



CHALLAN
MTR Form Number-6

GRN	MH00409641201508	Barcode	Date: 09/10/2015-10:43:50		Form ID
DEFACED FOR RS:300.00					
Department	Inspector General of Registration	AMOUNT	09/10/2015		
Type of Payment	Deface Number 300.00	Payer Details			
Sr. No.	0002494098201516	TAX ID (If Any)			
1	Search Fee	PAN No. (If Applicable)			
(Amt. in words: Three Hundred Rupees Only)		Full Name		ADV VINOD KULKARNI	
Other Items		Flat/Block No.		S. No. 141/3	
Office Name	HVL&_HAVELI & JOINT SUB REGISTRAR	Premises/Building			
Location	PUNE	Road/Street		1 H 00 R	
Year	2015-2016 One Time	Area/Locality		Vadmukhwadi Pune	
Account Head Details		Amount In Rs.	Town/City/District		
0030072201	SEARCH FEE	300.00	PIN		4 1 2 1 0 5
		Remarks (If Any)			
		Search for 13 years from 2002 to 20			
		15			
		Amount In	Three Hundred Rupees Only		
Total	300.00	Words			
Payment Details		FOR USE IN RECEIVING BANK			
ANDHRA BANK		Bank CIN	REF No.	03400142015100955044	0005352845
Cheque/DD Details		Date	09/10/2015-10:43:00		
Cheque/DD No		Bank-Branch	ANDHRA BANK		
Name of Bank		Scroll No. , Date	1743 , 12/10/2015		
Name of Branch					

Mobile No. : Not Available

13/10/2015

eSearch

MH004090442201516E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
13 Oct 2015	Receipt	Receipt no.: 32048
	Name of the Applicant :	vinod bhalchandra kulkarni
	Details of property of which document has to be searched :	Dist :Pune Village :Vadmukhwadi S.No/CTS No/G.No. : 141
	Period of search :	From : To :
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH004090442201516E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frnSearchChallanWithoutReg.php '.		

<https://esearchgr.maharashtra.gov.in/portal/SearchReceipt.aspx>

AD. VINOD KULKARNI

ADVOCATE

Reg. No. MAH/1363/1989 Dt. 25th August 1989
Email: vblkulkarni80@hotmail.com



Cell. 937101567
973006599

Office : Shop No. 32, Ground Floor, Jai Ganesh Vishwa, Airport Road, Vishrantwadi, Pune 411015

SEARCH REPORT & TITLE CERTIFICATE

1. DESCRIPTION OF THE PROPERTY :-

All that piece and parcel of property bearing **Survey No. 141/3** admeasuring **01 H. 00 Are** Revenue **5 Rs. 34 Paise** situated at Village **Vadmukhwadi**, Tal. Haveli, Dist. **Pune** situate within the Registration District of Pune, Registration Sub-District of Taluka Haveli situate within the Revenue Limits of Pimpri Chinchwad Municipal Corporation, and the same property is bounded as under: -

On or towards the East	:	By Pune Alandi Road
On or towards the South	:	By Property of Mr. Babanrao Sadashivrao Tapkir
On or towards the West	:	By Nala
On or towards the North	:	By property of Mr. Mukundrao Gokhale

2. COPIES OF DOCUMENTS SUPPLIED :-

- Xerox copy of 7/12 extract & mutation entries
- Xerox Copy of Sale Deeds, Index II & Registration Receipts
- Xerox copy of Development Agreement dated 23rd November 2011 & POA dated 24th November 2011
- Search Report given by Amit A. Choudhary Advocate dated 26/08/2013
- Commencement Certificate issued by PCMC

3. BRIEF HISTORY OF THE PROPERTY :-

- The property bearing Survey No. 749/1 + 2/1 total admeasuring an area of 01 H. 08 R situated at Village Charholi, Taluka Haveli, District Pune was originally owned and possessed by Shri. Kondiba Vithoba Jadhav and his name was recorded in the Revenue Records as the owner of the said property.
- The said Shri. Kondiba Vithoba Jadhav sold the property admeasuring an area of 01 H. 00 R situated at Charholi, Pune to Shri. Shankar Dagdu Kalje on 18/03/1976 and thereafter the Survey No. 749/1 + 2/1 was further classified into Survey No. 749/1 + 2/3 admeasuring area 01 H. 00 R and the name of



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(3)

DEEPALI DEVDATT LANDE, transferred the development rights of the said property to **M/s. BASIL CONSTRUCTION PRIVATE LIMITED**, through its authorized Director **MR. NILESH SHIVLAL PATEL**. That times the said **M/s. BASIL CONSTRUCTIONS PVT. LTD.** also paid required stamp duty & registration fee of the said development agreement.

