

CHALLAN
MTR Form Number-6



GRN	MH004548397202223E	BARCODE			Date	05/07/2022-13:48:52	Form ID						
Department Inspector General Of Registration					Payer Details								
Search Fee					TAX ID / TAN (If Any)								
Type of Payment Other Items					PAN No.(If Applicable)								
Office Name BMT_BARAMATI SUB REGISTRAR					Full Name		ADV BAKUL DOSHI						
Location PUNE													
Year 2022-2023 One Time					Flat/Block No.		GAT NO. 160/11/1/A						
Account Head Details				Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE				1500.00	Road/Street		PLOT NO. 1 AND 2						
					Area/Locality		JALOCHI TAL. BARAMATI						
					Town/City/District								
					PIN			4	1	3	1	0	2
					Remarks (If Any)								
					SEARCH FEE								
Total				1,500.00	Amount In Words	One Thousand Five Hundred Rupees Only							
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	69103332022070515188				2754757910		
Cheque/DD No.					Bank Date	RBI Date	05/07/2022-13:49:51				Not Verified with RBI		
Name of Bank					Bank-Branch		IDBI BANK						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Department ID : Mobile No. : 9850001008
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्तासाठी लागू नाही.

BAKUL R. DOSHI
B.COM. (HONS.) L.L.B
ADVOCATE, 98 5000 1008

OFFICE : REELICON REVANT, TAWARE BUNGALOW, CANAL ROAD, BARAMATI, DIST: PUNE

DATE: - 05/07/2022

CERTIFICATE OF ADVOCATE

SEARCH AND TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

Respected Sir,

I have to certify that, I have taken search of revenue records and also Registry (available record) kept at Sub Registrar's office Baramati for a period of last 30 years i.e. from 1993 to July 2022 in respect of following Non Agricultural Land/Plot now days belonging to M/S. MEHTA BUILDERS, a registered partnership firm, through its Partners 1) Mr. KISHOR SHANKAR MEHTA, 2) Mr. AKSHAY KISHOR MEHTA, Both R/o. Sahayog Society, Jalochi, Baramati, Tal. Baramati, Dist. Pune. (Here in after called 'The Owner').

Village	Taluka (Dist)	Gat No.	Plot No.	Area Sq. mt.	Assessment Rs. Ps.
1	2	3	4	5	6
Jalochi (Within limits of Municipal Corporation of Baramati)	Tal. Baramati Dist-Pune.	160/11/1/A	1 2	286.16 281.26	0.00 0.00

Jointly Bounded as under -:

On or towards East - Plot No. 8 & 7
On or towards South - Plot No. 3
On or towards West - 15.00 mt. wide internal Road
On or towards North - Gat No. 160 B Part

(Here in after called 'Said Plot')

SEARCH REPORT:

The property bearing old Gat No. **160/11** (160 B/3) & **160/12** (160 B/4) of village Jalochi, Tal: Baramati was an Agricultural Land originally belongs to Ramesh Rajaram Bhoite & others.

Followings are the details of the said plot.

Sr. No.	Particulars	Mutation Entry
1	Sale Deed of Gat No.160 B/4 new 160/12 area 20 R From Ramesh Rajaram Bhoite & others Purchaser Suhash Wabale & Gat No.160 B/3 new 160/11 area 20 R From Ramesh Rajaram Bhoite & others Purchaser Nita Wabale, Sale Deed registered in SRO Baramati by Sr. No. 621/2005 dated 07/02/2005.	11471 dated 07/03/2005
2	Sale Deed of Gat No.160 B/4 new 160/12 area 20 R From Suhash Wabale Purchaser Rupchand More, Sale Deed registered in SRO Baramati by Sr. No. 177/2006 dated 10/01/2006.	12391 dated 07/02/2006
3	Assistant Director Of Town Planning, Pune vide No. Rekhankan/NABP/Mau. Jalochi/Ta. Baramati/Gat No.160/11 part & 160/12 part/SSP/1636 dated 13/06/2007 under Section 44 of the Maharashtra Land Revenue Code 1966 and also the Sub Divisional Officer, Baramati, sanctioned the said revised Layout vide Order bearing no. NA/SR/223/2007, dated 15/10/2007 preparing separate VF 7/7A/12 for each of sub divided plot.	14942 dated 17/03/2008
4	Sale Deed of Plot No. 1 from Nita Subhash Wabale & Rupchand Tukaram More through POA holder Surekha Ankush Jagtap Purchaser Virkumar Gajkumar Shah & Pradip Chandulal Shah, Sale Deed registered in SRO Baramati by Sr. No. 5053/2009 dated 10/08/2009.	16597 dated 24/08/2009
5	Sale Deed of Plot No. 2 (along with Plot No. 3) from Nita Subhash Wabale & Rupchand Tukaram More through POA holder Surekha Ankush Jagtap Purchaser Maharashtra Builders & Developers, Sale Deed registered in SRO Baramati by Sr. No. 3604/2010 dated 26/04/2010.	17196 dated 12/05/2010
6	Sale Deed of Plot No. 1 from Virkumar Gajkumar Shah & Pradip Chandulal Shah Purchaser Maharashtra Builders & Developers, Sale Deed registered in SRO Baramati by Sr. No. 629/2011 dated 20/01/2011.	17694 dated 10/02/2011

7	As per the order of Tahsildar of Baramati dated 01/08/2019, conversion of unit in R sq. mt.	22791 dated 02/08/2019
8	Sale Deed of 'Said Plot' From Maharashtra Builders & Developers, Purchaser 'The Owner' i.e. M/S. MEHATA BUILDERS, Sale Deed registered in SRO Baramati 1 by Sr. No. 6479/2019 dated 16/12/2019.	23535 dated 02/03/2020
9	As per the order from Deputy Superintendent of Land Record measured said plot & issued drawing having अ.ता.वि.शे.मो.र.नं. 289/2019/2020 new 7/12 extract opened.	23865 dated 29/09/2020
10	'The Owner' applied to concern authority for sanctioning building plan, Chief Officer, Baramati Municipal Corporation, Baramati sanctioned building plan by office letter/ Commencement Certificate No. CAPBC/B/2022/APL/01313 dated 03/06/2022.	

'The Owner' has a clear and marketable title. There was no any encumbrance and ambiguity regarding ownership of 'The Owner', Neither civil proceeding nor any other proceeding is pending before any court of law regarding the said property In short concerned 'Said Plot' holds a clear title.

Considering all documents the title of 'The Owner' to above described Gat No. **160/11/1/A Plot No. 1 & 2 total admeasuring 567.42 Sq. mt.** is absolute clear, marketable and located in the residential zone of Jalochi. No legal lacuna is remained in the holding the title & no change in the title so far.

'The Owner' is legally entitled to alienate residential units of proposed building constructed on the above described property with the name **MEHTA TOWER**. And here is no harm to do necessary documentation whatsoever in respect of the said property.

I have personally visited the site and here is no harm to do necessary documentation whatsoever in respect of the said property.

Hence this Search and Title Report.

Baramati

Dated: 05/07/2022



(Bakul R. Doshi)

Advocate

Adv. Bakul Ramesh Doshi.

B. Com., LL. B.
Mob. 9850001008