



CHALLAN
MTR Form Number-6

GRN	MH006530313201718E	BARCODE	24/10/2017-19:07:32		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 HVL21_HAVELI 21 JOINT SUB REGISTRAR			Full Name		ADV S V KSHIRASAGAR
Location PUNE			Flat/Block No.		OFFIC ENO 8
Year 2017-2018 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030072201 SEARCH FEE		750.00	YUGAI MANGALBLDG		
			Area/Locality		
			ERANDAWNA PUNE		
			Town/City/District		
			PIN		
			4 1 1 0 0 4		
			Remarks (If Any)		
			CTS NO 433 S NO 157 PART ERANDAWNA KOTHRUD PUNE AREA		
			1000.18 SQ MTR SERCH FOR LAST 30 YRS		
			Amount In		
			Seven Hundred Fifty Rupees Only		
Total		750.00	Words		
Payment Details BANK OF BARODA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02003942017102401982 75595671
Cheque/DD No.			Bank Date	RBI Date	24/10/2017-19:10:48 Not Verified with RBI
Name of Bank			Bank-Branch		
Name of Branch			BANK OF BARODA		
			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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Mobile No. : Not Available

S.V. Kshirsagar & Associates
Advocate

Office :
Office No.18, Second Floor,
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Opp, Gandhi Lawns, S. No. 39/2/2,
Erandawana, Pune

E-Mail : v.ksagar@rediffmail.com
Tel. : 020 - 25439558
Mobile : 9881408464

Ref. :

Date :

7.11.2017

TO

MESSRS. ABHILASHA DEVELOPERS,

A registered partnership firm having registered

Office at 759/17 Deccan Gymkhana Pune

Through partner, Shri.Shreyas Shreeram Laghate .

SUBJECT : Search and Title Report regarding the property mentioned
in the Schedule below :

Schedule / Description of Property :

All that piece and parcel of Plot bearing CTs No. 433 Erandwane,
Kothrud, admeasuring 6424.5 sq.metres out of which the subject plot
of land admeasuring 1000.18 sq.metres as per the Property Card
Extract], bearing S.No. 157/ABC Hissa No. 1 [Part], [as numbered
under society Sale Deed] and / or S.No. 157/A+B+C/1 [Part], [As
per Property card extract] at Erandwane, Pune, along with multi-
storeyed building, along with all legal and easementary rights, within
the limits of Pune Municipal Corporation and having following
boundaries :

On or towards East : Laxminarayan Coop. Society.
On or towards South : PWD land.
On or towards West : 12 M DP Road.
On or towards North : Karve Road.
The Xerox list of documents submitted for my perusal :

1. The Indenture dated 5.11.1981 registered in the office of Sub
Registrar, Haveli 2 at Sr.No. 4013 [old] and 2833/87 [new]
2. Property Card Extract.
3. Society registration certificate.
4. Public notice in daily Prabhat dt. 27.8.2017.



5. Xerox Certified copies of 7/12 extract, issued by Tahsildar, Haveli, on 26.9.2017.

6. Xerox certified copy of Pherphar No. 4159 issued by Tahsildar, Haveli on 26.9.2017.

7. Xerox copy of Dev. Agreement & Power of Attorney dt. 7.11.17.

1. By virtue of the Indenture dated 5.11.1981 registered in the office of Sub Registrar, Haveli 2 at Sr.No. 4013 [old] and 2833/87 [new] the right title and interest appears to have been transferred and conveyed by Mrs. Chandraprabha More and Mrs. Lata Shinde being vendors, and Shri D.G. Samant i.e. the promoter / developer has executed the same being the Confirming Party and Gokul Cooperative Housing Society which consists of the members who are the unit / flat purchasers is shown as the Purchaser of land and building at S.No. 157/A+B+C/1 Part, as per the Sale Deed registered in the office of Sub Registrar, Haveli 1, regarding plot of 1000.18 sq.metres along with multi-storeyed building of 12 residential units as particularly mentioned on pages 18 and 19 of the conveyance. I am relying on the Xerox copy of Deed of Conveyance referred above. The Xerox copy of 7/12 extract of S.No. 157/A+B+C/1 Part, submitted for my perusal discloses the name of Chandraprabha More and Snehlata Wagh under mutation entry No. 1181.

2. I have also perused the Xerox Property Card Extract which discloses the names of above two owners interalia referring to S.No. 157/A/B+C/1 Part, which is converted into C.T.S. No. 433 Kothrud.

