

M/S. A. V. CORPORATION

SEARCH & TITLE REPORT

GAT NO. 660

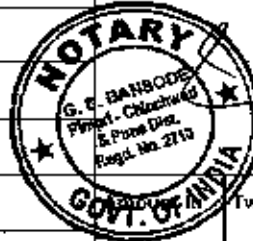
VILLAGE CHIKHALI,

TAL - HAVELI, DIST - PUNE.



CHALLAN
MTR Form Number-6

GRN MH003602223201718E		BARCODE		Date 17/07/2017-20:45:02		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 HVL5_HAVELI 5 JOINT SUB REGISTRAR				Full Name		ADVOCATE G S BANSODE	
Location PUNE							
Year 2017-2018 From 08/03/2017 To 17/07/2017				Flat/Block No.		SHOP NO 6	
Account Head Details			Amount In Rs.	Premises/Bullding			
0030072201 SEARCH FEE			25.00	Road/Street		DATTAWADI AKURDI	
				Area/Locality		PUNE	
				Town/City/District			
				PIN		4 1 1 0 3 5	
				Remarks (If Any)			
				SEARCH AND TITLE REPORT LAST 01 YEARS			
Total				25.00	Words Twenty Five Rupees Only		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02300042017071784036 470805304	
Cheque/DD No.				Date	17/07/2017-20:45:48		
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA		
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
 नदद पलल "ददप अक ददद" गदये नगुद कलणललललल ललगु अदद-ददद कलणललललल ललल लददणी न कललललललल ललललललल ललगु नलली.
 Mobile No. : 9860602236



G. S. BANSODE

B.A.(Hon's) LL.B.

Advocate & Notary (Govt. of India)

Office at : Shop No. 6, 'A' Wing Sai Puja Baug Co – Op. Housing Society,
Dattawadi, Akurdi, Pune - 411035. Mob No. 9860602236 / 9422023047.
Email id. advgsbansode@gmail.com

Ref. No.

Date : 17/07/2017.

SEARCH & TITLE REPORT

At the instance of **M/S. A. V. CORPORATION**, a registered partnership firm, having its Office at : Vitthal Heritage, Shop No. 8, Near Vitthal Mandir, Vitthalwadi, Akurdi, Pune-411035. Through its Partners 1) Mr. Sagar Babanrao Marne, Age-35 years, Occupation - Business, Residing at: "Marne Building", Vitthalwadi, Akurdi, Pune - 411035. 2) Mr. Sandeep Ram Pawale, Age - 44 years, Occupation - Business Residing at: Flat No. 304, Vitthal Residency, Walhekarwadi Road, Chinchwad, Pune - 411033. I have taken search of, the following property for the period of last 01 years i.e. for the period from 2017 to 2018 till today (both years inclusive).

That previously Adv. U. Y. Chikhale, have taken search & title report of the said property from 1965 to 1984 vide application No. 136/2014 dated 13/01/2014 vide receipt No. 0368172 for the last 20 years, and for the period from 1985 to 2014 vide applicant No. 105/2014 dated 09/01/2014 vide receipt No. 0368141 for last 30 years totally for the the period of last 50 years from 1965 to 2014. Issued by the office of the Sub - registrar Haveli No. 14, and I have already taken the search of the schedule property for the period from 2014 to 2015 vide receipt No. 7655/2015 dated 05/10/2015 issued by office of the Sub - Registrar Haveli No. 14 for the last 02 years. and I have already taken the search of the schedule property for the period from 2015 to 2016 vide receipt No. 3492/2016 dated 11/04/2016 issued by office of the Sub - Registrar Haveli No. 14 for the last 02 years. Further I have already taken the search of the above mentioned property for the period 2016 to 2017 vide receipt No. 1529/2017 dated 08/03/2017 issued by office of the Sub - Registrar Haveli No. 14 for the last 01 years.

