



CHALLAN
MTR Form Number-6

GRN	MH003468561201718P	BARCODE			Date	13/07/2017-13:49:15		Form ID	
Department					Inspector General Of Registration				
Type of Payment					Payer Details				
					Search Fee				
Other Items					PAN No.(If Applicable)				
Office Name					HVL19_HAVELI 19 JOINT SUB REGISTRAR				
Location					PUNE				
Year					2017-2018 From 01/01/1988 To 13/07/2017				
Account Head Details					Amount In Rs.				
0030072201 SEARCH FEE					750.00				
					Flat/Block No.				
					SHIVAJINAGAR				
					Premises/Building				
					SHIVAJIROAD				
					Area/Locality				
					PUNE				
					Town/City/District				
					PIN				
					4 1 2 0 0 5				
					Remarks (If Any)				
					S NO 188 HISSA NO 3 VILLAGE WAKAD TAL MULSHI PUNE				
					Amount In				
					Seven Hundred Fifty Rupees Only				
Total					750.00				
					Words				
Payment Details					SBIEPAY PAYMENT GATEWAY				
					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN				
					Ref. No.				
					10000502017071300507				
					3123653827518				
Cheque/DD No.					Date				
					13/07/2017-13:50:28				
Name of Bank					Bank-Branch				
					SBIEPAY PAYMENT GATEWAY				
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 चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9922909308

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SEARCH AND TITLE REPORT

Search and Title Report in respect of the property lying and situated at Wakad , Taluka Mulshi , District Pune, bearing Survey No. 188 Hissa No. 3 area admeasuring 7000 sq.ft i.e. 650.557 sq.mtrs out of total area adm 00 Hectar 28 R assesed at Rs. 01=20Ps,

TO WHOMSOEVER IT MAY CONCERN

M/s Dhvani Associates through its Partner Mr. Damjibhai Wastabhai Makwana R/at: Silver Leaf Apartment, Shivajinagar, Pune-46 has instructed me to take search in respect of the property more particularly described in the schedule hereunder written and to issue title report thereto. In pursuant thereto, I have to take search of the said property for last 30 years i.e. from 1988 till today's date and have submitted online application on Web site of IGR Maharashtra vide GRN No.MH003468561201718P (Bank CIN Ref. No.10000502017071300507)Office of Sub-Registrar Haveli No. 19 , Pune dated 13/07/2017 and my report is as follows :-

SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property lying and situate at village Wakad , Taluka Mulshi, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of Sub-Registrar, Haveli bearing Survey No and area as follows :-

Sr No	Survey No.	Area (H.R.)	P.K	Total Area (H.R)	Owner Name
1.	188/3	7000 sq.ft i.e. 650.557 sq.mtrs	00-01	00-28	M/s Dhvani Associates through its Partner- 1)Mr. Damjibhai Wastabhai Makwana, 2)Sau Bakulabai Damjibhai Makwana, 3) Bhaven Damjibhai Makwana, 4) Arati Bhaven Makwana

Smita

The applicant has submitted me the following documents :-

1. Copy of 7/12 extract from the year 1988.
2. Copy of current 7/12 extract.
3. Copy Mutation Entry No. 2671,5351,8067,14255.
4. Copy of Sale Deed dated 29/01/2013 at sr. n. 1449/2013.
5. Copy of Zone Certificate No. Narvi/Kavi/Zosa/22/2017.
6. Copy Public Notice dated 01/12/2015 in daily newspaper Prabhat.
7. Copy of Demarcation Certificate vide Tatadi MOR No. 3722/13 on dated 18/02/2013.

After perusal of current 7/12 extract of Survey No. 188 Hissa No.3 area admeasuring 7000 sq.ft i.e. 650.557 sq.mtrs out of total area adm 00 Hectar 28 R assesed at Rs. 01=20Ps owned and recorded in the name of M/s Dhvani Associates through its Partner 1)Mr. Damjibhai Wastabhai Makwana,2)Sau Bakulabai Damjibhai Makwana, 3) Bhaven Damjibhai Makwana, 4)Arati Bhaven Makwana.

History:

It appears from 7/12 extract for the year 1988-1991 that Survey No. 188/3 was recorded in the name of Nana Pilaji Kalate .

It appears from Mutation Entry No. 2671 of dated 12/03/1984 that partition took place between Shankar Pilaji Kalate and his family by order of Tahsildar vide no. TLG/Watap/49 on dated 28/02/1984. Accordingly S.No. 188/2/2/2 area adm 00 Hec 27 R plus potkharaba oo Hc 01 R came to the share of Nana Pilaji Kalate and said effect was carried on 7/12 extract of the said property.

It appears from Mutation Entry No. 5351 of dated 28/05/1994 that partition took place between Nana Pilaji Kalate and his family by order of Tahsildar vide no. Jamin/Vibhajan/SR/99/93 on dated 28/12/1993 . Accordingly S.No. 188/2/2/2 area adm 00 Hec 27 R plus potkharaba 00 Hec 01 R came to the share of Rambhau Nana Kalate and said effect was carried on 7/12 extract of the said property.



