

CHALLAN
MTR Form Number-6



GRN	MH005817D57201819E	BARCODE			Date	04/09/2018-18:08:14	Form ID
Department			Inspector General Of Registration		Payer Details		
Search Fee			TAX ID (If Any)				
Type of Payment			Other Items		PAN No.(If Applicable)		
Office Name			HVL9_HAVELI 9 JOINT SUB REGISTRAR		Full Name		
Location			PUNE		ESTATE CORPORATION		
Year			2018-2019 One Time		Flat/Block No.		
					S.No. 58/3		
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		
					Kondhava Budruk Pune		
					Area/Locality		
					835 Sq.mtrs		
					Town/City/District		
					PIN		
					4 1 1 0 4 8		
					Remarks (If Any)		
					Search for S No 58 Hiisa No 3 area 835 Sq mtrs of Kondhava BK Pune		
					period 1987 to 2018		
					Amount In		
					Seven Hundred Fifty Rupees Only		
Total			750.00		Words		
Payment Details			INDIAN BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN		Ref. No.		02608672018090447509 1332496578
Cheque/DD No.			Bank Date		RBI Date		04/09/2018-18:05:48 Not Verified with RBI
Name of Bank			Bank-Branch		INDIAN BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9822033253

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

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करविल्याच्या दस्तासाठी लागू नाही.



कल्याण नारायण शिंदे

बी. एस. एल., एल. एल. बी., डी. एल. एल. अॅन्ड एल. डब्ल्यू.

अॅडव्होकेट

ऑफिस: स. न. ४१, सुमित हाईटस्, सिद्धिविनायक मंदिराजवळ, साईप्रसाद हॉस्पिटलसमोर,

दत्तनगर, आंबेगाव बु. II, पुणे- ४६ मो. नं: ९८२२०३३२५३

Email: shindekalyan@yahoo.com, hariomads46@gmail.com

TITLE OPINION

1. DESCRIPTION OF THE LAND :

All that piece and parcel of the land area admeasuring 00 H. 6.5 R. i.e. 6994 Sq.ft. and area admeasuring 00 H. 1.85 R. i.e. 2000 Sq.ft. means 8.35 R. i.e. 835 Sq.mtrs. out of total admeasuring 02 H. 72 R. being Survey No. 58, Hissa No. 3 (Old S.No. 93) situated at Village KONDHAVA BUDRUK, Tal. Haveli, Dist. Pune, within the limits of Pune Municipal Corporation and bounded on its four sides as under -

On or towards

East	:	Property belongs to Vastuspace Developers
West	:	Property belongs to Mr. Pharate.
South	:	Remaining land of S.No. 58/3.
North	:	Road.

(hereinafter referred to as the said "Land")

2. INSTRUCTIONS:

I was instructed by ESTATE CORPORATION through its Partners Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade to take search and investigate the title to the said land.

3. INFORMATION:

I also gathered information found necessary relating to the said lands from ESTATE CORPORATION through its Partners Mrs. Nanda Dashrath Danawale, Mr. Babaji



Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade.

4. **SEARCH:**

Accordingly I caused the online and manual search to have been taken in respect of the said land in the Offices of the Sub. Registrar, Haveli No. 9, Pune vide online Challan of Rs. 750/- having its Challan bearing GRN No. MH005817057201819E dated 04/09/2018 in Haveli No. 9, during my search, from the available registers (excepting the one given for binding, in torn condition or simply not available), I did not find any transaction encumbering the said lands in any manner,

5. **DOCUMENTS :**

I perused the following documents for the purposes of investigating the title to the said Lands.

- Copy of the VF No.7/12 of Survey No. 58, Hissa No. 3 from the year 1987 upto 2018.
- relevant extracts of VF No. 6, called mutation entries, during the period relating to the said Land.
- Copy of Sale Deed registered in the Office of Sub-Registrar Haveli No. 9 at the Sr. No. 7741/1995 dtd. 20/09/1995 executed by Housabai Eknath Kamthe and others in favour of Mr. Laxman Kisan Memane.
- Copy of Sale Deed registered in the Office of Sub-Registrar Haveli No. 3 at the Sr. No. 6066/1996 dtd. 29/08/1996 executed by Mr. Laxman Kisan Memane in favour of Mr.



