

Rameshkumar B. Nage
B.A. (Hons) LLB
Advocate and Notary

Address:- S.No.36/1B/2,
Pune Solapur Road, Manjari Farm,
Pune 412307, Sitai Nagar,
Hake Vasti, Tal. Haveli,
Phone No. 9604974370

Date:- 25/03/2021

SEARCH AND TITLE REPORT

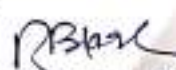
For the Piece an parcel of land property with 3 floor building property bearing survey no 258 about admeasuring 737.4 sq. mtrs constructed there upon Three Floor building about admeasuring 277.31 sq. mtrs with one Block and toilet admeasuring 43.84 sq. mtrs and with one shop on ground floor admeasuring 133.77 sq. mtrs. situated at Kasaba Peth Pune 411011 Taluka Pune City Dist Pun and within the limits of Sub Registrar Haveli No. 1 to 28 Pune an within the limits of Pune Municipal Corporation Property I.D. No. is P/2/03/00459000 which is bounded as follows :-

- On or towards east - By common use road
- On or towards south - By property of City Survey no. 259, 269 and 261
- On or towards west - By property of City Survey no. 256
- On or towards north - By lane and after than the property of Mr. Shankarrao Thombare i.e. City Survey no. 257

Under the given instructions and suggestions of my clients 1] **MR. VINAYAK BHAGWANT GHATE**, 2] **MR. CHANDRASHEKHAR BHAGWANT GHATE** Both /AT - 258 Kasba Peth, Pune 411011.

Respected Sir/Madam,

The following documents are given my perusal


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- 1] The copies of 7/12 extracts and mutation extracts for 30 years i.e. from the year 1992 to 2021 issued by Tahasildar Haveli and property card extracts for 30 years i.e from 1992 to 2021 issued by City Survey office no. 2 Pune City.
- 2] The Index II registers maintained by Sub Registrar Haveli No. 1 to 28 Pune.
- 3] The Copy of completion Certificate dated 1/10/1976 and dated 15/4/1988 issued by Pune Municipal Corporation vide its completion certificate No. 1141 and 3704.
- 5] The copy of completion Certificate dated 5/12/1984 issued by Pune Municipal Corporation vide its completion Certificate no. 0943.
- 6] The Copy of Stamp of Approval and plan sanctioned.
- 7] The copy of Gift Deed dated 1/11/2018 duly registered in the office of the Sub Registrar haveli no. 19 under serial No. 15249/2019.
- 8] The Copy of General Power of Attorney dated 18/1/2019 duly registered in the office of the Sub Registrar Haveli no. 10 under serial no. 1102/2019.
- 9] The Copy of Tax Receipt issued by Pune Municipal Corporation.

Previous History

All that piece and parcel of land bearing City Survey no 258 total admeasuring 737.4 sq.mtrs constructed three floor building there upon admeasuring 767.09 sq.mtrs situated at Kasaba Peth Pune 411011 Taluka Pune City was previously owned by 1) Smt. Kusum Vasant Dangat and others 2) Mr. Vijay Alias Hindurao Sadashiv Dangat by way of an ancestral way and then Smt. Kusum Vasant Dangat and others have sold theirs half share to 1) Mr. Bhagwant Laxman Ghate 2) Mrs. Shashikala Bhagwant Ghate for Rs. 35,000/- on dated 16/5/1977 by way of registered sale deed and the said sale deed is duly registered in the office of the sub

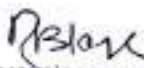
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registrar Haveli no. 2 under serial no. 508/1977 and then said purchasers names are i.e. 1) Mr. Bhagwant Laxman Ghate and 2) Mrs. Shashikala Bhagwant Gahte have recorded their names on property card extract 23/3/1977 and Vijay alias Hindurao Sadashiv Dangat and others have sold and transferred their half share property to 1) Mr. Bhagwant Laxman Ghate 2) Mrs. Shashikala Bhagwant Ghate for Rs. 35,000/- on dated 16/5/1977 by way of registered Sale Deed and the said sale deed is duly registered in the office of the sub registrar Haveli no. 2 under serial no. 509 /1977 as legal owners and occupiers for the said property.

And then, Bhagwant Laxman Ghate has construct three floor building there upon with taken stamp of Approval / plan sanctioned from Pune Municipal Corporation and then he has taken part completion on dated 5/12/1984 from Pune Municipal Corporation vide its Part completion certificate no.0943 and he has completed construction up on the said land and he has also taken full completion certificates from Pune Municipal Corporation vide its completion certificate no. 3704 dated 15/4/1988 and then Mr. Bhagwant Laxman Ghate has paid tax on his name to Pune Municipal Corporation vide its Pune Municipal Corporation property I.D. No. P/2/03/00459000.

