



CHALLAN
MTR Form Number-6



GRN MH012790284201819E		BARCODE		Date 06/03/2019-15:59:59		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name HVL20_HAVELI 20 JOINT SUB REGISTRAR				Full Name		ADV DINESH OTARI	
Location PUNE				Flat/Block No.		S NO 17/3/3	
Year 2018-2019 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		AREA 09 R		
					Area/Locality		
					KATRAJ PUNE		
					Town/City/District		
					PIN		
					4 1 1 0 4 6		
					Remarks (If Any)		
					SEARCH FOR 30 YEARS		
Total			750.00		Amount In Words		
					Seven hundred and Fifty Rupees Only		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				123201903061		205277479	
Cheque/DD No.				Bank Date		RBI Date	
				2019-16 00:24		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
e 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 for cash payment.
 चंदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करताच.

Mobile No. : 8227575288
Registered document
दस्तावेज लागू नाही.



Date- 08/03/2019

SEARCH & TITLE REPORT

I have been instructed by Sou. Anita Kishorkumar Jain, R/at- S. No.13, Sukhasagarnagar, Katraj, Pune-411046 (herein after referred to and called as the Applicant) to investigate the title with respect of land bearing old S. No. 14 New S. No. 17 Hissa No. 3/3 totally admeasuring about 00 H 40 R out of which area admeasuring about 00 H 09 R out of village Katraj, Pune within the limits of Pune Municipal Corporation and more particularly described in the schedule stated below for period of 30 years from 1990 to 2019 i.e. till today (herein after referred to and called as the said land) and I state as follows :-

A. Documents shown for my perusal are as under :-

1. Copy of 7/12 Extract of old S. No. 14 New S. No. 17 of Village Katraj.
2. Copy of Mutation Entry No. 5495, 9937, 13255, 25959, 25960, 26654, 27030.
3. Copy of Sale Deed dated 28/2/1985 registered in the office of Sub-Registrar, Haweli No. 1 at Serial No. 2263/1985.
4. Copy of Sale Deed dated 19/4/2012 registered in the office of Sub-Registrar, Haweli No. 2 at Serial No. 3228/2012.
5. Copy of Sale Deed dated 19/4/2012 registered in the office of Sub-Registrar, Haweli No. 2 at Serial No. 3229/2012.
6. Copy of Sale Deed dated 20/6/2013 registered in the office of Sub-Registrar, Haweli No. 2 at Serial No. 4788/2013.
7. Copy of Sale Deed dated 28/10/2013 registered in the office of Sub-Registrar, Haweli No. 2 at Serial No. 8616/2013.



Off :- 'Samatha', S. No. 58, Near
Jedhe Vajan Kata, Gokulnagar,
Kondhawa Bk., Pune-411048.
☎-9822757528

Date- 08/03/2019

B. Nature of Search :-

I have also conducted a search of all the Index-II records in the office of the Sub Registrar Haveli No. 1 to XXVI and have not found any adverse remarks in the available records.

1. That the land bearing old S. No. 14 Hissa No. 3 totally admeasuring about 2 H 50 R (Hereinafter referred to and called as the said Land) is owned and possessed by 1. Shri. Devram Sopanrao Biramane, 2. Shri. Vasant Devram Biramane, 3. Shri. Vijay Devram Biramane and Shri. Shivaji Devram Biramane (Hereinafter referred to and called as the Original Owners).
2. Thereafter the Original Owners have sold the portions of land owned by them out of the said land to different Purchasers. That the Original Owners have sold the land admeasuring 00 H 40 R to 1. Shri. Sanjay Rajaram Misal (3R), 2. Shri. Satish Avdhut Kavitar (3R), 3. Shri. Milind Madhav Kasbekar, 4. Shri. Uday Atyanand Kulkarni, 5. Sou. Anuradha dilip Desai, 6. Shri. Omprakash Kamlakar Sakhalkar, 7. Shri. Rajendra Kamlakar Sakhalkar, 8. Shri. Shrinivas Trimbak Sathe, 9. Shri. Vinaykumar Trimbak Sathe, 10. Shri. Rajaram Raghunath Tanksale, 11. Shri. B. Chandramohan, 12. Sou. Sudha Subodh Bhatvadekar, 13. Shri. Shashikant Krushnaji Valke (3R), 14. Sou. Veena Vijay Kulkarni etc. by way of Sale Deed dated 28/2/1985 registered in the office of Sub-Registrar, Haweli No. 1 at Serial No. 2263/1985. That by virtue of aforesaid Sale Deed the old S. No. 14 Hissa No. 3 is further divided into Sub Hissa as old S. No. 14 Hissa No. 3/3 and the names of above Purchasers are recorded on 7/12 extract by M.E. No. 5495 dated 4/9/1986 as owners thereof.



