



Khemchand G. Joshi

ADVOCATE

594, Narayan Peth, Uma-Shankar Complex,
Kelkar Road, Pune - 411 030. Phone : (O) 24453807

Date : 22/04/19

SEARCH AND TITLE REPORT

M/S. Kajale Buildkon, through its partner Sachin D. Kajale and others, requested me to take search and issue the title report of below mentioned properties. In support of their request they have submitted me all relevant documents for my perusal and observation. I have verified the same and verified the all other available records in the Sub-Registrar offices and CTS office from which my observations and opinion is under:

SCHEDULE OF THE PROPERTY

- (1) ALL THAT PIECE AND PARCEL OF Property bearing CTS No 1049 total adm 10.96 Sq Mtrs with RCC construction of Ground Floor + 3 upper floor adm 40 Sq Mtrs thereon.
- (2) ALL THAT PIECE AND PARCEL OF LAND bearing CTS No 1050 total adm 311.90 Sq Mtrs along with construction of building consisting on ground floor + 2 upper floor thereon adm 311.90 Sq Mtrs both the properties A+B lying and situated at village at Sadashiv Peth of within the limits of PMC of Sub-District Tal. City Dist. Pune and within the jurisdiction of Sub-Registrar Haveli Pune. (previously known by CTS No 556+557 Respectively as old nos.)



Timings : 10 a.m. to 1 p.m. & 7 p.m. to 9 p.m.

Both the properties are bounded as under:

ON EAST : CTS No 1051

ON SOUTH : CTS No 1126 and 1128

ON WEST : CTS NO 1048

ON NORTH: ROAD

LIST OF DOCUMENTS

- (1) Copy of extract of CTS No 1049.
- (2) Copy of extract of CTS No 1050.
- (3) Commencement certificate No 1060/ dt 30/03/79.
- (4) Completion Certificate No 801/dt27/08/74, 814/dt 25/11/74, 843/dt 10/04/75, 383 /dt 9/10/75, 759/dt 18/02/81, 706/dt 23/10/71
- (5) PMC Tax Receipt
- (6) Tenant's release agreements
- (7) Light Bills
- (8) Copy of plan
- (9) Copy of Will of Govind Narayan Joshi & Vasudeo Narayan Joshi



OBSERVATIONS

It is observed by me that the property mentioned above CTs No. 1049 was owned and possessed by Govind Narayan Joshi s his



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fully self acquired property, purchased by him in the year 1944 by virtue of registered order of Collector, Pune, duly registered in the office of Sub-Registrar Haveli No. 1 at Sr. NO. 124/132/1944. He enjoyed the property till the year 1957. Mr. Govind Narayan Joshi expired at Pune on 29/5/1957 and the name of his brother Vasudeo Govind Joshi got recorded on Property Card by mutation dt. 16/7/1957, as per the last wish of late G. N. Joshi Mr. Vasudeo Govind Joshi owned and possessed the said property till the year 2014 and during the enjoyment of the property expired at Pune on 24/8/2014. Before his death, he executed and registered his Will by which he bequeathed the property to Vinayak Vasudeo Joshi and bequeathed the life time living interest of his wife Meena Vasudeo Joshi.

The property bearing CTS No. 1050 was owned and possessed by Govind Narayan Joshi, which was purchased from Vishwanath Krishna Shinde in the year 1936 in the auction. Mr. Govind Narayan Joshi occupied, owned and possessed the property till the year 1957 and while enjoying the rights, title and interest expired at Pune on 29/5/1957 leaving behind him last wish and bequeathed the said property CTS No. 1050 to his son Vasudeo Govind Joshi. The name is recorded by mutation entry dt. 16/7/1957.

Mr. Vasudeo Govind Joshi enjoyed all rights, title and interest of the property till the year 2014 and expired at Pune on 24/8/2014 leaving behind him his last Will dt. 13/6/2014 duly registered in the office of Sub-Registrar Haveli No. 22 and bequeathed fully the said property by ownership to Mr. Vinayak Vasudeo Joshi and life time living interest to Mrs. Meena Vasudeo Joshi. The names got recorded on CTS extract on 27/11/2014. Since then the said properties as the full and absolute owner possessed by Vinayak Vasudeo Joshi and with living interest of his mother Meena Vasudeo Joshi.

Mr. Vinayak Vasudeo Joshi and all his family members and his mother decided to sale the said properties and by virtue of Sathekhat agreed to sale and transfer the said properties to present owners M/s Kajale Buildkon in favour of his partners. The executed Sathekhat is registered in the office of Sub-Registrar Haveli No. 1 at Sr. No. 7001/2016 on which all have given their consent including Meena Vasudeo Joshi who has only rights to reside in the property.

Thereafter Mr. Vinayak Vasudeo Joshi executed and registered the Sale Deed in favour of M/s. Kajale Buildkon in favour of partners. The duly executed Sale Deed is registered in the office of Sub-



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Registrar Haveli No. 1 at Sr. NO. 474/2017. The process to record the name on CTS extract is going on.

REPORT

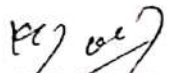
From the above observation I am of the opinion that the said properties presently owned and possessed by M/s. Kajale Buildkon i.e. CTS No. 1049 and 1050 Sadashiv Peth Pune are clean, clear and free from all encumbrances and M/s. Kajale Buildkon the firm as clear, title to the said properties fully and absolutely.

