

RAUT - TAMBE ADVOCATES

RAJENDRA D. RAUT
M.Com., O.B.M., LL.B.

ANIL T. TAMBE
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NOTICE / REPLY
R.P.A.D. / U.C.P. / BY HAND

Ref. No. :
Date :

Ref. S. & T. No. 12/ Venkatesh Associates/Wagholi/2018

Date: 27/01/2016

SEARCH & TITLE INVESTIGATION REPORT

1) **INTRODUCTION :**

M/s. Venkatesh Associates, (Regd. Partnership Firm), through its Partner Shri. Devidas Dnyanoba Kadam & others, has requested us to scrutinize and examine the marketable title and to take the search of the property described in the Schedule written herein below mentioned. And accordingly we have taken the search of the said property vide **Search Receipt No. 49686, by GRN No. MH006792890201516E Dated 27/01/2016 & Search Receipt No. 0237077, by Application No. 1309/2014 Dated 19/09/2014** before the Sub-Registrar Haveli No. 3. The Querist has also handed over to us the copies of the documents which were made available with them for scrutinize and examinations are as under:

LIST OF DOCUMENTS SUPPLIED BY QUERIST:-

- a) Copy of Sale Deed, Index II & Registration receipt dated 14/08/1992 executed between Mr. Bapu Shankar Satav & others (Vendors) and BAIF Employees Co. Op. Hsg. Soc. (Purchaser) for an area 00 H 40 R out of old Gat No. 1643 which is duly registered before sub Registrar Haveli No. 3 at Sr. No. 1420/1992.
- b) Copy of Sale Deed, Index II & Registration receipt dated 17/08/1992 executed between Mr. Sadashiv Babasaheb Pawar & others (Vendors) and BAIF Employees Co. Op. Hsg. Soc. (Purchaser) for an area 00 H 40 R out of old Gat No. 1643 which is duly registered before sub Registrar Haveli No. 3 at Sr. No. 1436/1992.
- c) Copy of Development Agreement, Index II & Registration receipt dated 23/06/2014 executed between Dr. Manibhai Desai Co. Op. Hsg. Soc. (Old name BAIF Employees Co. Op. Hsg. Soc.) (Vendors) and M/s Venkatesh Associates through their Partners (Developers) for an area



00 H 80 R out of Gat No. 1140 (old Gat No. 1643) which is duly registered before sub Registrar Haveli No. 3 at Sr. No. 5670/2014.

- d) Copy of Power of Attorney to Development Agreement & Registration receipt dated 23/06/2014 given by Dr. Manibhai Desai Co. Op. Hsg. Soc. (Old name BAIFF Employees Co. Op. Hsg. Soc.) (Vendors) in favour of M/s Venkatesh Associates through their Partners (Developers) for an area 00 H 80 R out of Gat No. 1140 (old Gat No. 1643) which is duly registered before sub Registrar Haveli No. 3 at Sr. No. 5671/2014.
- e) Copy of 7/12 extract of S. No. 198/1/1 of village Wagholi for the year 1949-50 to 1952-53
- f) Copy of 7/12 extract of S. No. 198/1/1 of village Wagholi for the year 1953-54 to 1965-66
- g) Copy of 7/12 extract of S. No. 198/1/1 of village Wagholi for the year 1966-67 to 1973-74
- h) Copy of 7/12 extract of Gat No. 1643 (Old S. No. 198/1/1) of village Wagholi for the year 1974-75 to 1990-91
- i) Copy of 7/12 extract of Gat No. 1140 (Old Gat No. 1643) of village Wagholi for the year 1991-92 to 2008-09
- j) Copy of 7/12 extract of Gat No. 1140 of village Wagholi for the year 2007-08 to 2015-16
- k) Mutation Entry No's :- 1655, 2824, 3075, 4129, 4514, 6323, 6324, 6445, 6465, 7200, 7600, 1, 2707, 3565, 3807, 3808, 8835, 10942, 10943
- l) Copy of Zone Certificate issued by Asst. Director Town Planning, Pune dated 26/08/2014 for old Gat No. 1643 of Village Wagholi.



