



CHALLAN
MTR Form Number-6

GRN	MH000825910201718E	BARCODE			Date	27/04/2017-13:24:46	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Payer Details				
Search Fee				TAX ID (If Any)				
Other Items				PAN No.(If Applicable)				
Office Name				Full Name		Advocate Chandrakant Nanekar		
HVL15_HAVELI 15 JOINT SUB REGISTRAR								
Location				PUNE				
Year				2017-2018 One Time		Flat/Block No.		Survey No.29/1/7/7 and 29/1/7/8
Account Head Details				Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE				50.00		Road/Street		Rahatani
						Area/Locality		Pune
						Town/City/District		
						PIN		
						Remarks (If Any)		
						Search Fee of 2 Years i.e. 2016 - 2017		
						Amount In		Fifty Rupees Only
						Words		
Total				50.00				
Payment Details				CORPORATION BANK				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		03502302017042700242 RS27042017924904
Cheque/DD No.				Date		27/04/2017-13:20:28		
Name of Bank				Bank-Branch		CORPORATION BANK		
Name of Branch				Scroll No. , Date		3520 , 28/04/2017		

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not
Challan Defaced

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0000508981201718	27/04/2017-14:15:04	IGR022	50.00
Total Defacement Amount				50.00



CHALLAN
MTR Form Number-6

GRN	MH003066925201516E	BARCODE			Date	21/08/2015-20:13:30		Form ID	
Department					Inspector General Of Registration				
Search Fee					TAX ID (If Any)				
Type of Payment					Other Items				
PAN No.(If Applicable)									
Office Name					HVL22_HAVELI 22 JOINT SUB REGISTRAR				
Full Name					ADVOCATE CHANDRAKANT B NANEKAR				
Location					PUNE				
Year					2015-2016 One Time				
Flat/Block No.					SURVEY NO. 29/1/7 PART				
Premises/Building									
Road/Street					RAHATNI				
Area/Locality					PUNE				
Town/City/District									
PIN					4 1 1 0 1 7				
Remarks (If Any)					SEARCH FEES OF 30 YEARS i.e.1986 to 2015				
Amount In					One Thousand Five Hundred Rupees Only				
Words									
Payment Details					CORPORATION BANK				
FOR USE IN RECEIVING BANK									
Cheque-DD Details					Bank CIN Ref. No. 03502302015082100566 RS21082015968385				
Cheque/DD No.					Date 21/08/2015-20:12:01				
Name of Bank					Bank-Branch CORPORATION BANK				
Name of Branch					Scroll No. , Date 35123 , 22/08/2015				

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document.

Mobile No. : Not Available

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not
Challan Defaced/Verified

Sr. No.	Defacement No.	Defacement Date	Userld	Defacement Amount
1	0001914735201516	22/08/2015-18:16:39	IGR563	1500.00
Total Defacement Amount				1,500.00

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VIRTUAL TREASURY
MUMBAI 01
Date: 2017.05.09
10:52:33 IST
Reason: Secure
Document
Location: India



SEARCH AND TITLE REPORT

At the instance of Mrs. Nikky Naresh Vaswani, Partner of Blue Properties, having its Office at : Shop No. 94, Main Bazaar, Pimpri, Pune – 411 017, I have carried out search in the office of Sub-Registrar Haveli (Pune) in respect of the following properties for the period of last 30 years and obtained Receipts / Challan, vide GRN Nos. MH003066925201516E and MH000825910201718E, dated - 21/08/2015 and 27/04/2017 both are from Sub - Registrar Haveli No. 22 and 15 (Pune) respectively. On the basis of the record made available for my inspection, I have not found any adverse entry, which affects the title of the following properties. However, it is to be noted that most of the record is misplaced and most of it also found in torn condition. Therefore this Report is solely based on the revenue record & documents made available for my inspection.

