

MH004801206202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Jul 2022	Receipt	Receipt no.: 1112476006
	Name of the Applicant :	Adv Satish Nanasaheb Gorde
	Details of property of which document has to be searched :	Dist :Pune Village :Tathavade S.No/CTS No/G.No. : 51
	Period of search :	From :2010 To :2022
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH004801206202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
सदर चलन 'टोडप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

कार्यालय :- पहीला मजला, जनाई हाईट्स, पुणे-नाशिक रोड, भोसरी, पुणे - ४११०३९. मो. नं. ९८२२१९७१८६

SUPPLEMENTARY SEARCH & TITLE REPORT

S. No. 51/ 2/4,

Talawade, Tal -Mulshi, Dist - Pune

(To whomsoever it may be Concern)

I have been instructed by **M/S. PUSHPA CONSTRUCTION** Office at Chetana Residency, Sector No. 26, Plot No. 198, Flat No. 2, Nigadi Pradhikaran, Pune- 44 Through its Partner 1) Mr. Ratilal Omkar More 2) Mrs. Chitra Dilip Hadap 3) Mr. Shon Subhash Sasane 4) Mrs. Nirmala Harilal Mehta to search the Title of the property bearing S. No. 51 Hissa No. 2/4 of village Tathawade, admeasuring area 330 Sq. Mtrs., assessed at 00 Rs. 15 Ps. in order to submit the Report to the Bank.

DESCRIPTION OF PROPERTY :

SCHEDULE

Div. Pune Sub Div. Mulshi and within limits of village Tathawade and within the limits of Pimpri Chinchwad Municipal Corporation **land bearing** S. No. 51 Hissa No. 2/4, admeasuring area 330 Sq. Mtrs., assessed at 00 Rs. 15 Ps. Personal Plot No. 13

And the said land is bounded as under:-

On Or towards East : S. No. 51/3

On or towards South : Property of Mr. Rupesh Barve Plot No. 14

On or towards West : 9 Mtrs. Road

On or towards North : Property of Mr. Chavan Plot No. 12





DOCUMENT BEFORE ME FOR INSPECTION:

- a) Xerox copy of Sale Deed Executed in favor of Mr. Shivaji Balbhim Nand which is registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 7169/2011 dt. 15-7-2011
- b) Xerox copy of Index-II & Registration Receipt of the above said Sale Deed dt. 15-7-2011
- c) Xerox copy of 7/12 extract of S. No. 51 Hissa No. 2/4
- d) Xerox copy of Zone Certificate issued by PCMC in favor of Mr. Shivaji Balbhim Nand vide its no. नरवि/कावि/झोदा/773/11 दि. 2-5-2011
- e) Xerox copy of Blue Print
- f) Xerox copy of Commencement Certificate issued by PCMC in favor of M/s. Pushpa Construction vide its no. BP/TATHAWADE/02/2013 dt. 2-2-2013.
- g) Xerox copy of Measurement Plan issued Town Planning & Development Department vide its No. मुळशी/अ.ता./मो.र. नं./५२७४/२०११.
- h) Xerox copy of Paper Notice dt. 12-5-2011
- i) Xerox copy of Sale Deed Executed in favor of Mr. Shivaji Balbhim Nand which is registered in the office of Sub Registrar Mulshi at Sr. No. 3437/1999 dt. 16-9-1999.



j) Xerox copy of Index-II & Registration Receipt of the above said Sale Deed dt. 16-9-1999

k) Xerox copy of N.A. Order No. NA/SR/88/2013 dt.2-7-2013

l) Xerox copy of Agreement to Sale & Index II of Flat No. 4 executed in favor of 1.Ajay Dhondhiram Mali 2. Swati Ajay Mali which is Registered in the Office of Sub Registrar Haveli No. 14 at Serial No. 5391/2013 dt. 23/07/2013.

m) Xerox copy of Agreement to Sale & Index II of Flat No. 5 executed in favor of Mr. Ajay Vikaram Singh which is Registered in the Office of Sub Registrar Haveli No. 14 at Serial No. 6982/2013 dt. 12/09/2013.

n) Xerox copy of Agreement to Sale & Index II of flat No. 3 executed in favor of 1.Umesh Kumar Singh 2.Archana Umesh Kumar Singh which is Registered in the Office of Sub Registrar Haveli No. 14 at Serial No. 6981/2013 dt. 12/09/2013.