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- m) Copy of Sanctioned Layout & Building Plan issued by Chief Executive Officer, PMRDA under No. PHA/ C.R. No. 1857/Maouje Wagholi /Gat No. 1140(P)/ dated 27/10/2015
- n) Copy of N. A. Order issued by Collector Pune (Revenue Branch) AB/624/2015 bearing No. PMRDA/NA/SR/59/2015, Pune, dated 28/12/2015
- o) Copy of Commencement Certificate dated 27/10/2015 issued by PMRDA, Pune
- p) Copy of Paper Notice dated 17/07/2014 in daily News Paper "Prabhat" issued by Raut-tambe Advocates.
- q) Copy of NOC dated 08/08/2014 to public notice issued by Raut-tambe Advocates in daily News Paper "Prabhat" on 17/07/2014
- r) Copy of Letter issued by Hon'ble Superintendent Land Record Haveli dated 27/10/2014
- s) Copy of Society Registration Certificate dated 17/02/1998 bearing No. PNA/PNA(4)/HSG/TO/852/97-98 dated 17/02/1998 along with order Dy. Director of Co. Op. Hsg. Soc. bearing No. Uni(4)/Prashasan/po.ni.du./BAIF Karm./K.13(2)/Year 12 dated 13/08/2012 in respect of change in mane of society form BAIF Employees Co. Op. HSG. Soc. to Dr. Manibhai Desai. Co. Op. Hsg. Soc.

2) **HISTORY & FLOW OF TITLE TO THE LAND GAT NO. 1140 (Old Gat No. 1643, Old S. No. 198/1/1) an area admeasuring 00 H 80 R of Village Wagholi, Tal. Haveli, Dist. Pune :-**

- i) After perusal of revenue record it reveals that, Mr. Tatyaba Sadu Satav, owned the land bearing S. No. 198/1/1, 198/1/4, 198/3, 201/4, and after his demise on 23/01/1933 the name of his Grand Son Mr. Kondiba Namdeo Satav was recorded by M. E. No. 1655 to the 7/12 extract of the aforesaid S. No. & Hissa No on or about 07/04/1933;



- ii) After perusal of revenue record it reveals that, Mr. Narayan Sadu Satav, Mr. Kondiba Namdeo Satav, Mr. Bala Mahadu Satav & Mr. Shripati Mahadu Satav owned an area 4 Aane each out of said old S. No. 198/1/1 as their absolute ownership property
- iii) After perusal of M. E. No. 3075 it reveals that, Mr. Narayan Sadu Satav died intestate on 14/04/1941 leaving behind his legal heirs Mr. Sakharam & Mr. Sitaram Narayan Satav and therefore their names has been recorded to the 7/12 extract by aforesaid Mutation which came to be certified on 25/04/1942;
- iv) After perusal of M. E. No. 4129 it reveals that, Mr. Sakharam Narayan Satav died intestate on 07/07/1944 leaving behind his legal heirs son Mr. Shankar & Mr. Mahadu Sakharam Satav and therefore their names has been recorded to the 7/12 extract by aforesaid Mutation which came to be certified on 19/10/1945;
- v) After perusal of M. E. No. 4514 it reveals that, Mr. Sitaram Narayan Satav died intestate on or about 1943 i.e. 7 years leaving behind no Widow, Son & Daughter but his Nephews Mr. Shankar & Mr. Mahadu Sakharam Satav as a legal heirs and therefore their names has been recorded to the 7/12 extract for the additional share of deceased by aforesaid Mutation which came to be certified on or about 1948;
- vi) After perusal of M. E. No. 6323 it reveals that, Mr. Bala Mahadu Satav died intestate on 22/01/1941 leaving behind his legal heirs son Mr. Bhiku & Mr. Babu Bala Satav and therefore their names has been recorded to the 7/12 extract for 4 Aane Share by aforesaid Mutation which came to be certified on or about 25/04/1958;
- vii) After perusal of M. E. No. 6324 it reveals that, Mr. Bhiku & Mr. Babu Bala Satav has effected a Partition on 23/03/1958 of S. No. 198/1/2(P), 198/1/7, 198/2/1, 199/3, 200/2, 201/2/2 & 198/1/1 and



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as per partition 2 Aane Share each has been given in partition to Mr. Bhiku & Mr. Babu Bala Satav out of said old S. No. 198/1/1 therefore their names has been recorded to the 7/12 extract for 2 Aane Share by aforesaid Mutation which came to be certified on or about 01/05/1958;

