



CHALLAN
MTR Form Number-6



GRN	MH004140717201819E	BARCODE	Date		19/07/2018-17:59:20	Form ID
Department	Inspector General Of Registration		Payer Details			
Search Fee	Type of Payment		TAX ID (If Any)		PAN No. (If Applicable)	
Office Name	HVL1, HAVELI NO1 SUB REGISTRAR		Full Name		Adv Mahesh S Mane	
Location	PUNE		Flat/Block No.		S. No. 296 Hissa No. 3/2 and 4/2 and 5	
Year	2018-2019 One Time		Premises/Building		Lohegaon Pune	
Account Head Details	Amount In Rs.		Road/Street		Pune	
0030072201 SEARCH FEE	750.00		Area/Locality		Pune	
			Town/City/District		Pune	
			PIN			
			Remarks (If Any)		Search Fees for S. No. 296 Hissa No. 3/2 and 4/2 and 5 Lohegaon Pune of 1988 to 2018 of 30 Yrs.	
			Amount In		Seven Hundred Fifty Rupees Only	
Total	750.00		Words			
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN		Ref. No.		00040572018071991758 JK00RKYO00	
Cheque/DD No.	Bank Date		RBI Date		19/07/2018-17:59:43 Not Verified with RBI	
Name of Bank	Bank-Branch		STATE BANK OF INDIA			
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.
संदर्भ चालान "उत्पन्न अधिकार" अर्थात नसुद्धा करणाऱ्यासाठी वैध आहे. इतर कारणांसाठी किंवा नसुद्धा न करणाऱ्यांच्या वतीने वैध नाही.



MAHESH S. MANE

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(Advocate)

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SEARCH REPORT/TITLE CERTIFICATE

To,
SHRI YASHADA DEVELOPERS
Through its Partner
Mr. Vijay Khandu Kate

SUB: Search Report of property bearing (A) Survey No. 296 Hissa No. 5 totally admeasuring about 2 H 47 R out of area 00 H 40 R (B) Survey No. 296 Hissa No. 4/2 totally admeasuring about 00 H 81 R out of area 00 H 3.87 R situated at Village Lohegaon, Pune.

Sir,

With reference to the subject mentioned above, I have to inform you that as per your request and oral information instruction for giving Search Report in respect of property mentioned below. The details of which are below:

1) Details of the property:

All that piece and parcel of land situated at Village Lohegaon, Tal. - Haveli, Dist. Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune bearing

(A) Survey No. 296 Hissa No. 5 totally admeasuring about 2 H 47 R assessed for Rs. 5 paise 00 out of area admeasuring 00 H 40 R situated at Village Lohegaon, Tal. - Haveli, Dist. Pune which is bounded as under:

EAST : By Survey No. 295
SOUTH : By Property of Chandrakant Khandve
WEST : By Survey No.296/4/2
NORTH : By Property of Pushpa Khandve and others



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(B) Survey No. 296 Hissa No. 4/2 totally admeasuring about 00 H 81 R assessed for Rs. 1 paise 75 out of area admeasuring 00 H 3.87 R situated at Village Lohegaon, Tal. - Haveli, Dist. Pune which is bounded as under:
ON OR TOWARDS
EAST : By Property of Ujwala Khandve and others
SOUTH : By Property S. No. 296/4
WEST : By Property S. No. 296/3
NORTH : By remaining property of Ganpat Ghorpade

2) I have perused the following Document:

- 7/12 Extract & Mutation Entry
- Development Agreement & Power of Attorney Dt.07/11/2012 registered before Sub Registrar Haveli No. 12 vide registration no. 8751/2012 and 8752/2012 with Index - II and Registration Receipt.
- Sale Deed and Power of Attorney dated 09/09/2015 registered in the Office of Sub Registrar Haveli No. 18 at Sr. No. 7194/2015 and 7195/2015 with Index - II and Registration Receipt.
- Development Agreement & Power of Attorney Dt.30/09/2013 registered before Sub Registrar Haveli No. 8 vide registration no. 7981/2013 and 7982/2013 with Index - II and Registration Receipt.
- Development Agreement & Power of Attorney Dt.15/06/2018 registered before Sub Registrar Haveli No. 25 vide registration no. 8816/2018 and 8817/2018 with Index - II and Registration Receipt.



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- Original Title and Search Report dated 26/07/2013 and 22/03/2014 issued by Advocate Kishor N. Patil.
- Incident of Survey No. 296 Hissa No. 5:

That the property Survey No. 296/5 originally belongs to Laxman Nathoba Khandve who purchased said property from Vamanrao Vishnu Balwadkar and accordingly the name of Laxman Nathoba Khandve has been entered on 7/12 extract vide mutation entry no. 3627.

Thereafter Laxman Nathoba Khandve had made application to enter the name of Manik Laxman Khandve to said property Survey No. 296/5 and accordingly name of Manik Laxman Khandve was entered on 7/12 extract vide mutation entry no. 3988.

Thereafter Manik Laxman Khandve and others partitioned said property Survey No. 296/5 and get respective share mutated on 7/12 extract of the said property by Deed of partition dated 26/06/2007 and by mutation entry no. 25225 the name of said Manik Laxman Khandve entered on 7/12 extract.