o) Xerox copy of Agreement to Sale & Index II of flat No. 2 executed in favor of 1.Vrushali Jeevan Mohite 2. Jeevan Ramdas Mohite which is Registered in the Office of Sub Registrar Haveli No. 18 at Serial No. 6342/2013 dt. 14/10/2013.

p) Xerox copy of Agreement to Sale & Index II of Flat No. 1 executed in favor of Pundhlik Mahalingappa Ganighar which is Registered in the Office of Sub Registrar Haveli No. 18 at Serial No. 6850/2013 dt. 28/11/2013.



q) Xerox copy of Agreement to Sale & Index II of flat No. 6 executed in favor of Ramdas Devram Jadhav & Mrs. Manda Jadhav which is Registered in the Office of Sub Registrar Haveli No. 5 at Serial No. 5589/2020 dt. 9/11/2020.

r) Agreement to Sale & Index II of flat No. 8 executed in favor of Sachin Suresh Tarade & Mrs. Dipika Sachin Tarade which is Registered in the Office of Sub Registrar Haveli No. 5 at Serial No. 5590/2020 dt. 9/11/2020.

s) Xerox copy of Agreement to Sale & Index II of 7 executed in favor of Mrs. Leena Harshal Patil & Mr. Harshan Govinda Patil which is Registered in the Office of Sub Registrar Haveli No. 14 at Serial No. 1062/2021 dt. 19/1/2021.

t) PCMC, DR Certificate on Folio No. TDR/Chikhli /1321/2018 Certificate No. 2817 dt. 2-05-2018.

u) PCMC Utilisation And DRC And Transfers List DRC No.2817

v) Certificate of Utilization TDR issued by PCMC in favor of M/s. Pushpa Construction vide its no. BP/TDR / Tathwade /16/219/2019 dt. 26-07-2019.

w) Revised Commencement Certificate issued by PCMC in favor of M/s. Pushpa Construction vide its no. BP/TATHAWADE/73/2019 dt. 13/09/2019.



x) Revised Commencement Certificate issued by PCMC in favor of M/s. Pushpa Construction vide its no. BP/TATHAWADE/91/2021 dt. 13/09/2021.

y) Search & Title Report of Adv. Satish Gorde dated 11/9/2019.

HISTORY OF PREDECESSOR IN TITLE :

It is seen the record that the said Gat No. 51 Hissa No. 2 originally owned by Mr. Kisan Motilal Solanki, who prepared a private lay out of the same.

And Whereas Mr. Kisan Motilal Solanki sold the said plot to Mr. Shivaji Bhagwan Zende by executed registered Sale Deed Which is registered in office of the Sub Registrar Maval at Sr. No. 2790/1986 dt. 13-11-1986.

And then after on the basis of said Sale Deed the appropriate land revenue authority entered the name of Mr. Shivaji Bhagwan Zende on 7/12 Extract, Mutation Entry No. 1826.

And Whereas Mr. Shivaji Baghwan Zende sold the said plot property to Mr. Shivaji Balbhim Nand by registered Sale Deed which is registered in the office of Sub Registrar Mulshi at Sr. No. 3437/1999 dt. 16-9-1999.

And then after on the basis of said Sale Deed the appropriate land revenue authority entered the name of Mr. Shivaji Balbhim Nand on 7/12 Extract, Mutation Entry No. 3020



And whereas PCMC issued Zone Certificate in favor of Mr. Shivaji Balbhim Nand vide its no. नरवि/कवि/झोदा/773/11 दि. 2-5-2011 as per the Zone Certificate some part is affected by 45 Mtrs. one road winding, Some part is affected by BRT Corridor & Remaining part is in Residential Zone.

Thereafter Mr. Shivaji Balbhim Nand published the notice through their Advocate in daily Prabhat on 12-5-2011, inviting the objection from public at large. It is seen and observed from the Certificate issued by Advocate Manoj P. Agarwal that till date objection is not raised by any person or no any claim is made in respect of subject mentioned property.

Then after Mr. Shivaji Balbhim Nand sold the said property to M/s. Pushpa Construction through its Partner Mr. Ratilal Omkar More & other three by registered Sale Deed Executed which is registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 7169/2011 dt. 15-7-2011.

And then after on the basis of said Sale Deed the appropriate land revenue authority entered the name of M/s. Pushpa Construction through its Partner Mr. Ratilal Omkar More & other three on 7/12 Extract, Mutation Entry No. 5471.

Further that M/s. Pushpa Construction submitted building plan to the Pimpri Chinchwad Municipal Corporation and Pimpri Chinchwad Municipal Corporation granted permission vide Commencement Certificate No. BP/TATHAWADE/02/2013 dt. 2-2-2013.