I) Description of the properties:-

All those pieces and parcels of the properties, bearing Survey No. 29/1/7/7, having its Plot No. 19, totally admeasuring 00 Hectare, 05.87 Ares, assessed at Rs. 00.08 and Survey No. 29/1/7/8, having its Plot No. 18, totally admeasuring 00 Hectare, 06.10 Ares, assessed at Rs. 00.09, both are lying, being and situated at revenue Village – Rahatni, Taluka - Haveli, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli (Pune), which properties are jointly bounded as follows:-

On or towards the East	: By Plot No. 20,
On or towards the South	: By Survey No. 29/2,
On or towards the West	: By Plot No. 17,
On or towards the North	: By 25 feet Road,

Hereinafter for the sake brevity and convenience individually referred to as the 'said property' and jointly referred to as the 'said properties';





Chandrakant Naanekar

ADVOCATE

II) Documents scrutinized:-

- a) Copies of 7/12 extracts and relevant mutation entries thereon,
- b) Copy of Sale Deed, executed on 06/08/1992, registered in the office of Sub Registrar Haveli No. 5 (Pune), at Sr.No. 4214/1992,
- c) Copy of Sale Deed, executed on 06/08/1992, registered in the office of Sub Registrar Haveli No. 5 (Pune), at Sr.No. 4215/1992,
- d) Copy of Paper Notice, dated – 12/08/2015 issued by me,
- e) Copy of Development Agreement, executed on 28/03/2016, which is registered in the office of Sub Registrar Haveli No. 18 (Pune), at Sr. No. 2723/2016,
- f) Copy of Power of Attorney, executed on 28/03/2016, which is registered in the office of Sub Registrar Haveli No. 18 (Pune), at Sr. No. 2724/2016.

III) Brief History:-

- a) That the property bearing Survey No. 29/1 was previously standing in the name of Bhimabai Ganpti Godambe;
- b) That Bhimabai Ganpti Godambe died, leaving behind her son Mr. Soma Ganpati Godambe as her legal heir. Pursuant to the same effect has been to the record of rights of the entire property vide mutation entry no. 268;
- c) That the said Mr. Soma Ganpati Godambe has obtained loan of Rs. 5,000/- on 26/02/1966 for Lift Irrigation. Therefore the encumbrance of said Tagai has been kept in the column of other rights of the entire property vide mutation entry no. 950;
- d) That in accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the properties coming under village - Rahatni have been converted into metric system. Pursuant to the same effect has been given vide mutation entry no. 1008;





Chandrakant Nanekar

ADVOCATE

- e) That as per the application and statement given by Mr. Soma Ganpati Godambe, the names of his sons, namely Mr. Dinkar Somaji Godambe, Mr. Maruti Somaji Godambe, Mr. Vitthal Somaji Godambe and Mr. Shankar Somaji Godambe (4 Anna each) have been recorded to the record of rights of the entire property. Pursuant to the same effect has been given vide mutation entry no. 1068;
- f) That the said Mr. Dinkar Somaji Godambe has executed Ekarar with Pavana Vividh Karyakari Seva Sahakari Society on 27/06/1980 for an amount of Rs. 2,500/- in respect of the entire property, along with his other properties. Pursuant to the same effect has been given to the column of other rights of the entire property vide mutation entry no. 1532;
- g) That as per the Order bearing No.CORRECTION/A.FOD/HAVELI/M.R. NO. 1533/88, issued by District Inspector Land Record, Pune on 27/03/1989 and vide Order bearing No. THO/VASI/1007/89, issued by the Tahasildar, Haveli, Pune on 03/04/1989 new Phalni-12 has been prepared. As per the said Phalni-12, the corrections have been made in survey numbers, areas and assessment of the entire property as follows:-

Survey No.	Area (Hec.Ares)	Assessment (Rs. Paise)	Name of the Owners
29/1/1	00.08	00.08	Mr. Vitthal Somaji Godambe
29/1/2	00.08	00.08	Mr. Shankar Somaji Godambe
29/1/3	00.08	00.08	Mr. Maruti Somaji Godambe
29/1/4	00.08	00.08	Mr. Dinkar Somaji Godambe
29/1/5	00.52	01.00	Mr. Vitthal Somaji Godambe
29/1/6	00.51	03.00	Mr. Maruti Somaji Godambe
29/1/7	00.52	01.00	Mr. Shankar Somaji Godambe
29/1/8	00.52	03.05	Mr. Dinkar Somaji Godambe



Pursuant to the same effect has been given vide Mutation Entry no. 5543;