Date- 08/03/2019

3. Thereafter revenue village Katraj is divided into parts viz. village Gujarnimbalkarwadi, Mangadewadi, etc. and its effect is given in revenue by M.E. No. 9937 dated 1/6/1991. That by virtue of above M.E. No. 9937 old S. No. 14 of village Katraj is given New S. No. 17.
4. Thereafter Shri. Shashikant Krushnaji Valke sold land admeasuring 00 H 1.5 R out of total area admeasuring 00 H 3R owned by him to Shri. Vilas Baburao Jadhav by way of registered Sale Deed dated 18/6/1994 registered in the office of Sub-Registrar, Haweli No. 2 at Serial No. 2680/1994. That by virtue of aforesaid Sale Deed bane of Shri. Vilas Baburao Jadhav is recorded on 7/12 extract by M.E. No. 13255 dated 2/11/1997 as owner thereof.
5. Thereafter Shri. Shashikant Krushnaji Valke sold land admeasuring 00 H 1.5 R owned by him to Sou. Anita Kishorkumar Jain by way of registered Sale Deed dated 19/4/2012 registered in the office of Sub-Registrar, Haweli No. 2 at Serial No. 3229/2012. That by virtue of aforesaid Sale Deed name of Sou. Anita Kishorkumar Jain is recorded on 7/12 extract by M.E. No. 25959 dated 12/1/2013 as owner thereof.
6. Thereafter Shri. Vilas Baburao Jadhav sold land admeasuring 00 H 1.5 R owned by him to Sou. Anita Kishorkumar Jain by way of registered Sale Deed dated 19/4/2012 registered in the office of Sub-Registrar, Haweli No. 2 at Serial No. 3228/2012. That by virtue of aforesaid Sale Deed name of Sou. Anita Kishorkumar Jain is recorded on 7/12 extract by M.E. No. 25960 dated 12/1/2013 as owner thereof.
7. Thereafter Shri. Satish Avdhut Kavitar sold land admeasuring 00 H 3 R owned by him to Sou. Anita Kishorkumar Jain by way of registered Sale Deed dated 20/6/2013 registered in the office of Sub-Registrar,



DINESH ASHOK OTARI
B.A. LL.B
Advocate & Notary
(Government of India)

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Haweli No. 2 at Serial No. 4788/2013. That by virtue of aforesaid Sale Deed name of Sou. Anita Kishorkumar Jain is recorded on 7/12 extract by M.E. No. 26654 dated 2/7/2013 as owner thereof.

8. Thereafter Shri. Sanjay Rajaram Misal sold land admeasuring 00 H 3 R owned by him to Sou. Anita Kishorkumar Jain by way of registered Sale Deed dated 28/10/2013 registered in the office of Sub-Registrar, Haweli No. 2 at Serial No. 8616/2013. That by virtue of aforesaid Sale Deed name of Sou. Anita Kishorkumar Jain is recorded on 7/12 extract by M.E. No. 27030 dated 8/11/2013 as owner thereof.

C. Possession over the said land :-

That by virtue of above different registered Sale Deeds Sou. Anita Kishorkumar Jain i.e. the Applicant is in actual and physical possession of the said land as owners thereof.

B. Opinion :-

On the basis of the above I am of the opinion that the said land is free from all encumbrances and on checking the same I found that the title of the said land is absolutely clear, marketable and free from any defects whatsoever, in the hands of the Sou. Anita Kishorkumar Jain i.e. the Applicant.

SCHEDULE OF THE SAID LAND

All that piece and parcel of land bearing old S. No. 14 New S. No. 17 Hissa No. 3/3 totally admeasuring about 00 H 40 R out of which area admeasuring about 00 H 09 R out of village Katraj, Pune within the limits of Pune Municipal Corporation and collectively bounded as under:



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On or towards East : By Shubhamvastu Apartment.
On or towards South : By Property of Shri. Pankaj Barot,
On or towards West : By Property of Shri. Uttam Vishwanath
Tribhuvan & Road
On or towards North : By Property of Shri. Bhosale, Shri. Khalkar
& Shri. Nanaware Road.

Hence this report.

Pune,

Date : 08/03/2019.



Dinesh Ashok Otari
DINESH A. OTARI
ADVOCATE & NOTARY
(GOVERNMENT OF INDIA)