



CHALLAN
MTR Form Number-6

GRN MH010696720201718E		BARCODE 		Date 15/02/2018-17:52:14		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 HVL24_HAVELI 24 JOINT SUB REGISTRAR				Full Name		ADV SAVITA BAPU AVAGHADE	
Location PUNE							
Year 2017-2018 One Time				Flat/Block No.		S. No. 41/1B/1A/1A/1A/4/2	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			50.00		Road/Street KIWALE PUNE		
					Area/Locality 00 H. 28 R		
					Town/City/District		
					PIN 4 1 2 1 0 1		
					Remarks (If Any)		
					SEARCH FOR YEAR 2017 TO 2018		
Total			50.00		Amount In Fifty Rupees Only		
					Words		
Payment Details CORPORATION BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				03502302018021500901		RS15022018270498	
Cheque/DD No.				Bank Date		RBI Date	
				15/02/2018-17:52:00		Not Verified with RBI	
Name of Bank				Bank-Branch		CORPORATION 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
सदर चनल "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.

Mobile No. : Not Available



ADV. SAVITA BAPU AVAGHADE

Office : Sonigara Homes, 11, Laxmi Tara Market,

Dange Chowk, Thergaon, Pune 411 033.

Mob. No. 98504 33275.

Date : 15/02/2018

SEARCH & TITLE REPORT

That Mr. Ankit Amrutlal Sonigara requested me to cause search of the land bearing S. No. 41/1B/1A/1A/1A/4/2 total admeasuring area about 28 Aar of village Kiwale, Tal Haveli, Dist. Pune and within the jurisdiction of Joint Sub-Registrar Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation.

I have caused search to be taken from the offices of the Sub Registrar of Haveli I to XXVII Tal. Haveli Dist. Pune for the period of the year 2017 to 2018 in respect of the following property.

DESCRIPTION OF THE PROPERTY

That the land bearing S. No. 41/1B/1A/1A/1A/4/2 total admeasuring area about 00 Hector 28 Aar having assessment of 1 Rupees 60 Paise of village Kiwale, Tal Haveli, Dist. Pune and within the jurisdiction of Joint Sub-Registrar Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation which is bounded as follows -

On ward Towards East	:	Property owned by M/s. Balaji Construction.
On ward Towards West	:	S. No. 36 (Part).
On ward Towards South	:	S. No. 41 (Part).
On ward Towards North	:	S. No. 42.

DOCUMENTS SUPPLIED FOR SCRUTINY:

1. 7/12 extract.
2. All mutation Entries.
3. Sale Deed bearing registration No. 2196/2009 dated 26/06/2009.
4. Sale Deed bearing registration No. 2680/2012 dated 16/03/2012.
5. Search report issued by me dated 27/07/2013.
6. Search report issued by me dated 11/01/2017.

Savita B. Avagade
1



FLOW OF TITLE:

It appears that the land bearing S. No. 41/1B/1A/1A/1A/4/2 admeasuring about 00 H. 28 Aar of village Kiwale (Hereinafter called and referred as "the said Land" for the sake of brevity.) was owned by Mr. Ramesh Chothmal Bansal.

M.E. No. 4194 shows that Mr. Ramesh Chothmal Bansal sold 9.5 Aar to Mr. Tukaram Kondiba Pawar, 9.5 Aar to Mr. Manikrao Baburao Khade and 9 Aar to Dr. Anandi Yashwantrao Desai by registered Sale Deed bearing Registration No. 9003/1990 dated 12/06/1990.

I have perused the Sale Deed bearing No. 2196/2009 dated 26/06/2009. In the said Sale Deed mentioned that Mr. Tukaram Kondiba Pawar, Mr. Manikrao Baburao Khade and Dr. Anandi Yashwantrao Desai decided to transfer the said land bearing S. No. 41/1B/1A/1A/1A/4/2 admeasuring about 00 H. 28 Aar of village Kiwale to Mr. Subhash Rameshwarji Sabu. Hence these owners have executed unregistered Sathekhat & Possession Letter in favour of Mr. Subhash Rameshwarji Sabu. But the said unregistered Sathekhat & Possession Letter is not available for my perusal.

Mr. Tukaram Kondiba Pawar, Mr. Manikrao Baburao Khade and Dr. Anandi Yashwantrao Desai executed an unregistered Power of Attorney in favour of Mr. Ganesh Pandharinath Ladhe on 31/12/1991.

