |                               |         |                                     |  | Amount in                           |                     |         |        |  |
|                                  |                               |         |                                     |  | Fifty Rupees Only                   |                     |         |        |  |
| Total                            |                               |         | 50.00                               |  | Words                               |                     |         |        |  |
| Payment Details                  |                               |         | BANK OF MAHARASHTRA                 |  | FOR USE IN RECEIVING BANK           |                     |         |        |  |
| Cheque/DD Details                |                               |         |                                     |  | Bank CIN                            |                     |         |        |  |
|                                  |                               |         |                                     |  | REF No.                             |                     |         |        |  |
|                                  |                               |         |                                     |  | 02300042015022429993                |                     |         |        |  |
|                                  |                               |         |                                     |  | 227519238                           |                     |         |        |  |
| Cheque/DD No                     |                               |         |                                     |  | Date                                |                     |         |        |  |
|                                  |                               |         |                                     |  | 24/02/2015-18:14:39                 |                     |         |        |  |
| Name of Bank                     |                               |         |                                     |  | Bank-Branch                         |                     |         |        |  |
|                                  |                               |         |                                     |  | BANK OF MAHARASHTRA                 |                     |         |        |  |
| Name of Branch                   |                               |         |                                     |  | Scroll No. , Date                   |                     |         |        |  |
|                                  |                               |         |                                     |  | Not Verified with Scroll            |                     |         |        |  |

Mobile No. : Not Available

**Baraskar Gokul S.**

B.Com., L.L.B.  
Advocate

Add:- House No. 23, S. No. 143,  
Warje Gaon, Tal: Haveli,  
Pune - 411058

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**ADDITIONAL SEARCH & TITLE OPINION**

**1] INTRODUCTION:**

That I have been caused search of the property bearing Gat No. 316, (old Gat No. 1440) area admeasuring about 00 H. 29 R. situated at Mouje Boradewadi, Tal: Haveli, District: Pune, for the last 30 years i.e. from the year 1985 to February 2014 and now I am giving additional Search for the year 2014 to 24<sup>th</sup> February 2015, at the instance of by K Dhamale Infrastructure & Developers through its Partner Mr. Pratap Balasaheb Dhamale, having its address at : Kothrud, Pune 411038, hereinafter referred to as **THE SAID PROPERTY**.

**2] DOCUMENTS GIVEN TO ME FOR PERUSAL :**

- i. 7/12 extract of Gat No. 316, (old Gat No. 1440), Village: Boradewadi, Tal: Haveli, District: Pune, of the year 1791-71 to 1982-1983, 1989-90 to 2001-2002, 2002 to 2011-2012, 2013
- ii. Mutation Entry Nos. 1201, 2624,
- iii. Photocopy of Development Agreement dt. 30/08/2011 at Sr. No. 8504/2011.



- iv. Photocopy of Power of Attorney dt. 30/08/2011 at Sr. No. 8505/2011.
- v. Photocopy of Commencement Certificate dated 14/07/2014.
- vi. Photocopy of Collector N. A. order bearing No. PMH/NA/SR/382/2014, dated 27/01/2015.

3] **HISTORY OF THE TITLE -**

- a) The present 7/12 extract for the year 2012-2013 shows that, Gat No. 316, (old Gat No. 1440) area admeasuring about 00 H. 29 R. situated at Boradewadi, Tal: Haveli, District: Pune, is owned by Pandurang Mahadu Alhat, Tanaji Mahadu Alhat, Arvind Mahadu Alhat, Smt. Laxmibai Mahadu Alhat.
- b) Previously in the year 1970-71 to 1982-83 and to 1997, Gat No. 316, (old Gat No. 1440) area admeasuring about 00 H. 29 R. situated at Boradewadi, Tal: Haveli, District: Pune, was owned by Mahadu Kondaji Alhat. That, Mahadu Kondaji Alhat expired on 21/01/1997 and the name of his legal heirs i.e. Pandurang Mahadu Alhat, Tanaji Mahadu Alhat, Arvind Mahadu Alhat, Suman Eknath Khurpe, Kusum Dnyaneshwar Jagtap, Bebi Sudam Tamhane and Smt. Laxmibai Mahadu Alhat are recorded to the 7/12 extract of Gat No. 316 as per Mutation Entry No. 1201.
- 1) That, Suman Eknath Khurpe, Kusum Dnyaneshwar Jagtap, Bebi Sudam Tamhane have executed Release



Deed in favour of Pandurang Mahadu Alhat, Tanaji Mahadu Alhat, Arvind Mahadu Alhat and the effect is given to the 7/12 extract as per Mutation Entry No. 2624.

