



CHALLAN
MTR Form Number-6



GRN	MH003978211201819E	BARCODE			Date	16/07/2018-12:11:17	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Search Fee				
Type of Payment				Other Items				
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR				
Location				PUNE				
Year				2018-2019: One Time				
Account Head Details				Amount In Rs.				
0030072201 SEARCH FEE				750.00				
Fiat/Block No.				Plot No 35 out of 5 No 121 and 122				
Premises/Building				Kothrud				
Road/Street				Pune				
Area/Locality				Pune				
Town/City/District								
PIN								
Remarks (If Any)				Search Fees for 30 years from 1988 to 2018				
Amount In				Seven Hundred Fifty Rupees Only				
Words								
Total				750.00				
Payment Details				IDBI BANK				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Bank CIN				Ref. No.				
69103332018071611323				174409655				
Bank Date				RBI Date				
16/07/2018-12:11:59				Not Verified with RBI				
Name of Bank				Bank Branch				
IDBI BANK								
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
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Dilip Athavale

Advocate

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SEARCH REPORT AND TITLE OPINION

16.07.2018

1. **Description of the property :-**

All that piece and parcel of land bearing **Plot No.35**, out of Survey No 121 and 122, situated at **Kothrud**, Pune, within the limit of Pune Municipal Corporation and within the Registration Sub-District Taluka Haveli of District Pune, admeasuring about 1258 Sq.Mtrs. and is bounded as follows:-

On or towards :

East : By Plot No.36,
South: By Plot No.6 and 7,
West : By Plot No.34,
North: By 30 Ft. Colony Road.

Togetherwith building standing thereon consisting of 22 residential units and 1 garage, hereinafter referred to as "the said property".

2. **Documents:-**

Copies of the following documents are supplied to me for the purpose of this opinion:-

- i. Property Register Card of the said property.
- ii. A Conveyance Deed dated 02.04.2008 executed by Mr. Waman Anant Dalal, Mr. Narayan Anant Dalal and Mr. Haribhau Anant Dalal to and in favour of Alankapurishree Cooperative Housing Society Ltd.
- iii. Deed of Correction dated 02.07.2008 executed by Mr. Waman Anant Dalal, Mr. Narayan Anant Dalal and Mr. Haribhau Anant Dalal to and in favour of Alankapurishree Cooperative Housing Society Ltd.
- iv. Development Agreement and POA both dated 17.06.2018 executed by Alankapurishree Cooperative Housing Society Ltd. in favour of Vyas Buildcon Pvt. Ltd.



3. **Brief title History of the property :**

- a. Amongst other properties, property bearing Survey No 121 and 122, situated at Kothrud, Pune, was seized and possessed by Mr. Balkrishna alias Babasaheb Deshmukh.
- b. By a Sale Deed dated 05.10.1943, the said Mr.Balkrishna alias Babasaheb Deshmukh absolutely conveyed part of the aforesaid property to and in favour of Mr.Krishnaji Ramchandra Koshti, Mr.Madhav Yashwant Datar and Mr.Vinayak Ramchandra Dhere, which Sale Deed is registered in the office of Sub-Registrar Haveli No.II at Serial No. 923 on the same day.
- c. The said Mr.Krishnaji Ramchandra Koshti, Mr.Madhav Yashwant Datar and Mr.Vinayak Ramchandra Dhere subdivided the aforesaid property into sub-plots for the purpose of sale.
- d. Mr. Waman Anantrao Dalal, Mr. Narayan Anantrao Dalal and Mr. Hari Anantrao Dalal purchased Plot No.35 from aforesaid owners. .
- e. The aforesaid Mr. Waman Anantrao Dalal and others entered into agreement dated 24.09.1983 with Mrs. Bhat and Mrs. Adhikari. The said Mrs. Bhat and Mrs. Adhikari and Dalal Brothers by an agreement dated 19.12.1983 entrusted development rights in respect of the said Plot No. 35 to and in favour of M/s. Suneet Builders, a registered partnership firm (hereinafter referred to as "the said firm").



