



CHALLAN
MTR Form Number-6



GRN	MH004895158201819E	BARCODE											Date	08/08/2018-14:54:54	Form ID
Department	Inspector General Of Registration	Payer Details													
Type of Payment	Search Fee	TAX ID (If Any)													
	Other Items	PAN No.(If Applicable)													
Office Name	HVL22_HAVELI 22 JOINT SUB REGISTRAR	Full Name	Adv sangeeta khot												
Location	PUNE														
Year	2018-2019 One Time	Flat/Block No.	CTS NO.1128												
Account Head Details		Premises/Building													
		Road/Street	S.NO.125/1A/B PLOT NO.17												
0030072201 SEARCH FEE		Amount In Rs.	750.00												
		Area/Locality	Kotnurd Pune												
		Town/City/District													
		PIN					4	1	1	0	3	8			
		Remarks (If Any)	CTS NO.1128 Kotnurd pune 30 Years SEARCH FEE												
		Amount In	Seven Hundred Fifty Rupees Only												
Total		Words													
Payment Details		FOR USE IN RECEIVING BANK													
Cheque-DD Details		Bank CIN	Ref. No.	02300042018080854300									587468656		
Cheque/DD No.		Bank Date	RBI Date	08/08/2018-14:58:05									Not Verified with RBI		
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA												
Name of Branch		Scroll No. , Date	Not Verified with Scroll												

Department ID : 956181/4433
Mobile No. :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
दस्तावेज चलाना "टाइप ऑफ पेमेंट" कारणों के अनुसार कोटा प्रशासकीय कार्यालय द्वारा जारी है। ई-कॉपी कोटा प्रशासकीय कार्यालय द्वारा जारी की जा रही है। न केवल दस्तावेजों को दर्ज करने के लिए जारी किया जाता है।

MRS. SANGEETA T KHOT

ADVOCATE

UG 156, Oxford Avenue,
Lavale Phata, Pirangut,
Pune - 412 108

Mobile No. 9561814433

**TITLE OPINION AND TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This Title Opinion and Title Certificate in respect of all that piece and parcel of the property bearing Plot no. 17, out of the sanctioned layout of Survey No. 125/1A/B its corresponding City Survey No. 1128 admeasuring about 540 sq. mtrs. situated at Mouje Kothrud, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka - Haveli and Registration District of Pune, is given by me pursuant to the request of my client M/s. Gokhale Promoters LLP, a registered Limited Liability Partnership Firm, through its Partner Mr. Vishal Vasant Gokhale.

01. Name and Address of the Owner:

M/s. Gokhale Promoters LLP

A Limited Liability Partnership Firm

Registered under the provisions of

The Limited Liability Partnership Act, 2008

Having address at – Gokhale House,

Final Plot No. 61/13, Erandwana,

Pune 411004.



02. Description of the property: -

All that piece and parcel of the property bearing Plot no. 17, out of the sanctioned layout of Survey No. 125/1A/B its corresponding City Survey No. 1128 admeasuring about 540 sq. mtrs. situated at Mouje Kothrud, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within registration Sub District Taluka - Haveli and Registration District of Pune which is bounded as follows:-

On or towards

East - By Plot No. 26
South - By Plot No. 18
West - By Road
North - By Road

alongwith all rights of easement and appurtenances thereto and alongwith right of way for ingress and egress

03. Nature of Tenure:-

Freehold.

04. Whether agricultural or non agricultural :-

The said property is used for non agricultural purpose. The owner has obtained Non Agricultural Use Order from the Collector of Pune, vide its order No. NA/SR/IV/H/391 dated 9.03.1989 which is appearing on the Property Register Card.

05. Brief history of devolution of title:-

i) All that piece and parcel of the property bearing Plot no. 17, out of the sanctioned layout of Survey No. 125/1A/B its corresponding City Survey No. 1128 admeasuring about 540 sq. mtrs. situated at Mouje Kothrud, Taluka Haveli, District Pune, within the limits of Pune



Municipal Corporation and within registration Sub District Taluka - Haveli and Registration District of Pune (Which is hereinafter referred to as the 'Said Property').

ii) All that piece and parcel of the property bearing Plot No. 17, out of the sanctioned layout of Survey No. 125/1A/B situated at Mouje Kothrud, Taluka Haveli, District Pune, (hereinafter referred to as the said plot) was owned by Smt. Satyavati Anandrao Mankar, Smt. Sudakshina Dilip Kothare, Mr. Ramesh Ananadrao Mankar who sold the said Plot with the consent of M/s. Vijay Trading Company, a registered partnership firm and M/s. Shah brothers and Company, a registered partnership firm pursuant to Sale Deed dated 14.06.1973 to Smt. Premlata Nandkumar Pai and Shri. Nandkumar Narayan Pai which is duly registered at the Office of Sub Registrar Haveli No. 2, Pune at Serial No. 1414/1973 on 14.06.1973.