- 2) That, Pandurang Mahadu Alhat, Tanaji Mahadu Alhat, Arvind Mahadu Alhat, Smt. Laxmibai Mahadu Alhat and consenting party Nanda Pandurang Alhat, Sachin Pandurang Alhat, Hemant Pandurang Alhat, Hemlata Pandurang Alhat, Sushma Tajani Alhat, Sheetal Shivaji Khedkar, Sujata Arvind Alhat, Harish Arvind Alhat, Harshda Shambhu Borate, have executed Development Agreement in favour of K Dhamale Infrastructure & Developers through its Partner Mr. Pratap Balasaheb Dhamale with respect to Gat No. 316, (old Gat No. 1440) area admeasuring about 00 H. 29 R. Mouje Boradewadi, Tal: Haveli, District: Pune, which is registered with the office of Sub Registrar Haveli No. 18 at Sr. No. 8504/2011, dated 30/08/2011.
- 3) That, Pandurang Mahadu Alhat, Tanaji Mahadu Alhat, Arvind Mahadu Alhat, Smt. Laxmibai Mahadu Alhat, Nanda Pandurang Alhat, Sachin Pandurang Alhat, Hemant Pandurang Alhat, Hemlata Pandurang Alhat, Sushma Tajani Alhat, Sheetal Shivaji Khedkar, Sujata Arvind Alhat, Harish Arvind Alhat, Harshda Shambhu Borate, have executed Power of Attorney in favour of K Dhamale Infrastructure & Developers through its Partner Mr. Pratap Balasaheb Dhamale with respect to Gat No. 316, (old Gat No. 1440) area admeasuring about 00 H. 29

*Pratap*

R. Mouje Boradewadi, Tal: Haveli, District: Pune, which is registered with the office of Sub Registrar Haveli No. 18 at Sr. No. 8505/2011, dated 30/08/2011.

- 4) That the Developer have obtained Commencement Certificate bearing No. B.P. / Layout/Moshi / Boradewadi / 42/2014, dated 14/07/2014, issued by Pimpri Chinchwad Municipal Corporation.
- 5) That the Developer have obtained N. A. order bearing No. No. PMH/NA/SR/382/2014, dated 27/01/2015, issued by Collector, Pune of area admeasuring about 00 H. 29 R. less (-) area admeasuring about 339.33 sq. mtrs. (-) area admeasuring 339.74 sq. mtrs. remaining area 2169.93 sq. mtrs. out of this 1591.72 sq. mtrs. for residential purpose and 578.21 sq. mtrs. for commercial purpose.

**6] OTHER ENCUMBRANCES :**

I have taken the search of the said land from the office of Sub Registrar. For that purpose I have taken receipt from Sub Registrar Office Haveli No. 13 dated 24/02/2014 vide Receipt No. 150/2014 and I have taken receipt from Sub Registrar Office Haveli No. 13 dated 24/02/2015 vide GRN No. MH005993765201415E. That index II registers are not maintained in appropriate manner most of the Index II registers are in loose sheets and some are in torn conditions and from available record in the Sub Registrar Office there are no other transaction, except the transactions referred above are entered w.r.t. said property.



**7] OPINION:**

That the property bearing Gat No. 316, (old Gat No. 1440) area admeasuring about 00 H. 29 R. Mouje Boradewadi, Tal: Haveli, District: Pune, is owned by Pandurang Mahadu Alhat, Tanaji Mahadu Alhat, Arvind Mahadu Alhat, Smt. Laxmibai Mahadu Alhat and other i.e. Nanda Pandurang Alhat, Sachin Pandurang Alhat, Hemant Pandurang Alhat, Hemlata Pandurang Alhat, Sushma Tajani Alhat, Sheetal Shivaji Khedkar, Sujata Arvind Alhat, Harish Arvind Alhat, Harshda Shambhu Borate are the legal heirs of the owners and the owners and legal heirs have executed Development Agreement in favour of Developer i.e. K Dhamale Infrastructure & Developers through its Partner Mr. Pratap Balasaheb Dhamale. In this way as per information given and available record with me that the above owners have clear and marketable title w.r.t. said property. And K Dhamale Infrastructure & Developers through its Partner Mr. Pratap Balasaheb Dhamale having Development rights of the said property.

Pune.

Date: 25/02/2015

**GOKUL S. BARASKAR  
ADVOCATE**