- h) That times the said Promoter also agreed to give 47% of land area i.e. 4700 sq. mtrs. construction out of totals construction in the said proposed building to the said landowners & also paid a sum of Rs. 1,00,00,000/- as a Security Deposit. But plan is passed only for 8656.28 sq. mtrs. area and remaining land is gone in green belt area. So 47% of 8656.28 sq. mtrs. will be 4068.45 sq. mtrs. (43792 sq. ft.) salable built up area of residential & commercial is to be given to the said landowners.
- i) For better work & necessary approvals from the concern departments, the said landowners also executed Irrevocable General Power of Attorney for development of the said property in favour of **M/s. BASIL CONSTRUCTIONS PVT. LTD.**, through its authorized Director **MR. NILESH SHIVLAL PATEL** on 24th November 2011, which is duly registered in the office of Sub Reg. Haveli No. 5, Pune under Serial No. 11454/11 on 24/11/2011.
- j) The said **M/s. BASIL CONSTRUCTIONS PVT. LTD.**, had appointed to get the building plans etc. prepared and sanctioned from the concerned local authorities and to supervise the entire construction work of the building project as an architect of the PROMOTERS i.e. Mr. Patil & Bugade (Mr. Nitin R. Patel) & R. C. C. Designer are **M/s. subhash Manglorie & Associates**.
- k) The said **M/s. BASIL CONSTRUCTIONS PVT. LTD.**, has appointed Mr. Nitin R. Patel, as an architect for building plans etc. prepared and sanctioned from the concerned local authorities. He submitted the said building plans to PCMC & same has been sanctioned & accordingly Pimpri Chinchwad Municipal Corporation also gave Commencement Certificate No. BP/LAY-OUT/WADMUKHWADI/01/2014 dated 18/01/2014 for new building.
- l) As per the Share Certificate No. 01, Reg. Folio No. 01, Share Certificate No. 02, Reg. Folio No. 02 & Share Certificate No. 04, Reg. Folio No. 02 the director of **BASIL CONSTRUCTIONS PRIVATE LIMITED** through its one of the Director **MR.**



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(5)

as a Search Fee to IGR Maharashtra through Grass vide Its GRN No. MH004090442201516E on 09th October 2015 vide Receipt No. 32048 that is from 2002 till today date (both years inclusive). I have verified the Index 2 register made available to me in the office of Sub Registrar & also Xerox copies of documents supplied to me, where the record of Index II registers is available on computer subject to updating. The record of Index II in the office of Joint Sub Registrar Haveli No. 8 is in torn condition. Subject to the available record, no entry evidencing any encumbrance on the said flat was found during the course of the search. I have also take search of the said property in the official Website of the concern department i.e. igrmaharashtra.gov.in.

5. **CONCLUSION :-**

After narrating the facts as aforesaid, I state that subject to the documents perused and subject to the availability of registers of Index II extracts at the office of Joint Sub Registrar Haveli No. 8 and Joint District Registrar, the said promoter i.e. **MUKESH GOYAL DEVELOPERS PRIVATE LIMITED** (formerly known as **BASIL CONSTRUCTION PRIVATE LIMITED**) through Its Director **MR. MUKESH JAGDISH GOYAL** has full right to develop the said property and to construct new multi-storied building on the said property and the development rights appear to be free, clear and marketable. But I have not seen any original documents.

Except he had agreed to sale the (1) Residential **Flat No. 102** to **LAXMIBAI BALSHIRAM GULVE** & (2) Residential **Flat No. 103** to **MR. MAHESHKUMAR SAMPATRAO CHAVAN** in the said building known as "**SHREE GANESH GALAXY**"

This report is accordingly issued.

Place - Pune

Date : 14th October 2015


VINOD KULKARNI
ADVOCATE



Ad. Vinod Kulkarni
Shop No. 32, Ground Floor
Jai Ganesh Vishwa, Airport Rd