Santosh Shivram Patil.

- Copy of Power of Attorney dated 03/08/2009, registered in the Office of Sub-Registrar Haveli No. 6 at the Sr.No. 5115/2009 executed by Mrs. Kunda Somnath Chindhe in favour of Mr. Kailas Ganpat Kamthe.
- Copy of Power of Attorney dated 04/08/2010, registered in the Office of Sub-Registrar Haveli No. 20 at the Sr.No. 6518/2010 executed by Mrs. Baidabai alies Nalini Maruti Lonkar in favour of Mr. Somnath Yashwant Devkar.
- Copy of Power of Attorney dated 02/09/2010, registered in the Office of Sub-Registrar Haveli No. 20 at the Sr.No. 7382/2010 executed by Mrs. Manda Hitler Ghule in favour of Mr. Somnath Yashwant Devkar.
- Copy of Sale Deed registered in the Office of Sub-Registrar Haveli No. 3 at the Sr. No. 2591/1996 dtd. 16/04/1996 executed by Mr. Laxman Kisan Memane in favour of Mrs. Ranjana Pradeep Joshi.
- Copy of Sale Deed registered in the Office of Sub-Registrar Haveli No. 3 at the Sr. No. 610/1998 dtd. 03/02/1998 executed by Mr. Laxman Kisan Memane in favour of Mrs. Ranjana Pradeep Joshi.
- Copy of Agreement to Sale (Sathekhat) registered in the Office of Sub-Registrar Haveli No. 20 at the Sr. No. 7992/2018 dtd. 08/06/2018 executed by Mrs. Ranjana Pradeep Joshi in favour of ESTATE CORPORATION through its Partners Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade.



- Copy of Power of Attorney registered in the Office of Sub-Registrar Haveli No. 20 at the Sr. No. 7993/2018 dtd. 08/06/2018 executed by Mrs. Ranjana Pradeep Joshi in favour of ESTATE CORPORATION through its Partners Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade.
- From the perusal of Deed of Partnership dated 10/05/2018 it is appears that Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade has formed the Partnership Firm in the name and style ESTATE CORPORATION having its registered office at : S.No. 58/3, Shravan Apartment, Gokulnagar, Kondhava Budruk, Pune-411048.

6. **TITLE INCIDENTS**

WHEREAS all that piece and parcel of the land being S.No. 58, Hissa No. 3 was originally belongs to Late Dagadu Bhau Kamthe. Late Dagadu Bhau Kamthe is died intestacy on 17/08/1945. After his death he having 5 legal heirs viz. Ramchandra, Raghunath, Eknath, Chintamani and Ananta. The revenue department has entered the name of Rama Dagadu Kamthe as a Manager and Karta of Hindu Joint Family in the 7/12 extract of the said property vide M.E. No. 1180.

AND WHEREAS Rama Dagadu Kamthe (Manager and Karta of Hindu Joint Family) died intestacy on 11/07/1986. After the



death of Rama Dagadu Kamthe his wife Smt. Chandrabhaga Rama Kamthe also died intestacy on 31/07/1988. Late Rama Dagadu Kamthe and Late Chandrabhaga Rama Kamthe does not having son or daughter, hence the revenue department vide M.E. No. 11448, Waras Registered No. 184 has entered names of legal heirs viz. a) Chandrabhaga Rambhau Kamthe (died-31/07/1988), b) Eknath Dagadu Kamthe (died-25/07/1963) legal heirs - 1) Smt. Housabai Eknath Kamthe, Devidas Eknath Kamthe. c) Chiman Dagadu Kamthe (died-20/08/1977) legal heirs - Hanumant, Prakash, Hiranman, Vitthal, Mandar Hitlar Ghule, Kunda Somnath Chindhe, d) Raghunath Dagadu Kamthe (died-1954-55) legal heirs - Vimal Bapu More, Yashoda Sopan Katke, Kausalya Bajirao Jagadale, Harnabai Raghunath Kamthe, e) Ananta Dagadu Kamthe (died-6/5/1991) legal heirs - Sudam, Gopichand, Gajanan, Suhas, Baidabai Lonkar, Laxmi Ananta Kamthe.