- viii) After perusal of M. E. No. 6445 it reveals that, Mr. Kondiba Namdeo Satav & Smt. Manjulabai Mariti Satav has partitioned the land between them on or about June 1959 & as per the partition S. No. 198/1/1 (Part) having 1/4 th share area 04 Acer 28 Gunthe + Uncultivable Land 27 Gunthe, & S. No. 201/4/1 area 05 Acer 07 Gunthe + Uncultivable Land 16 Gunthe given in partition to Mr. Kondiba Namdeo Satav & S. No. 198/1/1 (Part) having an area 01 Acer 24 Gunthe + Uncultivable Land 06 Gunthe, given in partition to Smt. Manjulabai Mariti Satav and therefore name of Mr. Kondiba Namdeo Satav & Smt. Manjulabai Mariti Satav has been recorded to the 7/12 extract by aforesaid Mutation which came to be certified on or about 26/08/1959;
- ix) After perusal of M. E. No. 6465 it reveals that, Mr. Kondiba Namdeo Satav sold his entire 4 Aane share out of said land to Mr. Khandu Shripati Satav on 19/07/1959 and therefore name of Mr. Khandu Shripati Satav has been recorded to the 7/12 extract for 4 Aane Share by aforesaid Mutation which came to be certified on or about 03/04/1960;
- x) After perusal of M. E. No. 7200 it reveals that, Government of Maharashtra has implemented Weights and Measurement Act 1950 and Indian Coinage Act 1955 and the area of land is converted into metric system from the Acre into Hactor and the said effect has been given and separate Akarbandh and Hissa form No. 12 is prepared by Special District Inspector Land Record (Dashman) and said effect has been given to the S. No. 1 to 365 and therefore S. No. 198/1/1 an area admeasuring 04 Acer 28 Gunthe + 00 Acer 27 Gunthe i.e. 05



Acer 15 Gunthe has been converted into 01 H 90 R + 00 H 27 R i.e. 02 H 17 R assessed at 1 Rs. 56 Paise by aforesaid mutation which came to be certified on 14/03/1969;

- xi) After perusal of 7/12 extract for the year 1966-67 to 1973-74 it transpires that, the name of Mr. Shripati Mahadu Satav has been deleted and his 4 aana share has been given to Mr. Babu Bala Satav and therefore the 2 aana share of Mr. Babu Bala Satav has been increased to 6 aana share, but no Mutation Entry is available for perusal;
- xii) After perusal of M. E. No. 1 it reveals that, as per Order of Deputy Director Land Record Pune, under No. AKK/266 (Pune) dated 06/03/1973 and Supplement Part I of Government of Maharashtra has implemented the Consolidation Scheme, dated 29/03/1973 on Page No. 845, Separate Aakarbandh and Hissa form has been prepared, and therefore S. No. 198/1/1 of Village Wagholi has been assigned as Block/Gat No's 1643 by aforesaid mutation which came to be certified on or about 1974;
- xiii) After perusal of M. E. No. 7600 it reveals that, Mr. Khandu Shripati Satav died on 30/12/1977 leaving behind his legal heirs Mr. Ramchandra, Mr. Vithoba, Mr. Laxman Khandurao Satav and grand son Mr. Shashikant Dnyanoba Satav minor through guardian Mr. Laxman Khandurao Satav and Widow Smt. Krushnabai Khandu Satav and therefore name of legal heirs has been recorded to the 7/12 extract for 4 Aane Share by aforesaid Mutation which came to be certified on or about 04/02/1983.
- xiv) After perusal of M. E. No. 2707 it reveals that, Mr. Bhiku Bala Satav (4 Aane) and Mr. Ramchandra, Mr. Vithoba, Mr. Laxman Khandu Satav and son in law Mr. Shashikant Dnyanoba Satav minor through natural guardian Mr. Laxman Khandurao Satav and Widow Smt. Krushnabai Khandu Satav (4 Aane) sold an area 00 H 81 R to Mr. Sadashiv & Mr. Prakash Babasaheb Pawar on 31/07/1991 and therefore name of



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purchasers has been recorded to the 7/12 extract by aforesaid mutation which came to be certified on 27/08/1991.