And Whereas Town Planning & Development Department issued Measurement Plan of said plot vide its No. मुळशी/अ.ता./मो.र. नं./५२७४/२०११.

Thereafter M/s. Pushpa Construction submitted the application for Construction Permission & Non Agriculture use of the land in the office of Sub District Officer, Maval, Pune. The Sub District Officer, Maval, Pune is pleased to grant N.A. permission subject to the terms and conditions as mentioned in the said order in respect of the said entire land i.e. subject mentioned properties and accordingly get the N.A. permission vide their Non Agriculture Order No. N.A. Order No. NA/SR/88/2013 dt.2-07-2013.

Thus **M/s. Pushpa Construction** as per the ownership & development rights **M/s. Pushpa Construction** construct the buildings on the said property which is known as Pushpa Square comprising of various flats/ units/ space/ open space/ terrace, etc. in the said building/s and sell the same to prospective purchasers and appropriate the sale proceeds thereof.

Then after Mrs. 1.Ajay Dhondhiram Mali 2. Mrs. Swati Ajay Mali purchased Flat No. 4 from **M/S. Pushpa Construction Through its Partner 1) Mr. Ratilal Omkar More 2) Mrs. Chitra Dilip Hadap 3) Mr. Shon Subhash Sasane 4) Mrs. Nirmala Harilal Mehta** their POA holder Mr. Ratilal Omkar More by registered Agreement to Sale which is Registered in the Office of Sub Registrar Haveli No. 14 at Serial No. 5391/2013 dt. 23/07/2013.

Then after Ajay Vikaram Singh purchased Flat No. 5 From **M/S. Pushpa Construction Through its Partner 1) Mr. Ratilal Omkar More 2) Mrs. Chitra Dilip Hadap 3) Mr. Shon Subhash Sasane 4) Mrs. Nirmala Harilal Mehta** by registered Agreement to



Sale their POA holder Mr. Ratilal Omkar More which is Registered in the Office of Sub Registrar Haveli No. 14 at Serial No. 6982/2013 dt. 12/09/2013.

Then after 1.Umesh Kumar Singh 2.Archana Umesh Kumar Singh purchased Flat No. 3 From **M/S. Pushpa Construction Through its Partner 1) Mr. Ratilal Omkar More 2) Mrs. Chitra Dilip Hadap 3) Mr. Shon Subhash Sasane 4) Mrs. Nirmala Harilal Mehta** their POA holder Mr. Ratilal Omkar More by registered Agreement to Sale which is Registered in the Office of Sub Registrar Haveli No. 14 at Serial No. 6981/2013 dt. 12/09/2013.

Then after 1.Vrushali Jeevan Mohite 2. Jeevan Ramdas Mohite purchased Flat No. 2 From **M/S. Pushpa Construction Through its Partner 1) Mr. Ratilal Omkar More 2) Mrs. Chitra Dilip Hadap 3) Mr. Shon Subhash Sasane 4) Mrs. Nirmala Harilal Mehta** their POA holder Mr. Ratilal Omkar More by registered Agreement to Sale which is Registered in the Office of Sub Registrar Haveli No. 18 at Serial No. 6342/2013 dt. 14/10/2013.

Then after Pundhlik Mahalingappa Ganighar purchased Flat No. 1 From **M/S. Pushpa Construction Through its Partner 1) Mr. Ratilal Omkar More 2) Mrs. Chitra Dilip Hadap 3) Mr. Shon Subhash Sasane 4) Mrs. Nirmala Harilal Mehta** their POA holder Mr. Ratilal Omkar More by registered Agreement to Sale which is Registered in the Office of Sub Registrar Haveli No. 18 at Serial No. 6850/2013 dt. 28/11/2013.



Then after Mr. Ramdas Devram Jadhav & Mrs. Manda Jadhav purchased Flat No. 6 From **M/S. Pushpa Construction Through its Partner 1) Mr. Ratilal Omkar More 2) Mrs. Chitra Dilip Hadap 3) Mr. Shon Subhash Sasane 4) Mrs. Nirmala Harilal Mehta** their POA holder Mr. Ratilal Omkar More by registered Agreement to Sale which is Registered in the Office of Sub Registrar Haveli No. 5 at Serial No. 5589/2020 dt. 9/11/2020.