Note: This report is issued by me for 30 years on available records only. The search fees are paid by E-Challan GRN No. MH000703794201920E.

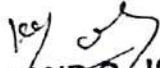
PUNE

DATE : 22/04/2019




K.G. JOSHI

Advocate


KHEMCHAND G. JOSHI
Advocate
594, Narayan Peth, Pune-30.
Phone - 24453807

Timings : 10 a.m. to 1 p.m. & 7 p.m. to 9 p.m.



CHALLAN
MTR Form Number-6



GRN	MH000703794201920E	BARCODE			Date	22/04/2019-13:38:09	Form ID		
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		Adv Khemchand G Joshi		
Location PUNE					Flat/Block No.				
Year 2019-2020 One Time					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street				
0030072201 SEARCH FEE				750.00	Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Amount In		Seven Hundred Fifty Rupees Only		
Total				750.00	Words				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	69103332019042212710	211948474	
Cheque/DD No.					Bank Date	RBI Date	22/04/2019-13:38:26	Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Mobile No. : 0000000000

Department ID :

मालमत्ता पत्रक

जि. - सदाशिव पेठ

तालुका/न.भु.मा.का. -- न.भु.क्र. १

जिल्हा -- पुणे

समाप्त	शिट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	शारमाला दिल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याचा फेर तपासणीचे निवृत्त वेळ)
१०५०	१०५०		चौ.मी.		

[३७३ चौ.वार]
३११.९ चौ.मी.
तिनशे अकरा
पोंडेट नऊ
चौ.मी.

गांवठाण
सारा
माफिने

सुविधाधिकार

इस्काचा मुळ धारक
वध

[गंगुबाई भ. विश्वनाथ कृष्ण शिंदे-वक्षीसपत्र]
[नों.ता.१३-९-२८ विश्वनाथ कृष्ण शिंदे यांना]
[करून दिल्यावरून.]
गावे गहाण रु.१०००/-नों.ता.१४-६-२६ गंगुबाई
प्र.विश्वनाथ वगैरे ४ यांनी गोविंद नारायण
जोशी यास दिले.
वेचन पत्र हु. ॥ नाम्याचे नों.ता.३-१-२९ रु.
४०००/-गोविंद नारायण जोशी यांस विठ्ठल मानकर
मानकर यांना दिले.



हजेदार

तर भार [नजर गहाण रु.२०००/-नों.ता.१४-९-२८ विश्वनाथ]
[कृष्ण शिंदे यांना रामचंद्र सदाशिव करंदीकर]
[यास दिले.]

तर शेरे

दनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१/१९३६	लिलाव पत्र रु.१७५/० विश्वनाथ कृष्ण शिंदे पासून १३५X३२ फूट.	१८२/३-१२-३५	E गोविंद नारायण जोशी.	सही - ३१/०७/२००३ मामलेदार.
०६/०८/१९३६	गंगुबाई भ.विश्वनाथ ता.२७-९-३५ ला मयत वारस नवरा.		H विश्वनाथ कृष्ण शिंदे.	सही - ३१/०७/२००३ मामलेदार.
२३/१२/१९३७	विश्वनाथ कृष्ण शिंदे ता.८-११-३७ ला मयत वारस मुलगा.ए.कु. मैनेजर.		H विठ्ठलराव विश्वनाथ शिंदे. H गोविंद नारायण जोशी.	सही - ३१/०७/२००३ मामलेदार.
१८/०१/१९३९	लिलावपत्र रु.१७५/-गहाण सोडविणेचे प्रतिवादी शिंदे यांचे हक्कास. ता.३-१२-३५ तावा ता.२९-१०-३८ ला झाल्याने E म्हणून ता.१२-१-३६ चा झालेली नोंद वगैरे.			सही - ३१/०७/२००३ मामलेदार.
०४/०३/१९४९	अर्जे ता.२८-२-४९ न.ग.र.रु.२०००/-ता.१४-९-२८ चौ फेड ता.२४-१२-३६ ने घेतली.			सही - ३१/०७/२००३ मुपनिर्देशक मि.टी.स.ई.

मालमत्ता पत्रक

सदाशिव पेठ तालुका न. भु. मा. का. -- न. भु. क्र. १ जिल्हा -- पुणे

रिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निश्चिती घेऊन

१०५०

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कार
११/१०/२०१७ खरेदीने नोंद - स. दु. नि. ह. क्र. १ कडोळ र. द. क्र. ४७४/२०१७ दि. १८/१/२०१७ व दस्त क्र. ३१८७/२०१७ दि. २४/४/२०१७ अन्यथा विनायक धासुपेव जांशी व मीना धामुदेव जांशी यांना क्षेत्र १०.९६ व ३११.९ चौ.मी. खरेदीने नाव दाखल.		H मे. काजळे विल्डकोम तर्फे सचिन ज्ञानेश्वर काजळे नितीन ज्ञानेश्वर काजळे शोभा ज्ञानेश्वर काजळे ज्ञानेश्वर शंकरराव काजळे	क. र. धार. क्र. ३७२९ प्रमाणे सही - न. भु. अ. क्र. १ पुणे

तपासणी करणारा -

खरी नक्कल -

न. भु. क्र. १

पुणे

अर्ज प्राप्त दिनांक -

नक्कल तयार दिनांक -

प्रत दिली दिनांक -

तयार करणार -

वपस करणार -

नक्कल फी -

कागद फी -

“खरी नक्कल”



शिरस्तेदार

नगर भूमापन अधिकारी क्र. १