SCHEDULE OF THE PROPERTY

SCHEDULE - I

All that piece and parcel of the property bearing Gat No. 660 totally admeasuring area 01H.01 Aar+ Pot Kharaba admeasuring arca 00 H. 02 Aar assessed at Rs. 5.19 ps. out of the said property admeasuring area 00 H. 37 Aar at Village Chikhali, Tal-Haveli, Dist-Pune. within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli and is bounded as under :





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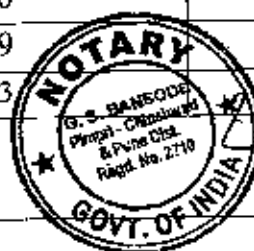
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- On or towards East : Gat No. 606, property of Mr. Vitthal Baban Chavhan and others.
- On or towards South : property of Mr. Shantaram Rangnath Jadhav and said Gat Number.
- On or towards West : Gat. No. 665.
- On or towards North : Gat No. 659, property of Rajabhau Haribhau Jadhav and others.

SCHEDULE - II

SCHEDULE OF THE SOLD FLATS

SR. NO.	FLAT NOS.	TYPE
1.	104	1-BHK
2.	106	2-BHK
3.	107	1-BHK
4.	109	1-BHK
5.	112	1-BHK
6.	113	1-BHK
7.	201	1-BHK
8.	202	1-BHK
9.	204	1-BHK
10.	206	2-BHK
11.	209	1-BHK
12.	210	1-BHK
13.	213	1-BHK
14.	301	1-BHK
15.	304	1-BHK
16.	309	1-BHK
17.	313	1-BHK
18.	406	2-BHK
19.	409	1-BHK
20.	413	1-BHK





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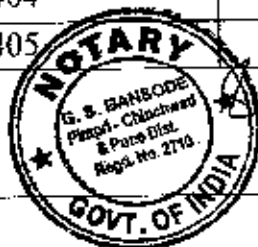
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SCHEDULE – III

SCHEDULE OF THE UNSOLD FLATS

SR. NO.	FLAT NOS.	TYPE
1.	101	1-BHK
2.	102	1-BHK
3.	103	1-BHK
4.	105	1-BHK
5.	108	1-BHK
6.	110	1-BHK
7.	111	1-BHK
8.	203	1-BHK
9.	205	1-BHK
10.	207	2-BHK
11.	208	1-BHK
12.	211	1-BHK
13.	212	1-BHK
14.	302	1-BHK
15.	303	1-BHK
16.	305	1-BHK
17.	306	2-BHK
18.	307	2-BHK
19.	308	1-BHK
20.	310	1-BHK
21.	311	1-BHK
22.	312	1-BHK
23.	401	1-BHK
24.	402	1-BHK
25.	403	1-BHK
26.	404	1-BHK
27.	405	1-BHK





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28.	407	2-BHK
29.	408	1-BHK
30.	410	1-BHK
31.	411	1-BHK

in a building to be constructed in property described in the schedule referred first above which always to be known as " VITTHAL EMPIRE, PHASE - II ",

That M/S. A. V. CORPORATION have supplied the following documents in respect of the said property

1. Copy of the previous Search and title reports of Adv. U. Y. Chikhale.
2. Copies of the 7/12 extract of the Gat No. 660 from 1970 to 09/12/2013.
3. Copies of the mutation entry No. 877, 1417, 1666, 3951, 14320 and others.
4. Copy of the Registered Development Agreement.
5. Copy of the Registered Power of Attorney.
6. Phalni Bara extract of Survey No. 121 of Village Chikhali Pune.
7. Certificate from Talathi of the property bearing Gat No. 666, 660 and 665 of Village Chikhali dated 23/01/2014.
8. Copy of the Commencement Certificate.
9. Copy of the N.A. Order.

BRIEF HISTORY :

WHEREAS that as per the mutation entry No. 1 it appears that on 18/01/1970 as per the Up Sanchalak Pune, Bhumi Abhilekh Pune, vide their letter No. KON / S / R / 295 dated 13/03/1969 sanctioned on 13/03/1969 G.R. Published by the Govt. of Maharashtra, for Pune Division Purvani No. 1 and Page No. 873 of Village Chikhali, Tal - Haveli, Dist - Pune.