Thereafter, the owners namely Manik Laxman Khandve and others partitioned their respective share of the property bearing Survey No. 296/5 by registered Deed of Partition which is registered vide no.8243/2011. And the property mentioned in Para No.1A was allotted to the share of Anil Laxman Khandve through his legal heir Ujwala Khandve and as per mutation entry no. 35854 name of said Anil Laxman Khandve through his legal heir



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Ujwala Khandve has been entered on 7/12 extract of said property.

That thereafter said owners namely Ujwala Anil Khandve and Omkar Anil Khandve executed registered Development Agreement and Power of Attorney dated 30/09/2013 in favour of **M/s. Shri Yashada Developers** which is registered in the Office of Sub Registrar Haveli No. 8 vide registration No. 7981/2013 and 7982/2013 respectively in respect of property mentioned in Para 1A i.e. **area 00 H 40 R out of Survey No. 296/5.**

Incident of Survey No. 296 Hissa No. 4/2:

That the property bearing Survey No. 296 Hissa No.4/2 originally owned by Babu Mahipati Khandve. Thereafter, said Babu Mahipati Khandve sold said property Para No.1B to Dattatray Amruta Ghorpade by registered Sale Deed dated 17/06/1980 and the name of Dattatray Amruta Ghorpade has been entered on 7/12 extract by mutation entry no.9666.

Thereafter said owner Dattatray Amruta Ghorpade died on 03/07/1989 and the names of his heirs viz., Jankubai Dattatray Ghorpade, Chandrakant Dattatray Ghorpade, Ganpat Dattatray Ghorpade and Govind Dattatray Ghorpade has been entered on 7/12 extract and the name Mandakini Antoba Nevase entered on other rights column of 7/12 extract of the said property by mutation entry no. 13332. Thereafter one of the owner Jankubai Dattatray Ghorpade died and the name of said

(4)

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owner Jankubai Dattatray Ghorpade deleted from 7/12 extract vide mutation entry no. 43489.

That thereafter said owners namely Chandrakant Dattatray Ghorpade, Laxminakt Alias Loukik Chandrakant Ghorpade, Ganpat Dattatray Ghorpade, Govind Dattatray Ghorpade, Laxmi Govind Ghorpade, Snehal Govind Ghorpade, Abhishek Govind Ghorpade executed registered Development Agreement and Power of Attorney dated 07/11/2012 in favour of M/s. Yashada Infrastructures which is registered in the Office of Sub Registrar Haveli No. 12 vide registration No. 8751/2012 and 8752/2012 respectively in respect of property bearing Survey No. 296 Hissa No. 4/2 area admeasuring 00 H 81 R.

That thereafter said owners namely Govind Dattatray Ghorpade, Laxmi Govind Ghorpade, Snehal Govind Ghorpade, Abhishek Govind Ghorpade executed Sale Deed and Power of Attorney dated 09/09/2015 in favour of Vasant Khadu Kate and Vivek Gopal Joshi which is registered in the Office of Sub Registrar Haveli No. 18 vide registration No. 7194/2015 and 7195/2015 respectively in respect of area admeasuring 00 H 20 R out of Survey No. 296 Hissa No. 4/2. That M/s. Yashada Infrastructures also given their consent to the said transaction and joined as Consenting Party to the said Sale Deed dated 09/09/2015.

That thereafter said owners namely Vasant Khandu Kate and Vivek Gopal Joshi executed registered Development Agreement and Power of Attorney dated

(5)

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15/06/2018 in favour of **M/s. Shri Yashada Developers** which is registered in the Office of Sub Registrar Haveli No. 25 vide registration No. 8816/2018 and 8817/2018 respectively in respect of property mentioned in respect of property mentioned in Para 1B i.e. **area admeasuring 00 H 3.87 R out of Survey No. 296 Hissa No.4/2.**

In the circumstances the said **M/s. Shri Yashada Developers** is absolutely entitled to implement ownership Flats Scheme on the above captioned land more particularly described in Para No. 1 (A) and (B) & dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

- 4) I also caused search in the office of Sub-Registrar Haveli in respect of (A) Survey No. 296 Hissa No. 5 totally admeasuring about 2 H 47 R out of area 00 H 40 R (B) Survey No. 296 Hissa No. 4/2 totally admeasuring about 00 H 81 R out of area 00 H 3.87 R situated at Village Lohegaon, Pune vide GRN No. MH004140717201819E dated 19/07/2018 from 1988 to 2018. During my search some year record could not be available because some register were in torn condition. During my search I did not come across with any entry showing any encumbrances charges or any other right, title or interest by any other person in any manner. That I have also gone through Title and Search Report dated 26/07/2013 and 22/03/2014 issued by Adv. Kishor N. Patil.

Opinion :- Therefore on the basis of the relevant document & revenue record made available & information given to me, I am of the opinion that:-

(6)

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- i) (A) Survey No. 296 Hissa No. 5 totally admeasuring about 2 H 47 R out of area 00 H 40 R (B) Survey No. 296 Hissa No. 4/2 totally admeasuring about 00 H 81 R out of area 00 H 3.87 R situated at Village Lohegaon, Pune is absolutely owned by Ujwala Anil Khandve, Omkar Anil Khandve and Vasant Khandu Kate, Vivek Gopal Joshi and the same is free from encumbrances and doubt and perfectly marketable.
- ii) In pursuance of the Development Agreement and Power of Attorney and being Developer of the land, **M/s. Shri Yashada Developers** is absolutely entitled to implement ownership Flats Scheme on the said land & dispose of the Flat/Unit to the intending buyers on ownership basis.

Pune
Date: 20.07.2018



ADVOCATE

(7)