AND WHEREAS the name of Mr. Ramchandra Yashwant Godbole was entered in the other rights column of the 7/12 extract of the said property, Collector, Pune has instructed to conduct public meeting on 03/12/1992 and 01/01/1993 for updation of records and deleting the Pokalith names in the other rights column of the 7/12 extract of village Kondhava Budruk. Tahasildar Haveli has given orally order on dated 03/02/1993, 27/04/1993, 05/05/1993 and 03/06/1993 to Circle Office Hadapsar. Hence, as per "Paripatrak" issued by Circle Officer Hadapsar in the weekly meeting of village officers, the name of Mr. Ramchandra Yashwant Godbole has been deleted from the



other rights column of the 7/12 extract of the said property vide M.E. No. 11522. The said mutation entry is certified by certifying officer on 17/05/1994.

AND WHEREAS one Mr. Laxman Kisan Memane has purchased 00 H. 75 R. out of total area admeasuring 02 H. 62 R. from Housabai Eknath Kamthe and others by registered Sale Deed dated 20/09/1995. The said Sale Deed is duly registered in the office of Joint Sub-Registrar Haveli No. 9 at Sr.No. 7741/1995. As per said Sale Deed revenue department has entered the name of Mr. Laxman Kisan Memane as a Owner of the said 00 H. 75 R. land vide M.E. No. 12382.

AND WHEREAS Mr. Laxman Kisan Memane has sold and conveyed 00 H. 6.50 R. i.e. 6994 Sq.ft. which is more particularly described in the Schedule hereinunder to Mrs. Ranjana Pradeep Joshi by registered Sale Deed dated 16/04/1996. The said Sale Deed is duly registered in the office of Joint Sub-Registrar Haveli No. 3 at Sr.No. 2591/1996. As per said Sale Deed revenue department has entered the name of Mrs. Ranjana Pradeep Joshi as a Owner of the said 00 H. 6.50 R. land vide M.E. No. 12779.

AND WHEREAS Mr. Laxman Kisan Memane has sold and conveyed 00 H. 1.85 R. i.e. 2000 Sq.ft. which is more particularly described in the Schedule hereinunder to Mrs. Ranjana Pradeep Joshi by registered Sale Deed dated 03/02/1998. The said Sale Deed is duly registered in the office



of Joint Sub-Registrar Haveli No. 3 at Sr.No. 610/1998. As per said Sale Deed revenue department has entered the name of Mrs. Ranjana Pradeep Joshi as a Owner of the said 00 H. 1.85 R. land vide M.E. No. 16182.

AND WHEREAS Mrs. Manda Hitler Ghule has appointed Mr. Somnath Yashwant Devkar as her lawful attorney by registered Power of Attorney is duly registered in the office of Joint Sub-Registrar Haveli No. 20 at Sr.No. 7382/2010 dated 02/09/2010.

AND WHEREAS Mrs. Baidabai alies Nalini Maruti Lonkar has appointed Mr. Somnath Yashwant Devkar as her lawful attorney by registered Power of Attorney is duly registered in the office of Joint Sub-Registrar Haveli No. 20 at Sr.No. 6518/2010 dated 04/08/2010.

AND WHEREAS from the perusal of Power of Attorney it is appears that, Mrs. Kunda Somnath Chindhe has appointed Mr. Kailas Ganpat Kamthe as her lawful attorney by registered Power of Attorney is duly registered in the office of Joint Sub-Registrar Haveli No. 6 at Sr.No. 5115/2009 dated 03/08/2009.

AND WHEREAS Mrs. Manda Hitler Ghule and other 4 has filed Special Civil Suit No. 690/1998 in the court of Civil Judge, Senior Division, Pune against Smt. Housabai Eknath Kamthe and other 113 including Mrs. Ranjana Pradeep Joshi.