And then 1) Mr. Bhagwant Laxman Ghate 2) Mrs. Shashikala Bhagwant Ghate have executed Gift Deed for the said property to in favour of the theirs sons namely 1) Mr. Vinayak Bhagwant Ghate 2) Mr. Chandrashekhar Bhagwant Ghate on dated 1/11/2018 by way of Registered Gift Deed and the said Gift Deed is duly registered in the office of the sub registrar Haveli no. 19 under serial no. 15249/2018 and then said donee's names are i.e. 1) Mr. Vinayak Bhagwant Ghate 2) Mr. Chandrashekhar Bhagwant Ghate have recorded their names on property card extract by mutation entry


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no. 3068 on dated 7/2/2019 as legal owners and occupiers and occupiers for the said property.

And then Mr. Vinayak Bhagwant Ghate has executed General Power of Attorney to in favour of his father namely Mr. Bhagwant Laxman Ghate on dated 18/1/2019 by way of registered General Power of Attorney is duly registered in the office of the sub Registrar Haveli no. 10 under serial no. 1102/2019.

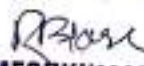
In this way 1) **VINAYAK BHAGWANT GHATE** 2) **MR CHANDRASHEKHAR BHAGWANT GHATE** are legal owners and occupier for the said land property till up to this date but Mr. Bhagwant Laxman Ghate is enter into General Power of Attorney for the said property which is registered on dated 25/03/2021.

SEARCH

As requested I caused to take search for the above mentioned land with house property as well as Tahsildar, Haveli Pune for 30 years i.e. from the year 1990 to 2019 same of the books and records were torn condition and or were not available during the taken of my search.

However of the basis of information and available on record of the said property under this report seems free from all encumbrances and I have taken my search on the basis of information given to me documents produced by my client. I did not come across any other entry evidencing of any encumbrances on the said property at the time of the taken my search.

For the verification and inspection of the record for the above mentioned property, I have obtained necessary permission for the Sub Registrar Haveli No. 1 to 28 Pune and I have paid the necessary fees of Rs. 750/- by E- payment - Challan Vide its GRN no MH01005133720192-E dated 27/12/2019 And paid 750/- for another 3 years i.e from the years 2019 to 2021 vide its GRN No. MH01466724620201E dt-26/3/2021


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MARKETABLE OF TITLE AND NON ENCUMBRANCES

This is to certify that **MR. VINAYAK BHAGWANT GHATE 2)**
MR. CHANDRASHEKHAR BHAGWANT GHATE R/AT - 258 Kasba
Peth Pune 411011 are legal owners and occupiers and having good
and clear marketable and title and Mr. Bhagwant Laxman Ghate is
enter in to General Power of Attorney by way of registered General
Power of attorney on dated 18/1/2019 for the piece and parcel of
land property with 3 floor building property bearing City Survey no.
258 admeasuring 737.4 sq. mtrs. constructed there upon Three
floor building about admeasuring 277.31 sq. mtrs with one Block
and Toilet admeasuring 277.31 sq. mtrs with one Block and Toilet
admeasuring 43.84 sq. mtrs and with one shop on ground floor
admeasuring 133.77 sq. mtrs, situated at Kasba Peth Pune 411011
Taluka Pune City Dist Pune and within the limits of Sub Registrar
Haveli no. 1 to 28 Pune and within the limits of Pune Municipal
Corporation and its Pune Municipal Corporation.

And the said property is free from all encumbrance and without
any charge and doubt.

And This search Report is taken by me as manually and on
document are produced before me by my client on this dated
25/03/2021.

Place : Pune

Dated - 25/03/2021

Rameshkumar B. Nage

Advocate and notary

RBN
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CHALLAN
MTR Form Number-6



GRN	MH014067246202021E	BARCODE	Date		25/03/2021-12:45:47	Form ID
Department			Inspector General Of Registration			
Search Fee			Payer Details			
Type of Payment			TAX ID / TAM (If Any)			
Other Items			PAN No. (If Applicable)			
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR		Full Name	
Location			PUNE		Adv Rameshkumar B Nage	
Year			2020-2021 One Time		Flat/Block No.	
Account Head Details			Amount In Rs.		S.No. 255	
0030072201 SEARCH FEE			75.00		Premises/Building	
					Road/Street	
					Area/Locality	
					Town/City/District	
					PIN	
					4 1 1 0 1 1	
			Remarks (If Any)			
			Search Fee for 3 Years i.e. 2019 - 2021 Area 277.31 Square			
			Amount In			
			Seventy Five Rupees Only			
Total			75.00		Words	
Payment Details			STATE BANK OF INDIA			
Cheque/DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CN	Ref. No.	00040672021032658540	MOBBL1H3
Name of Bank			Bank Date	RBI Date	25/03/2021-12:24:45	Not Verified with RBI
Name of Branch			Bank Branch	STATE BANK OF INDIA		
			Scrub No. , Date	Not Verified with Scrub		

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
चेक वॉश "चेक ऑफ रीस" आहे मूळ कागजातही तय आहे .चेक कागजातही त्रिभुज बॉलन म कागजातही काढण्यात येत नाही .

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