3. In Property Card extract entry dated 13.8.1979, the name of owner is mentioned as Chandrabhaga B. More, and in computerized 7/12 extract the name is mentioned as Chandraprabha Bhratar Baburao More [Pherphar No. 1181].

However, in the Sale Deed the name is mentioned as Chandraprabha Baburao More and she has also signed as Chandraprabha Baburao More. In this context I am inviting attention to the word "Bhratar" and the said word has been defined in Marathi dictionary as the Husband, and relying thereon it appears that the name of Baburao has been referred as the husband of Chandrakala, and Bhratar is a relation. The concerned Revenue record discussed herein also refers to the name "Miss Snehlata Baap / Husband Narayan Wagh".

4. The Gokul Cooperative Housing Society is registered under the provisions of Maharashtra Cooperative Societies Act bearing registration No. PNA / HSG / 1474. The Property Card extract vide entry dated 23.11.2016 discloses the name of The Gokul Cooperative Housing Society Ltd along with the reference of registered conveyance dated 5.11.1981 at Sr.No. 2833. I am informed that Miss Lata Shinde is the paternal name Mrs. Snehlata Wagh and both these names are appearing in entry dated 13.8.1979 and 23.11.2016 of Property Card extract, as well as the information that even in various earlier legal proceedings filed by Chandraprabha More and Smt. Snehlata Wagh, Smt. Snehlata Wagh is referred as Lata Shinde. I am relying on the correctness of the same.

5. The Deed of Conveyance in favour of Society referred above shows the effectual and complete transfer of right title and interest by plot owner and promoter above named unto and in favour of the above mentioned Society. Page Nos. 17 and 18 of the Sale Deed disclose the area of plot as 1000.18 sq.metres along with the list of unit purchasers in Second Schedule who are the members /



shareholders of the Society. The subject search and title report is regarding the plot and structure and NOT regarding the individual units purchased by the members. The Property Card extract does not show any encumbrance as regards the plot. Relying on the contents of Society Sale Deed, it is clear that the building has been erected as per PMC commencement certificate No. 2266 dated 12.3.1980. Page 8 of the Deed does not refer to S.No. 157/A+B+C/1 Part, but refers to S.No. 157/ABC/1 Part. There appears some minor discrepancy and difference in two survey numbers as mentioned above, joint reading of all the documents referred in this report clearly leads to the inference that S.No. 157/A+B+C/1 Part, and S.No. 157/ABC/1 Part is described differently though it is the same property. Xerox certified copies of revenue record / 7-12 extract discloses the name of Mrs. Chandraprabha, husband Baburao More, and Miss Snehlata, father Narayan Wagh, regarding S.No. 157-A, B + C. I have also perused Xerox mutation

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entry No. 4159 which shows that on execution of Sale Deed in favour of Madhuvanti Coop. Housing Society, the total plot was divided into two parts i.e. 157-A + B + C and 157-A + B + C.

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6. I am informed that Society has not availed any loan facility and the plot is not encumbered by the Society in any manner. Public Notice was published on 27.8.2017. in daily Prabhat and no objection has been received in the stipulated period., interalia disputing the title of the Society. Subsequently Gokul Coop. Housing Society being owner of the plot and 12 members of the society being the members and flat holders, appear to have vested

development rights regarding the subject plot unto and in favour of Messrs. Abhilasha Developers, a registered partnership firm being the developer promoter firm, by virtue of Development Agreement dated 7.11.2017 which is duly registered in the office of Sub Registrara, Haveli 4 at Sr.No. 4667, duly supported by Power of Attorney executed on the same day at Sr.No. 4669, on the terms and conditions stipulated therein.

7. I have carried out E-search for the years 1987 to 2017 of the Index II registers in the offices of Sub Registrar, Haveli, in respect of the above properties, and other than above mentioned document, I have not found any entry of encumbrance against the said properties i.e. the plot of land referred in the foregoing paragraphs. However considering the available record and increased number of offices of Sub Registrar, Haveli, as well as poor condition of record in loose / torn sheets of registers, I am relying on the assurances as well as the correctness of contents of above referred documents provided to me.

Thus relying on the above mentioned documents, I have no hesitation to conclude the clear and marketable title of The Gokul Cooperative Housing Society Ltd over the plot of land particularly mentioned in para 1 above.


S.V. Kshirsagar
Advocate

Search Receipt NO:
MH0065303/3201718 E
dated 24/10/2017.