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the said Village has been amalgamated effect from 31/03/1969 and accordingly all the agriculturist have given their respective Survey No property converted into Gat Numbers and respective land owners given their 7/12 extract as per the Gat Numbers and new Nos. allotted to land owner i.e. Shri. Chandrakant Ganpat Jadhav.

AND WHEREAS that the originally survey No. 121 was divided into 1 to 20 parts and owned by various agriculturist. Part of the survey No. 121/18 converted into Gat No. 660 and applicant given me phalni Bara Nakasha and Certificate of Talathi showing that the survey No. 121/18 is converted into Gat No. 660.

AND WHEREAS that as per the mutation entry No. 1 it appears that the property bearing Gat No. 660 at Village Chikhali, arca 02 H. 20 Aar + pot kharaba 00 H. 02 Aar was originally owned by Shree Vithal Rukhumani Talche Mandir Trust, Panch Committee Member Shri. Krishnaji Babaji Waghmare and others 9 and their names are entered in the 7/12 extract vide mutation entry No. 1.

AND WHEREAS that Mr. Rangnath Vithoba Jadhav was the tenant in the said property vide mutation entry No. 1.

AND WHEREAS that Mr. Rangnath Vithoba Jadhav purchased the property bearing Gat No. 660 admeasuring area 01 H. 01 Aar along with pot kharaba 00 H. 02 Aar assessed at Rs. 5.19 ps. at Village Chikhali, Tal-Haveli, Dist – Pune. from Shree Vithal Rukhumani Talche Mandir Trust, through its trustee 1) K. G. Tapkir, 2) K. S. Sonawane, 3) V. M. Newale, 4) Mr. V. P. More, 5) Mr. L. M. Bhalgare, 6) Mr. S. M. Bag, 7) Mr. M. V. Newale, 8) Mr. J. R. Jadhav on 26/12/1985 vide document serial No. 12697/1985 in the office of the Sub – Registrar Haveli No. 11.

AND WHEREAS the said property was in the Agricultural Zone. That that Trustees have taken the permission from the Charity Commissioner, Pune vide their letter / order No. 03/2/6/85 dated 09/02/1985 U/s. 36 (1) (06) 20/77/1985 as per section 1 rule 5 of the Trustee Adhikari Act, 1920, for selling the property of the trust to Mr. Rangnath Vithoba Jadhav.





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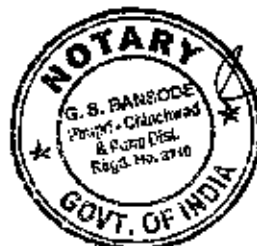
: 6 :

AND WHEREAS at the same time original trustee Baburao Atre, Krishnaji B. Waghmare has submitted their resignation along with the No Objection to transfer the said property in the name of Mr. Rangnath Vithoba Jadhav dated 26/01/1986 and the said letter submitted by the President of the Trust Mr. Bhasale, and accordingly the name of Mr. Rangnath Vithoba Jadhav is entered in the 7/12 extract vide mutation entry No. 877 as the owner of the land of the area admeasuring 01 H. 01 Aar along with Pot kharaba 00 H. 02 Aar assessed at Rs. 5.19 at Village Chikhali Pune.

AND WHEREAS that Mr. Rangnath Vithoba Jadhav taken a loan from Chikhali Vividh Karyakari Seva Society amounting of Rs. 4,21,000/- (Rupees. Four Lakhs Twenty One Thousand Only) dated 13/05/1989 and effect of the same appears in the other rights column of 7/12 extract vide mutation entry No. 1666 on the above said property along with other properties. That Mr. Rangnath Vithoba Jadhav repaid entire loan amount to the said society and charge has been deleted in the other rights column of 7/12 extract vide mutation entry No. 3951.

AND WHEREAS that some portion admeasuring area 19.90 Aar is reserved for Hindusthan Petroleum Corporation for their Pipe Line as per the mutation entry No. 1417.