AND WHEREAS from the perusal of Deed of Partnership dated 10/05/2018 it is appears that Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade has formed the Partnership Firm under section 58 of Indian Partnership Act 1932, w.e.f. 10/05/2018 in the name and style ESTATE CORPORATION having its registered office at : S.No. 58/3, Shravan Apartment, Gokulnagar, Kondhava Budruk, Pune-411048, which is duly registered in the office of Registrar of Partnership Firm vide Application No. 4810003255156, Receipt No. PU000050728 dated 15/05/2018.

AND WHEREAS from the perusal of Sale Deed, it is appears that, Mrs. Ranjana Pradeep Joshi has agreed to sale captioned property to the ESTATE CORPORATION through its Partners Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade. The said Agreement to Sale is duly registered in the office of Joint Sub-Registrar Haveli No. 20 at Sr.No. 7992/2018 dated 08/06/2018 and also appointed ESTATE CORPORATION through its Partners Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade as a Power of Attorney holder to do all things related to development on the captioned property which is duly registered in the office of Joint Sub-Registrar Haveli No. 20 at Sr.No. 7993/2018 dated 08/06/2018.



AND WHEREAS from the perusal of Mutation Entry No. 25524, it is appears that, Mrs. Manda Hitlar Ghule and other 4 has filled Special Civil Suit No. 690/1998 against Smt. Housabai Eknath Kamthe and others 112 including Mrs. Ranjana Pradeep Joshi in the Hon'ble Court of Civil Judge, Senior Division, Pune on dated 17/07/2017. Mrs. Manda Hitlar Ghule and other 4 has registered Lies Pendency of the above suit in the office of Sub-Registrar Haveli No. 3 at Sr.No. 9927/1995. The Revenue Department has recorded Lies Pendency in the other rights column of 7/12 extract of the captioned property.

That I have taken online search on the website of Govt.of Maharashtra namely igrmaharashtra.gov.in from 1987 to 2018, and with the help of available documents and information provided by ESTATE CORPORATION through its Partners Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade only. I found that, except charge of Lies Pendency appears on 7/12 extract of the captioned property there is no encumbrance in respect of the said property.

POSSESSION :

From the documents submitted and instructions given by ESTATE CORPORATION through its Partners Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade and as per the said documents I found that Mrs. Ranjana Pradeep Joshi has



handed over physical and peaceful possession of the captioned property to the ESTATE CORPORATION through its Partners Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade. Hence ESTATE CORPORATION is in absolute possession of the said property.

TITLE OPINION :

From the examination of the documents i.e. 7/12 extracts and mutation entries therein and search taken as per available records available on the website of Govt. of Maharashtra namely igrmaharashtra.gov.in. I opined that by virtue Agreement to Sale, ESTATE CORPORATION through its Partners Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade are entitled to purchase the land admeasuring area 00 H. 6.5 R. i.e. 6994 Sq.ft. and area admeasuring 00 H. 1.85 R. i.e. 2000 Sq.ft. means 8.35 R. i.e. 835 Sq.mtrs. out of total admeasuring 02 H. 72 R. being Survey No. 58, Hissa No. 3 (Old S.No. 93) situated at Village KONDHAVA BUDRUK, and after execution and registration of Sale Deed of captioned property by Mrs. Ranjana Pradeep Joshi in favour of ESTATE CORPORATION through its Partners Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade, ESTATE CORPORATION will become entitled to construct the building



on the captioned property and dispose of flats, shops, parking, godown etc. in the proposed building.

Pune.

Date: 05/09/2018



ADVOCATE.

All the documents handed over to me for this Title Report are returned to ESTATE CORPORATION through its Partners Mrs. Nanda Dashrath Danawale, Mr. Babaji Ramdas Narsale, Mr. Kailas Sadu Yenpure and Mr. Sandip Savata Zagade.



ADVOCATE.



कल्याण नारायण शिंदे

बी.एस.एल., एल.एल.बी., डी.एल.एल. अॅड एल.डब्ल्यू.

अॅडव्होकेट

बेलदरे चौक, सिध्दिविनायक मंदिराजवळ,
दत्तनगर, आंबेगांव बु.। पुणे ४६. मो: ९८९२०३३२५३