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- f. The said firm has got approved building plans under Commencement Certificate No. 377 dated 07.04.1984 revised under 855 dated 30.06.1984 from Pune Municipal Corporation.
- g. The said firm obtained NA Orders bearing No. PRH/NA/SR/305/89 dated 17.06.1989 and PRH/NA/SR/580/92 dated 03.08.1992 from Additional Collector, Pune, to use the aforesaid plot for non agricultural use.
- h. The said firm completed construction of a building upon the said aforesaid plot and obtained Completion Certificate No. BCO 6643 dated 18.10.1985, 4647 dated 29.07.1986, No. 4910 dated 18.10.1985 and No. 4870 dated 16.01.1987 and from Pune Municipal Corporation.
- i. The said firm formed and got registered a cooperative Housing society consisting of flat Purchaser in building constructed upon the said property by name **Alankapuri Shree Cooperative Housing Society Ltd.** under No. PNA/(PNA)/HSG/(T.C)/1417/88-89 dated 06.10.1988 and hereinafter referred to as "the said Society".
- j. By a Conveyance Deed dated 02.04.2008, Mr. Waman Anant Dalal, Mr. Narayan Anant Dalal and Mr. Haribhau Anant Dalal absolutely conveyed Plot No.35, out of Survey No 121 and 122, situated at Kothrud, Pune togetherwith building standing thereon consisting of 22 residential units and 1 garage, which is more particularly described in para 1 above



and hereinafter referred to as "the said property" and to and in favour of Alankapurishree Cooperative Housing Society Ltd. The Deed of Conveyance dated 02.04.2008 is registered in the office of Sub-Registrar Haveli 20 at Sr.No. 3238/2008. The parties also executed Deed of Correction dated 02.07.2008 to the aforesaid sale deed which is registered in the office of Sub-Registrar Haveli 20 at Sr.No. 1586/2008.

- k. Thus Alankapurishree Co-operative Housing Society became full and absolute owner of the said property.

4. **Searches**

After paying a requisite fees for search under GRN No. MH003978211201819E dated 16.07.2018 I have caused a search to be taken in respect of the said property from website www.igrmaharashtra.gov.in for the period of last 30 years, i.e. from 1988 to 2017 (both inclusive) 2018 (part). During the course of search no entry evidencing any encumbrance upon the said property was found, except the documents referred above.

I have issued a public notice dated 27.06.2018 in daily 'Prabhat' calling upon objections, if any, from public at large, with regard to the title of Alankapurishree Co-operative Housing Society Ltd. in respect of the said property. So far no objections have been received from any person in response to the said notice.



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5. **Authority to Develop:-**

The members of Alankapurishree Co-operative Housing Society Ltd. by Development Agreement dated 17.06.2018 have entrusted development rights in respect of the said property to and in favour of Vyas Buildcon Pvt. Ltd., upon the terms and conditions set out in the said agreement, which is registered in the office of Sub-Registrar Haveli 21 at Sr.No.10089/2018 on 24.06.2018 on the same day.

The members of Alankapurishree Co-operative Housing Society Ltd. have also executed a Power of Attorney dated 17.06.2018 to and in favour of Vyas Buildcon Pvt. Ltd., which is registered in the office of Sub-Registrar Haveli 21 at Sr.No. 10090/2018 on 24.06.2018.

6. **Title**

Subject to whatever stated above, I am of the opinion that **Alankapurishree Cooperative Housing Society Ltd.** do hold a clear and marketable title to the said property and the same is free from any encumbrance whatsoever.

I further state in my opinion that **Vyas Buildcon Pvt. Ltd.** has a right to develop the said property subject to the terms and conditions set out in the agreement dated 17.06.2018.

Thanking you,

Yours Sincerely,



Dilip Athavale
Advocate

