



CHALLAN
MTR Form Number-6



GRN MH007527454201920E		BARCODE 		Date 18/10/2019-16:14:55		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Search Fee				PAN No.(If Applicable)		AKSPK2060Q	
Office Name STR1_HQR SUB REGISTRAR SATARA 1				Full Name		GIRISH PANDIT KULKARNI	
Location SATARA				Flat/Block No.		NANDANSANKUL	
Year 2019-2020 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		MANGALWAR PETH		
					Area/Locality		
					MANGALWAR PETH SATARA		
					Town/City/District		
					PIN		
					4 1 5 0 0 2		
					Remarks (If Any)		
					Search of CTS No 178 situated at Vyankatpura Peth Satara from 1989 to 2019 for 30 years		
					Amount In		
					Seven Hundred Fifty Rupees Only		
					Words		
Total			750.00				
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02003942019101800940		121585469	
Cheque/DD No.				Bank Date		RBI Date	
				18/10/2019-16:17:18		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9422400834

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Girish P. Kulkarni
B.Com. (Hons.) LL. M.
ADVOCATE

Office : Nandan Sankul, 334/B,
Mangalwar Peth, Near Gol Maruti
Mandir, SATARA – 415002
Phone – 02162 - 280166

O. No. GPK/201/2019-20

Date – 18/10/2019

SEARCH AND TITLE REPORT

To,
Swaroop Niketan Developers
F - 2, Shriram Niketan, CTS No. 529 C, Sadar Bazar, Satara

1) Name of the Owners -

Swaroop Niketan, Indian Registered Partnership Firm through
its Partners -

1. Rajendra Vidyadhar Joshi
2. Vijay Vasant Kulkarni
3. Amey Shrikant Agate
4. Ajay Sanjay Mungale

2) Detailed description of property -

Within the Registration District of Satara and Sub district
Satara the property is situated at Peth Vyankatpura, Tal. And
Dist. Satara bearing City Survey No. 178 having total area
936.65 sq. mtrs. in which constructed area of this property is
adm. 514.68 sq. mtr. The property bearing CTS No. 178 is
bounded as follows -

On or towards East : CTS No. 179A, 180A, 181, 182
Vyankatpura Peth

On or towards South : Public Road and 178/1, 178/2

On or towards West : CTS No. 173A, 173B/2, 178/1,
178/2

On or towards North : CTS No. 181 and Vishnu Temple
CTS No. 156



- 3) Nature of tenure - Free hold
- 4) Whether Agricultural or Non Agricultural - Non Agricultural
- 5) Brief history of devolution of the title -

I have taken e-search of the property of last 30 years at the office of Sub Registrar, Satara. The title flow of the property of last 30 years is given in this report as below.

The subject property is originally part and parcel of City Survey No. 178 situated at Vyankatpura Peth, Satara, Tal. and Dist. Satara. The said property was originally belonging to late Hari Govind Phatak. He had Four sons viz., Govind, Gopal, Vaman and Bhalchandra. Hari died on 10/04/1941 and thereby name of his son Govind Hari Phatak was entered in to City Survey Record as joint family manager. Thereafter, Govind Hari Phatak was died on 15/10/1969. After the death of Govind the name of his legal heirs viz., wife Jayantabai and brothers Gopal, Vaman and Bhalchandra were recorded to the City Survey Record on 25/11/1969.

On 08/01/1984, Bhalchandra Hari Phatak was died. At the same time Vaman and Jayantabai Govind Phatak who happened to the wife of Govind relinquished their share in favour of Gopal Hari Phatak. In view of this, the name of Jayantabai Gopal and Bhalchandra were removed from the City Survey Record and only the name of Gopal Hari Phatak was maintained.

On 21/02/1989, Smt. Jayantabai was died. She bequeathed her share in the property in question to her nephew by registered Will and thereby the names of beneficiaries of the Will viz., Shrikant Vaman Phatak and Vasant Vaman Phatak were entered in to City Survey Record.

The name of his widow Sushila Vaman Phatak was entered in to City Survey Record as joint family manager On 25/08/1993 as her husband Vaman Hari Phatak was died. After the death of Gopal the names of his legal heirs viz., widow Sudhatai and sons and daughter Manohar Gopal Phatak, Vinayak Gopal Phatak and Saroj Laxman Gole were



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recorded to the City Survey Record on 11/08/2000. Further, Sudhatai died on 20/04/2007 and thereby her name from the City Survey Record was deleted.

On 21/01/2013 Sushila Vaman Phatak was died and thereby the names of her legal heirs viz., Shrikant Vaman Phatak, Vasant Vaman Phatak and Nalini Ravindra Gosavi were recorded to the City Survey Record.

In the year 2018, the co owners in the Phatak family decided to make a partition and accordingly Registered Partition Deed was registered at Deed Sr. No. 3532/2018 dt. 18/06/2018. Accordingly, the effect of Partition was mutated on 26/11/2018 to the City Survey Record.

On 29/05/2019, all the co owners sold out the property in question to the present owner vide Registered Sale Deed No. 1932/2019 dt. 29/05/2019 for the total consideration of Rs. 2,01,64,323/-. This sale transaction was entered in to City Survey record by Mutation Entry dt. 29/07/2019 and accordingly the names of Phatak family were removed and the name of present owner i.e. Swaroop Niketan through its Partners was recorded to the City Survey record.

By virtue of Sale Deed dt. 29/05/2019, the Swaroop Niketan has become absolute owner of the property in question.

I found no encumbrance on the property while taking a search of last 30 years.

I have verified all the documents produced by present proponent and they are found genuine and in order.

- 6) Whether property is belonging to Hindu Joint undivided family? - No
- 7) Whether there is any interest of minors; or widow or lunatic in the said property? - No
- 8) Whether there are any encumbrances of easement relating to the property? - No
- 9) Is the property is tenanted? - No



- 10) Whether there is any restriction on the transfer of the property under the local law? - No
- 11) Whether there is any restriction on the creation of Mortgage on the property in favour of any financial institution to secure a loan? - No.
- 12) Whether the property is attached by :
Any special enactment such as Tenancy law, Urban ceiling Act etc? - No
- 13) Whether property is subject to any, right of pre emption -
No

TITLE CERTIFICATE

I, **Mr. Girish P. Kulkarni**, B.Com.(Hons.) LL.M. Advocate, Satara hereby certify that the owner, Swaroop Niketan, Indian Registered Partnership Firm through its Partners Rajendra Vidyadhar Joshi, Vijay Vasant Kulkarni, Amey Shrikant Agate and Ajay Sanjay Mungale is having a title to the property bearing CTS No. **178** adm. area **936.65** sq. mtrs., situated at Vyankatpura Peth, Satara, Tal. & Dist. Satara, upon inspection of the relevant records, produced before me.

Satara
Date- 18/10/2019




G. P. Kulkarni
Advocate