AND WHEREAS that Mr. Rangnath Vithoba Jadhav the will on dated 04/09/1998 which was duly registered in the office of the Sub - Registrar Haveli No. 8 vide document serial No. 4123/1998 in respect of the above mentioned property and other properties in favour of his sons namely, Mr. Madhukar Rangnath Jadhav, Shantaram Rangnath Jadhav, and Mr. Nivrutti Rangnath Jadhav, and as per the said will property came in their share as under of Gat No. 660.





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: 7 :

- a. Mr. Madhukar Rangnath Jadhav : 00 H. 29 Aar
b. Shantaram Rangnath Jadhav : 00 H. 37 Aar
c. Mr. Nivrutti Rangnath Jadhav : 00 H. 37 Aar

their names are entered in the 7/12 extract vide mutation entry No. 14320.

AND WHEREAS that Mr. Madhukar Rangnath Jadhav sold some share of his properties to various purchasers by way of registered sale deeds and their names are entered in the 7/12 extract vide various mutation entries.

AND WHEREAS that 1) Mr. Nivrutti Rangnath Jadhav, 2) Mr. Hanumant Nivrutti Jadhav, 3) Sou. Laxmi Deoram Londhe, 4) Sou. Sangeeta Balasaheb Gaikwad as the owners and consenting parties brothers of Mr. Nivrutti Rangnath Jadhav namely 1) Mr. Madhukar Rangnath Jadhav, 2) Mr. Shantaram Rangnath Jadhav, entered into the Development Agreement and Power of Attorney in respect of the property bearing Gat No. 660 totally admeasuring area 01 H. 01 Aar + Pot Kharaba admeasuring area 00 H. 02 Aar assessed at Rs. 5.19 ps. out of the said property admeasuring area 00 H.37 Aar of their share of property at Village Chikhali, Tal - Haveli, Dist - Pune. within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub - Registrar Haveli with M/s. A. V. Corporation through its partners 1) Mr. Sagar Babanrao Marne, 2) Mr. Sandeep Ram Pawale and the said Development Agreement and Power of Attorney were duly registered in the office of the Sub - Registrar Haveli No. 5 vide document serial No. 11549/2013 dated 30/12/2013 and document serial No. 11550/2013.

AND WHEREAS the Promoter / Developer has started the building construction on said plot as per the sanctioned plan of PCMC bearing commencement certificate No. B.P. / Chikhali / 57 / 2016 dated 14/06/2016.

AND WHEREAS the Promoter / Builder has also obtained Order for Sanad Certificate of the said property from the Tahasildar, Pimpri Chinchwad Tal - Haveli, Dist - Pune. vide Order No. Land / M / Chikhali / 76 / 2016 dated 06/10/2016. in respect of the said property.





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: 8 :

AND WHEREAS on the information given to me documents made available for my inspection and search of Index - II, which were made available, I have taken search of the above said property in the office of the Sub - Registrar Haveli and I have paid necessary charges through IGR Website i.e. www.igrmaharashtra.gov.in online search for period of 01 years. (Grass Challan No. MH003602223201718E dated 17/07/2017. is enclosed) Some records are available in tome condition and some record are not available in my verification.

While going through all the papers shown and while going through the records available in the office of the Sub - Registrar Haveli I am therefore of my opinion that M/S. A. V. CORPORATION through its partners 1) Mr. Sagar Babanrao Marne, 2) Mr. Sandcep Ram Pawale are having development rights in respect of the property as mentioned property as described in schedule-I, and constructed Building on the said property as per sanctioned plan and some flats are sold in above said Schedule - II to various purchasers and the above said flats as mentioned in Schedule - III are free from all encumbrances, lien, lease and are mortgageable. (Subject to be obtained Cersai & CIBIL reports before sanction / disbursal).

Hence this Search and Title Report

Place : Pune.

Dated : 17/07/2017.



G. S. BANSODE
ADVOCATE & NOTARY