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It appears from Mutation Entry No. 8067 of dated 08/04/2000 that S.No. 188 /1 to 7 were subdivided into various hissass and amended in Falnibara by order of Taluka Land Record Mulshi vide order no. Mulshi/Amended 28,29/99 on dated 16/11/1999 and 06/12/1999 with order of Tahsildar Mulshi vide no Hano/3015/99. Accordingly S.No. 188 was subdivided into 7 hissa, therefore the S.no. 188/3 area adm 00 Hec 27 R plus potkharaba 00 Hec 01 R came into the share of Mr. Rambhau Nana kalate.

That the Mutation Entry No. 9379, 9904, 13277,13279, 13280 the vendors are different as appeared in 7/12 extract and the said mutation entries are not applicable to the said property.

It appears from Mutation Entry No. 14255 that M/s Dhvani Associates through its Partner 1)Mr. Damjibhai Wastabhai Makwana,2)Sau Bakulabai Damjibhai Makwana, 3) Bhaven Damjibhai Makwana, 4)Arati Bhaven Makwana purchased the area adm 7000 Sq.Ft. i.e 650.557 Sq.mtrs Of S.No. 188/3 from 1)Mr. Rambhau alias Ramchandra Nana Kalate with consent of 1) Vaishali Rambhau alias Ramchandra Kalate ,2) Monica Rambhau alias Ramchandra Kalate ,3) Sarika Rambhau alias Ramchandra Kalate, 4) Tukaram Sheshrao Pawar vide sale deed dated 29/01/2013 which is duly registered in the office of sub registrar Haveli No.19 at sr.no. 1449/2013 on dated 31/01/2013. In Pursuance of that the name of purchaser were entered into 7/12 extract of the said S.No. 188/3.

On the basis of above mentioned deeds, documents and conveyance by the applicant i.e. M/s Dhvani Associates through its Partner 1)Mr. Damjibhai Wastabhai Makwana,2)Sau Bakulabai Damjibhai Makwana, 3) Bhaven Damjibhai Makwana, 4)Arati Bhaven Makwana became the absolute owner of the above mentioned property.

That the City Survey Officer Pimpri Chinchwad Municipal Corporation,Office issued demarcation certificate vide Tatadi MOR No. 3722/13 on dated 18/02/2013.

That I have been submitted with a copy of zone certificate issued by Dy. Engineer, Pimpri Chinchwad Municipal Corporation on 28/04/2017 vide no. Naravi/ Kavi/ Zoda/ 22/2017 wherein it is seen that S.No. 188 of village Wakad, partly affected by proposed 24 mtr road, partly affected by proposed 45 mtr wide road and remaining portion in RESIDENTIAL zone.



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Adv. Tushar Jain issued public notice for verification of title of the said property on dated 01/12/2015 in Daily News paper 'Prabhat' and within stipulated period he has not received any objection, therefore issued No Objection Certificate dated 20/12/2015.

I have conducted search in respect of the captioned property for the year 1988 to 2017 (till today's date) at the office of the Sub-Registrar Haveli No. 1 to 27 and Sub Registrar Mulshi by paying requisite charges and also taken E-search i.e computer search from the year 2000 to till date. During my search, except for the aforesaid, I do not found any adverse entry indicating any charge or encumbrances on the said property. With effect from the year 2006, the registration procedure has been centralized and any document can be registered at any of the 27 offices of the Sub-Registrar of Assurances, thus it is practically impossible / non feasible to conduct search for the period 2006 and hence this search report is subject to the same. That I have not been perused with any documents relating to any disputes/litigations pending in any Court of Laws nor I have taken search of Court of Law/s nor I have submitted with any documents/papers related thereto.

The applicant M/s Dhvani Associates through its Partner Mr. Damjibhai Wastabhai Makwana executed and sworn an affidavit stating therein that the property mentioned herein above is free from all encumbrances and same is not subject matter of any litigation, civil suits, dispute before civil court as well as revenue court.

On the available records, other than the above mentioned entries, I do not found any entry in the sub - registrar's office during the course of my search. The index - II registers and other relevant records of Sub - Registrar, the office were not maintained properly and were in scattered position, therefore could not take search properly.

This search and title report is issued on the strength of information received from the documents and papers made available to me and the search conducted at the relevant Sub-Registrar Offices, and affidavit submitted by applicant.

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Except for the transactions referred to above, I have noticed no transaction on perusal of the aforesaid documents.

Therefore, relying upon the documents and papers and information given by the applicant and subject to whatever stated above, I am of the opinion that, the said property is free from the encumbrances of whatsoever nature and the present owner is having good, clean and marketable title and subject to present Owner has to adhair the Provisions of RERA(Real Estate Regulation and Development) Act, 2016.

The documents submitted to me are returned herewith.

Pune.

Dated : 13/07/2017



SMITA SHELAR-SHITOLE