



CHALLAN
MTR Form Number-6



GRN MH002858298201920E		BARCODE		Date 19/06/2019-11:28:03		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name HVL5_HAVELI 5 JOINT SUB REGISTRAR				Full Name		ADV SHRIKANT KESHAV KADAM	
Location PUNE							
Year 2019-2020 One Time				Flat/Block No.		PLOT NO 17 18 19 GAT NO 111	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			25.00		Road/Street		AREA 10188 SQ FT
					Area/Locality		BORHADEWADI HAVELI PUNE
					Town/City/District		
					PIN		4 1 2 1 1 4
					Remarks (If Any) SEARCH REPORT FOR THE YEAR 2019/ 1 YEAR		
					Amount In Twenty Five Rupees Only		
Total			25.00				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 00040572019061946804 IK0ACDDME0	
Cheque/DD No.				Bank Date		RBI Date 19/06/2019-11:28:41 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822063789

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

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

Adv. Shrikant Keshav Kadam.

Advocate & Notary

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Akurdi, Pune 411 044.
Email sklegalsolution@gmail.com Ph No. 020-27653399, Cell No. 9822063789.

Date- 19/06/2019.

SUPPLEMENTARY REPORT AND TITTLE OPINION

To,

Mr. Nitin Chhaganlal Jain,

Proprietor of Shree Shankeshwar Properties,

Address; Main Road Nehru Nagar Pimpri, Pune 411018.

At the instance of **Mr. Nitin Chhaganlal Jain Proprietor of Shree Shankeshwar Properties**, address; Survey No. 101/102, main Road Nehru Nagar Pimpri, Pune 411018, in continuation of the Search Report and Legal Opinion issued by me dt. 27/02/2019, I have caused online search and investigated tittle of the owners for the year 2019 i.e. 1 year in the office of Sub-Registrar Pune in respect of property more specifically mentioned in the schedule hereinafter.

On the perusal of the documents supplied to me by the party and the online Index II record available at the time of the search for the year **2019 i.e. 1 year** in respect of the property mentioned hereunder. I have made following observation in respect of the said property, my observation and detailed findings are given herein under-

1. **DESCRIPTION OF THE PROPERTY-**

SCHEDULE A

All that piece and parcel of the Land bearing **Gat/Block No. 111**(Old Gat/Block No. 1231) area admeasuring about **03 Hectors 82 Ares**, Assessment Rs. 20, Ps. 78 situated at **Borhadewadi**, Taluka Haveli District Pune within the jurisdiction of Sub-Registrar Haveli Pune and within the limits of Pimpri Chinchwad Municipal Corporation.



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Advocate & Notary

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SEHEDULE B

All that piece and parcel of the Plot/ground admeasuring about **6277 Sq. ft.** equivalent to 00 Hectors 05.83 Ares bearing Society Lay-Out **Plot No. 17 & 18** carved out of Land mentioned in schedule A herein above same is bounded as under-

On or towards the East : Plot No.19 out of same Gat No. 111 &
beyond that 18 Mtrs wide DP Road.
On or towards the South : 7.5 Mtrs wide Society internal Road.
On or towards the West : Plot No. 16 out of same Gat No. 111.
On or towards the North : Remaining Part of Gat No. 111.

SEHEDULE C

All that piece and parcel of the Plot/ground admeasuring about **3911 Sq. ft.** equivalent to 00 Hectors 03.63 Ares bearing Society Lay-Out **Plot No. 19** carved out of Land mentioned in schedule A herein above same is bounded as under-

On or towards the East : 18 Mtrs wide D.P. Road.
On or towards the South : 7.5 Mtrs wide Society internal Road.
On or towards the West : Plot No. 18 owned by Mumtaz Korbu out
of same Gat No. 111.
On or towards the North : Remaining part of Gat No. 111.

The total area of Property mentioned in schedule B & C admeasuring about **10188 Sq. ft.**

2. DOCUMENTS PERUSED AND EXAMINED-

- i. 7/12 extract of the Gat No. 111 since 2001 to 2019 (Xerox Copy)
- ii. Search Report and Title Opinion dt. 27/02/2019.
- iii. Correction Deed in the Office of Sub-Registrar Haveli No. 5 at Serial No. 4503/2019 dt. 15/06/2019. (Original Copy)
- iv. Correction Deed in the Office of Sub-Registrar Haveli No. 5 at Serial No. 4504/2019 dt. 15/06/2019. (Original Copy)
- v. Online search for the year 2019.



Adv. Shrikant Keshav Kadam.

Advocate & Notary

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3. HISTORY OF DEVOLUTION OF TITLE & OBSERVATION-

It is observed that, the owners of property mentioned in schedule B herein above through their POA Holder Mr. Nitin Chhaganlal Jain Prop of M/s. Shree Shankeshwar Properties has executed Correction Deed to correct the in correct description of property mentioned in Development Agreement and Irrevocable Power of Attorney, same are registered in the office of Sub-Registrar Haveli No. 5 at registration serial No. 4503 and 4504 dt.15/06/2019, accordingly the boundaries of the said property mentioned in Schedule B herein above corrected.

4. WHETHER ANY OTHER CHARGES OR ENCUMBRANCES:

That in order to find out any other charges or encumbrances if any on the said property mention herein before necessary search was caused in the office of Sub-Registrar Haveli Pune for the period of last 1 year by paying the request fees, while going through the record made available at the time of search and documents supplied by the party I did not come across any entry adverse to the entries mentioned herein before.

5. LEGAL OPINION:

As per the search caused and documents supplied to me, I opine that, by virtue of the said Development Agreement and Irrevocable Power of Attorney the developers/owner i.e. Mr. Nitin Chhaganlal Jain Proprietor of M/s. Shree Shankeshwar Properties has got right, title and authority to deal with and develop the said property mentioned in schedule B & C herein before totally admeasuring about 10188 Sq. ft. also, to apply and got approve the construction plan, specifications, elevations, sections from the Pimpri Chinchwad Municipal Corporation on the said property, to commence and complete the construction as per the approved plan accordingly develop the said property by constructing thereon multistoried building consisting residential/commercial tenements also to transfer/sell the said tenements to the prospective purchasers for the consideration he deems fit and proper.

Pune,

Date: 19/06/2019.



Shrikant K. Kadam
Adv. Shrikant Keshav Kadam.