I have perused the Sale Deed bearing No. 2196/2009 dated 26/06/2009. In the said Sale Deed mentioned that Mr. Subhash Rameshwarji Sabu decided to transfer the said land in favour of Mrs. Mangala Ganesh Ladhe, Mr. Rajendra Bhausaheb Patil & Mrs. Kalpna Ashok Karva. But the said document is not available for my perusal.

Mrs. Mangala Ganesh Ladhe, Mr. Rajendra Bhausaheb Patil & Mrs. Kalpna Ashok Karva decided to transfer the said land total adm. about 00 H. 28 Aar to M/s. Shreeram Builders & Developers Partnership Firm through its Partner 1) Mr. Ganesh Pandharinath Ladhe (HUF) through Karta Mr. Ganesh Pandharinath Ladhe 2) Mr. Utkarsh Balasaheb Patil 3) Mrs. Kalpna Ashok Karva 4) Mr. Bankatlal Dhanraj Kabra (HUF) through Karta Mr. Deepak Bankatlal Kabra 5) Mrs. Sushma Shivnarayan Goyal. Hence the original owner Mr. Tukaram Kondiba Pawar, Mr. Manikrao Baburao Khade and Dr. Anandi Yashwantrao Desai through their Power of Attorney holder Mr. Ganesh Pandharinath Ladhe executed a Sale Deed in favour of M/s. Shreeram Builders & Developers through its Partner Mr. Ganesh Pandharinath Ladhe with the consent of Mr. Subhash Rameshwarji Sabu & Mr. Rajendra Bhausaheb Patil. The said Sale Deed is duly executed and registered at the office of Sub-Registrar Haveli No. 18 at serial No. 2196/2009 on 26/06/2009. M/s. Shreeram Builders & Developers Partnership Firm through its Partner 1) Mr. Ganesh Pandharinath Ladhe (HUF) 2) Mr. Utkarsh Balasaheb Patil 3) Mrs. Kalpna Ashok Karva 4) Mr. Bankatlal Dhanraj Kabra (HUF) through Karta Mr. Deepak Bankatlal Kabra 5) Mrs. Sushma Shivnarayan Goyal enter their names on the Record of rights of the said property i.e. 7/12 Extract by M.E. No. 10393.





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M/s. Shreeram Builders & Developers Partnership Firm through its Partner 1) Mr. Ganesh Pandharinath Ladhe (HUF) through Karta Mr. Ganesh Pandharinath Ladhe 2) Mr. Utkarsh Balasaheb Patil 3) Mrs. Kalpna Ashok Karva 4) Mr. Bankatlal Dhanraj Kabra (HUF) through Karta Mr. Deepak Bankatlal Kabra 5) Mrs. Sushma Shivnarayan Goyal decided to transfer the said land and executed Sale Deed in favour of Mr. Ankit Amrutlal Sonigara. The said Sale Deed is duly executed and registered at the office of Sub-Registrar Haveli No. 14 at serial No. 2680/2012 on 16/03/2012.

In this manner Mr. Ankit Amrutlal Sonigara became the owner of the said land. Mr. Ankit Amrutlal Sonigara enter his name on the Record of rights of the said property i.e. 7/12 Extract by M. E. No. 11784.

SEARCH:

I have taken a search of the Index II registers in respect of the said property for the year 2017 to 2018 by paying the necessary search fee vide e-challan bearing GRN No. MH010696720201718E dated 15/02/2018.

That I have caused online search in respect of the said property on www.igrmaharashtra.gov.in site. Similarly I have caused the search on the documents supplied to me. As per available search on above site and the documents supplied to me for inspection, I did not come across any adverse transaction in respect of the said property. My opinion is strictly based on the information and documents supplied to me. Moreover I am relying upon the Search and Title report issued by me dated 27/07/2013 & 11/01/2017.

OPINION:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that Mr. Ankit Amrutlal Sonigara is absolute owner of the said land. The said land is free from encumbrances, charges and claim. And Mr. Ankit Amrutlal Sonigara have a clear and marketable title with respect of the said land. My opinion is limited upto extent of title.

Savita Bapu Avagade

NOTE

It is informed to me that, the documents supplied for scrutiny are as per the originals and there are no other transactions and /or litigations pertaining to the said land barring the aforesaid. Relying upon the same I have issued the present opinion. I restrict my investigation to verify the title on the available documents and information only.

All the documents are returned herewith to Mr. Ankit Amrutlal Sonigara.

Pune

Date: 15/02/2018



A handwritten signature in cursive script, appearing to read "Savagade", written over a horizontal line.

**SAVITA B. AVAGHADE
(ADVOCATE)**