- h) Meanwhile Mr. Shankar Somaji Godambe sold out an area admeasuring 461 Sq. mtrs., out of Survey No. 29/1/7 to Mr. Amitabh Shivaji Sawant and Mrs. Mrunalini Shivaji Sawant by virtue of Sale Deed, dated – 09/03/1992. By the said sale, Survey No. 29/1/7 has been divided into two separate parts, i.e. Survey No. 29/1/7/1 and Survey No. 29/7/1/2. Out of which Survey No. 29/1/7/2 has been allocated to the said purchasers and Survey No. 29/1/7/1 has been remained with the owner Mr. Shankar Somaji Godambe. Effect of the same has been given vide mutation entry no. 7137;
- i) That the said Mr. Shankar Somaji Godambe sold out an area admeasuring 587 Sq. mtrs., (having Plot No. 19) out of Survey No. 29/1/7/1 to Mrs. Mangala Basavanappa Salgare, by way of Sale Deed, executed on 06/08/1992, which is registered in the office of Sub – Registrar Haveli No. 5 (Pune), at Sr. No. 4214/1992. Area purchased was allocated as Survey No. 29/1/7/7. Pursuant to the same effect has been given to the record of rights of the said property vide mutation entry no. 7333;
- j) That the said Mr. Shankar Somaji Godambe sold out an area admeasuring 610.70 Sq. mtrs., (having Plot No. 18) out of Survey No. 29/1/7 to Mr. Basavanappa Chandappa Salgare, by way of Sale Deed, executed on 06/08/1992, which is registered in the office of Sub – Registrar Haveli No. 5 (Pune), at Sr. No. 4215/1992. Area purchased was allocated as Survey No. 29/1/7/8. Pursuant to the same effect has been given to the record of rights of the said property vide mutation entry no. 7334;
- k) That the said Mr. Basavanappa Chandramappa Salagare, Mrs. Mangala Basavanappa Salgare, Miss. Amruta Basavanappa Salgare and Miss. Arpita Basavanappa Salgare have given the said properties for development to Blue Properties, through its Partner, Mrs. Nikky Naresh





Chandrakant Naanekar
ADVOCATE

Vaswani, by way of Development Agreement executed on 28/03/2016, which is registered in the office of Sub Registrar Haveli No. 18 (Pune), at Sr. No. 2723/2016;

Simultaneously, with the execution of the Development Agreement the said Owners Mr. Basavanappa Chandramappa Salagare, Mrs. Mangala Basavanappa Salgare, Miss. Amruta Basavanappa Salgare and Miss. Arpita Basavanappa Salgare also have executed Power of Attorney in favor of Blue Properties, through its Partner, Mrs. Nikky Naresh Vaswani, thereby empowering it/them to do all the acts, deeds, matters and things in respect of the portion of the said properties given for development as mentioned therein. The said Power of Attorney has been registered at the office of Registrar Haveli No. 18 (Pune), at Sr. No. 2724/2016.

IV. Paper Notice:-

I have published Paper Notice in daily "Prabhat" Newspaper on 12/08/2015, in respect of the said properties, to invite objection (if any). In this context I would like to mention here that, during the notice period I have not received any objection from anybody.

V) Opinion:-

Based on the documents and revenue record made available for my inspection, I am giving my opinion as under:

- a) On the basis of the registered Sale Deed, dated - 06/08/1992 Mrs. Mangala Basavanappa Salgare has become the owner of the property, bearing Survey No. 29/1/7/7.
- b) On the basis of the registered Sale Deed, dated - 06/08/1992 Mr. Basavanappa Chandappa Salgare has become the owner of the property, bearing Survey No. 29/1/7/8.





Chandrakant Naanekar

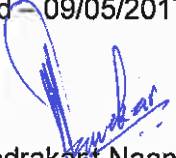
ADVOCATE

- c) Based on the Development Agreement and Power of Attorney, both dated 28/03/2016, Blue Properties has got the valid right to develop the said properties and to construct multistoried building/s thereon.
- d) It reveals from the above mentioned documents that the said properties are free from all encumbrances and the said owners hold marketable title to the said properties.

Hence this Search and Title Report.

Pune,

Dated - 09/05/2017,


Chandrakant Naanekar,
Advocate.



St. Rahatani 29-1-7-7&8