Then after Mr. Sachin Suresh Tarade & Mrs. Dipika Sachin Tarade purchased Flat No. 8 From **M/S. Pushpa Construction Through its Partner 1) Mr. Ratilal Omkar More 2) Mrs. Chitra Dilip Hadap 3) Mr. Shon Subhash Sasane 4) Mrs. Nirmala Harilal Mehta** their POA holder Mr. Ratilal Omkar More by registered Agreement to Sale which is Registered in the Office of Sub Registrar Haveli No. 5 at Serial No. 5590/2020 dt. 9/11/2020.

Then after Mrs. Leena Harshal Patil & Mr. Harshan Govinda Patil purchased Flat No. 7 From **M/S. Pushpa Construction Through its Partner 1) Mr. Ratilal Omkar More 2) Mrs. Chitra Dilip Hadap 3) Mr. Shon Subhash Sasane 4) Mrs. Nirmala Harilal Mehta** their POA holder Mr. Ratilal Omkar More by registered Agreement to Sale Agreement to Sale which is Registered in the Office of Sub Registrar Haveli No. 14 at Serial No. 1062/2021 dt. 19/1/2021.

Then after PCMC acquire 11253.99 from Gat No. 606 of village Chikhali from DRC holder Mr. Dnyanoba Sahadu Chavan & others by registered Sale Deed No. 6547/2017 date 6/9/2017 Haveli- 5.

Then after it is noticed from the TDR Agreement Registration No.18867 dt. 06/12/2018 in Description of property DRC No. 28171



total area admeasuring 500 Sq. mtrs. out of that TDR area 105.08 Sq. mtrs. out of proposed to utilized area 103 Sq. mtrs allowed that T.D.R. area 100.08 Sq. mtrs.

And Whereas PCMC issued Development Right Certificate vide its Folio No. TDR/Chikhli /1321/2018 Certificate No. 2817 dt. 2-05-2018 . As per TDR Certificate sanction plan issued by PCMC vide its No. BP/TATHAWADE/73/2019 dt. 13-09-2019.

Then after Revised Commencement Certificate issued by PCMC in favor of M/s. Pushpa Construction vide its no. BP/TATHAWADE/91/2021 dt. 13/09/2021.

POSSESSION OVER THE PROPERTY

Thus from the record 7/12 Extract and the Sale Deed, it is ample clear that **M/S. PUSHPA CONSTRUCTIONS** Through its Partner 1) Mr. Ratilal Omkar More 2) Mrs. Chitra Dilip Hadap 3) Mr. Shon Subhash Sasane 4) Mrs. Nirmala Harilal Mehta are the owner of the land bearing S. No. 51, Hissa No. 2/4, admeasuring area 330 Sq. Mtrs., of village Tathawade and building constructions thereupon and is in possession of them.

Encumbrance if any:

No other encumbrances are noted by me. In other words, I have not come across any of the encumbrance.

I have taken online E-Search on IGR Maharashtra Web site by **GRN No. MH004801206202223E**, Receipt No1112476006 for 13 years cause by application dated **11/07/2022** after paying the requisite fees in the office of Sub Registrar, **Mulshi**. I have gone through the records in the office of Sub Registrar, Mulshi made available for inspection at the time of Search.

FINAL OPINION

Thus from the records which are produce before me I am of the opinion that **M/S. PUSHPA CONSTRUCTIONS** Through its Partners Mrs. Chitra Dilip Hadap 3) Mr. Shon Subhash Sasane 4) Mrs. Nirmala Harilal Mehta developed the said property bearing S. No. 51, Hissa No. 2/4, village Tathavade, admeasuring area 330 Sq. Mtrs., and having building construction thereupon and they are in possession.

Further I am of the opinion that **M/S. PUSHPA CONSTRUCTIONS** Through its Partner 1) Mr. Ratilal Omkar More 2) Mrs. Chitra Dilip Hadap 3) Mr. Shon Subhash Sasane 4) Mrs. Nirmala Harilal Mehta have a marketable title to sell the flats from said building which is constructed on the said property known as 'Pushpa Square' and proposed to be utilized area 103 sq. mtrs. & Utilization of DRC Allowance TDR is 100.8 sq. mtrs. as per PCMC Revised commencement Certificate No. BP/Tathawade/73/2019 dated 13/9/2019 & Revised commencement Certificate No. BP/Tathawade/91/2021 dated 13/9/2021.

Hence this Search Report & Title Certificate.

Bhosari, Pune – 411 039

Date : 11/07/2022




SATISH NANASAHEB GORDE
 Advocate & Notary
 (Govt. of India)