- xv) After perusal of M. E. No. 2824 it reveals that, Mr. Shankar Sakharan Satav died intestate on 01/07/1991 leaving behind his legal heirs son Mr. Bapu Shankar Satav, daughters Mrs. Malan Annasaheb Walake & Mrs. Shashikala Nathu Bacche and Widow Smt. Tanhubai Shankar Satav and therefore name of legal heirs has been recorded to the 7/12 extract by aforesaid mutation which came to be certified on 14/11/1991;
- xvi) After perusal of M. E. No. 3807 it reveals that, Mr. Bapu Shankar Satav, Mrs. Malan Annasaheb Walake, Mrs. Shashikala Nathu Bacche, Smt. Tanhubai Shankar Satav and Mr. Mahadu Sakharan Satav through Power of Attorney holder Mr. Sadashiv Babasaheb Pawar and Mr. Prakash Babasaheb Pawar has executed a Sale Deed for an area 00 H 40 R out of 4 aana share in favour of BAIF Employees Co. Op. HSG. Soc. Ltd. on 14/08/1992. The said Sale Deed has been duly registered before Sub Registrar Haveli No. 1420/1992 and therefore name of purchaser has been recorded to the 7/12 extract for an area 00 H 40 R by aforesaid mutation which came to be certified on 07/06/1995
- xvii) After perusal of M. E. No. 3808 it reveals that, Mr. Sadashiv Babasaheb Pawar and Mr. Prakash Babasaheb Pawar has executed a Sale Deed for an area 00 H 40 R out of 4 aana share in favour of BAIF Employees Co. Op. HSG. Soc. Ltd. on 17/08/1992. The said Sale Deed has been duly registered before Sub Registrar Haveli No. 1436/1992 and therefore name of purchaser has been recorded to the 7/12 extract for an additional area 00 H 40 R i.e total area 00 H 80 R by aforesaid mutation which came to be certified on 07/06/1995;
- xviii) After perusal of M. E. No. 1 it reveals that, as per Order of Deputy Director Land Record Pune, under No. Bhumapan/Consolidation/Aakarband/97 dated 29/10/1997 and as per order of Tahasildar Sahab, Haveli bearing No. Tahaj/B63/97 dated 12/11/1997, the Avhalwadi under the revenue village Wagholi has been separated as



new revenue village and new Akarbandh & Hissa Form Namuna No. 4 & 12 was given effected and old Gat No. of village Wagholi has been changed to New Gat No. due to separation of village and thereof Gat No. 1643 has been assigned as New Gat No. 1140 of village Wagholi and said effect has carried out by aforesaid mutation which came to be certified on 07/02/2002;

- xix) After perusal of M. E. No. 8835 it reveals that, as per (1) letter of BAIF Employees Co. Op. HSG. Soc. Ltd., Domkhel Road, Wagholi bearing No. PNA/PNA(4)/HSG/(TO)/852/97-98 (2) Letter of Hon'ble Dy. Director of Co. Op. HSG. Soc., Pune City (4), Pune -37 & (3) as per Resolution passed by BAIF Employees Co. Op. HSG. Soc. on 23/08/2010, the Hon'ble Tahasildar has passed an order bearing No. Hon/Kavi/3230/12 dated 30/03/2012 and name of all 39 members of the society has been recorded to the 7/12 extract by aforesaid mutation which came to be certified on 22/06/2012.
- xx) After perusal of M. E. No. 10942 it reveals that, Mr. Madan Anant Bapat died intestate on 27/10/2007 leaving behind his legal heirs widow Smt Manisha Madan Bapat, Son Mr. Gaurav Madan Bapat & married daughter Mrs. Sukhada Alok Nimkar before marriage Sukhada Madan Bapat & therefore name of legal heirs has been recorded to the 7/12 extract by aforesaid mutation which came to be certified on or about 15/11/2014;
- xxi) After perusal of M. E. No. 10943 It reveals that, Mr. Gaurav Madan Bapat & Mrs. Sukhada Alok Nimkar before marriage Sukhada Madan Bapat had released their undivided rights, title, interest & share in the said property in favour of their mother Smt Manisha Madan Bapat vide Release Deed which is duly registered at the office of Sub Registrar Haveli No. 7 at Sr. No. No. 6941/2014 & therefore name of Mr. Gaurav Madan Bapat & Sukhada Madan Bapat has been deleted from the 7/12



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extract by aforesaid mutation which came to be certified on or about 15/11/2014;

xxii) The said Society has been registered initially in the name and style as "BAIF Employees Co. Op. Hsg. Soc." bearing No. PNA/PNA(4)/HSG/(TO)/852/97-98 on 17/02/1998. Thereafter some changes has been carry forwarded in the By-laws of the Society and as per Resolution No. 4 passed by the members of the Society on 27/07/2012 which has been sanctioned by the Dy. Director of Co. Op. Hsg. Soc. on 13/08/2012 the said society has been re-named as "Manibhai Desai Co. Op. Hsg. Soc. Ltd."