iii) The said Plot was converted into non-agricultural use as per the order No. NA/SR/IV/H/391 dated 9.03.1989 issued by Collector, Pune based on the demarcation certificate given by TILR in respect of said Plot No. 17 out of the sanctioned layout of Survey No. 125/1A/B and its corresponding City Survey No. 1128 situated at Mouje Kothrud, Taluka Haveli, District Pune, vide MOR No. 1994/45/73 dated 19.02.1973 which is appearing on the Property Register Card.

iv) Smt. Premlata Nandkumar Pai and Mr. Nandkumar Narayan Pai had constructed the above referred structure out of their self-earned money and they have equal i.e. 50% each ownership right in the said property.

v) Mr. Nandkumar Narayan Pai expired intestate on 24.09.1990, leaving behind him his legal heirs and representatives viz. Smt. Premlata Nandkumar Pai (wife) and two sons Mr. Rajendra Nandkumar Pai, Mr. Radhakrishna Nandkumar Pai and the said legal heirs acquired 1/3 (16.67%) rights, title & interest in the 1/2 (50%)



undivided share of Mr. Nandkumar Narayan Pai in the said Property. The names of the legal heirs of late Mr. Nandkumar Pai are duly mutated on the Property Register Card pursuant to Mutation Entry No.2393 dated 21/06/2017.

vi) Mr. Radhakrishna Nandkumar Pai expired intestate on 29.11.2017, leaving behind him his legal heirs and representatives viz. Smt. Premlata Nandkumar Pai (mother), Mrs. Bindu Pai (wife) and two daughters Miss. Rachita Radhakrishna Pai, Miss. Devina Radhakrishna Pai and each of them acquired 4.16% undivided interest in the undivided share of late Mr. Radhakrishna Nandkumar Pai;

vii) Mr. Rajendra Nandkumar Pai released his undivided share, right, interest in the said property in favour of the present Vendor Smt. Premlata Nandkumar Pai pursuant to the Release Deed dated 7th July 2018 which is registered at the Office of Sub Registrar Haveli No. 22, Pune at Serial No. 10231/2018 on 07/07/2018;

viii) The legal heirs of Mr. Radhakrishna Nandkumar Pai viz. Mrs. Bindu Pai (wife) and two daughters Miss. Rachita Radhakrishna Pai, Miss. Devina Radhakrishna Pai have released their undivided share, right, interest in the said property in favour of the present Vendor Smt. Premlata Nandkumar Pai pursuant to the Release Deed dated 21st July 2018 which is registered at the Office of Sub Registrar Haveli No. 22, Pune at Serial No. 11060/2018 on 21/07/2018;

ix) Pursuant to the above referred Release Deeds Smt. Premlata Nandkumar Pai acquired absolute and exclusive ownership rights of the said property.

x) Smt. Premlata Nandkumar Pai sold the said property to M/s. Gokhale Promoters LLP, a Limited Liability Partnership Firm registered under the provisions of The Limited Liability Partnership Act, 2008, through its partner Mr. Vishal Vasant Gokhale, by executing a Sale



Deed dated 1st October 2018. The said Sale Deed dated 01/10/2018 is duly registered in the office of The Sub-Registrar, Haveli No.22, Pune at Serial No.15643/2018 on the same day. The name of the purchaser M/s. Gokhale Promoters LLP is not yet mutated on the Property Register Card of the said property.

M/s. Gokhale Promoters LLP is fully authorized and legally entitled to deal with the said property and to develop the said property as per the Development Control Rules for Pune.

06. Whether there is any subsisting encumbrance on the said property:-

As per the search carried out by me for last 30 years, in the Offices of Sub Registrar, Haveli, Pune and I have also carried out the e-search on the website of Inspector General of Maharashtra (igr.maharashtra.gov.in). I have not noticed recording of any entry adversely affecting the title of the Owner, in respect of the said property which is free from all encumbrances and charges.

I have perused all the documents referred in this Title Opinion, and in my opinion the above named Owner M/s. Gokhale Promoters LLP is having valid, legal marketable title to the said property free from all encumbrances and charges.

All copies of the documents referred to above are inspected and returned to the owner.

Pune

Date – 03/10/2018




(Sangeeta T. Khot)
Advocate