xxiii) Thereafter the said "Manibhai Desai Co. Op. Hsg. Soc. Ltd." has passed a resolution bearing No. 1 on 20/06/2014 and decided to give the said land to M/s Venkatesh Associates through their partner for Development purpose, and accordingly the said Society have executed Development Agreement for an area admeasuring 00 H. 80 R in favour of M/s. Venkatesh Associates (Developers and Builders) through their Partner Shri. Devidas Dyanoba Kadam and others. Developers as mentioned in flow of title and the said owners have put the Developer in actual, physical possession of the said land as a Developer to develop the land.

3) URBAN LAND (CEILING AND REGULATION) ACT 1976 :

That the subject matter land under Search & Title Report is hold owned and possessed by the respective owners as mentioned in the flow of title & present transaction. At present the Urban Land (Ceiling & Regulation) Act, 1976 has been Repealed by the State of Maharashtra on and from 29/11/2007 and Govt. Resolution / notification to that effect has been published on 03/12/2007 in the Govt. Gazette. Hence the said land is free from the purview of the said Repealed Act. Even no returns U/S 6 (1) is filed by the present owner.



4) **PUBLIC NOTICE**

The present Developers for title verification has issued Public Notice in daily news paper "Prabhat" through Adv. Raut-Tambe Advocates on 17/07/2014 in respect of land Gat No. 1140 (Old No. 1643) and there were no objection to the aforesaid notice. However there were no objections as such received so far for the said public notice till date and accordingly the certificate to that effect has been issued by the Raut-Tambe Advocates on 08/08/2014.

5) **LAYOUT AND BUILDING PERMISSION -**

The owner & Developer has submitted the layout & Building plan to the Chief Executive Officer, PMRDA & which has been sanctioned, authorized & approved under No. PHA/CR No. 1857/Macuje Wagholi /Gat No. 1140(P) dated 27/10/2015 and thereby permitted to construct Wing "A" consisting of Parking/ Ground + 11 Upper Floors, Wing "B" consisting of Parking/Ground + 3 Upper Floor & Wing "C" consisting of Parking/Ground + 10 Upper Floor & further same may be revise time to time.

6) **NON - AGRICULTURAL PERMISSION -**

The owners through Developers have applied for Non Agricultural Permission for an area 80 H 80 R under Section 44 of Maharashtra Land Revenue Code 1966 to the Hon'ble Collector Pune & accordingly the Hon'ble Collector, Pune has issued N. A. Order under No. Collector Office, Pune (Revenue Branch) AB/624/2015 bearing No. PMRDA/NA/SR/59/2015, Pune, dated 28/12/2015 for an area 7538.58 Sq. Mtrs. after excluding an area 461.42 Sq. Mtrs. for Road winding.

7) **TENURE:-**

The said property is situated within the limits of Grampanchayat and revenue Village Wagholi. The owners has got absolute right, title and interest and having clean and clear marketable title to the said land



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free from all encumbrances and further agreed to give the said land for development and sale purpose to M/s. Venkatesh Associates (Developers).

8) MISCELLANEOUS :

After perusal of Letter issued by Hon'ble Superintendent land Record Haveli it has been clarified that, the concerned office record does not find the Phalani & Tipan record of S. No. & also could not issue Consolidation Scheme Extract of Old Gat No. 1643 to it's new Gat No. 1140 after separation of Avhale Wadi under the revenue Village Wagholi.

9) ENCUMBRANCES :

That there are no encumbrances against the said property as perused from the revenue record so also the search taken in the concerned sub-registrar's office. Also there are no notices for acquisition, requisition or reservation.

10) Search In The Office Of The Sub-Registrar Haveli Offices.

That we through our Associate Advocate has carried out the searches of Index 2 extracts in respect of Land Gat No. 1140 (Old No. 1643) in the offices of the Sub-Registrar Haveli for period 1985 to 2014 (30 years) till date vide Search Receipt No. 0237077, by Application No 1309/2014, dated 19/09/2014.

A) Search in the office of the Jt. Sub-Registrar Haveli No. I & II offices:

That we have inspected the record of Index - II extract kept and maintained by the concerned Sub-Registrars office for the period 1985 to September 1991. That we have found very few record of Index II extract and few pages scattered here and there. The record of the



Index II maintained in the office is not in a condition to easily access or to read. Numbers of Registers are either torn and/or misplaced.

We have found no adverse entries in respect of the said land in the Sub-Registrars Office in the relevant year showing any recorded encumbrance except those are mentioned in flow of title and present transaction.

B) Search in the office of the Sub-Registrar Haveli No. III.

That we have inspected the record of Index - II extract kept and maintained by the concerned Sub-Registrars office for the period Nov. 2005 to 2016 till date. We have found no adverse entries in respect of the said land in the Sub-Registrars Office in the relevant year showing any recorded encumbrance except those are mentioned in flow of title and present transaction.

C) Search in the office of the Sub-Registrar Haveli No. VII.

That we have inspected the record of Index - II extract kept and maintained by the concerned Sub-Registrars office for the period 1991 to 2016 till date. We have found no adverse entries in respect of the said land in the Sub-Registrars Office in the relevant year showing any recorded encumbrance except those are mentioned in flow of title and present transaction.

D) Search in the offices of the rest of the Haveli Numbers.

It is submitted that from 01/11/2005 by the concerned Registration Authorities has permitted to register the document in any Haveli Office/s in Pune City. This Search report is subject to the available Index II records presented to me during the course of my search at the office of the Sub-Registrar Haveli Offices.

Further, it is made it clear that the entire total Sub-Registrars Offices in Pune & Grampanchayat Limits are 27 in all. Therefore Searches of the scheduled property is conducted based on the property where it



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situates and the searches cannot be practicably possible in all the Sub-Registrar Haveli No. 1 to 27 Offices. And the said is based on the one place data stored and generated and made available at District Registrar Office, Pune. The computer generated Data is made available for the period till Dec, 2015. I do not found any adverse entry for any recorded encumbrance or transaction in the said registers in respect of the said land in the relevant years except those mentioned hereinabove. Considering the Number of Sub-Registrar Offices wherein anyone is entitled to register the documents anywhere of his choice and the said offices are not interlinked with each other and cannot have a direct access for search. Therefore the search cannot be said to be conclusive having limitation to take search in the offices wherein the jurisdiction of registration is given.

11) CONCLUSION AND CERTIFICATE OF TITLE :

Relying upon the available documents, Mutation Entries, 7/12 extract Sale Deeds, Development Agreements in favour of M /s Venkatesh Associates through Partners Mr. Devidas Dnyanoba Kadam, Shri. Kiran Wasantrao Pawar, Shri Sandeep Kondiba Satav, Shri. Rahul Kondiba Satav & Shri Sunil Dilip Decker, are in possession of the said land as a Developer. The owners have good marketable title of ownership rights in respect of the said land.

The said land is free from all encumbrances, charges or claim or whatsoever nature and the above said owners has full and absolute right, title, possession and interest in the said land and further executed Development Agreement in favour of M /s Venkatesh Associates coupled with Irrevocable Power of Attorney on the even date.



SCHEDULE

DESCRIPTION OF THE SAID LAND ABOVE REFERRED TO:-

All those piece and parcel of land lying and situated in the revenue village & Grampanchayat Wagholi, within the limits of Registration Dist- Pune Sub-District Taluka - Haveli, within the limits of the Zilha Parishad Pune Taluka Panchayat Samitee Haveli, bearing **Gat Number 1140 (Old Gat No. 1643)** an area **00 H 80 R** out of entire area **01 H 90 R + 00 H 27 R** Pot Kharaba i.e. 02 H 17 R assessed at 01 Rs. 56 Pai and which is bounded are as under :-

ON OR TOWARDS THE

EAST : By Gat No. 1646

SOUTH : By 15 Ft. Road & Gat No. 1664

WEST : by 30 Fts. Road

NORTH : By property out of Gat No. 1643

Hence, is the Search Report & Title Opinion based on the information and document furnished by the parties concerned and Search taken in the concerned Sub- Registrars Office.

The documents are returned herewith.

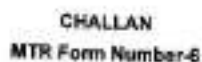
PUNE

DATE : 27/01/2016

Encl. Search Receipt

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[illegible]

MH006792890201516E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 Jan 2016	Receipt	Receipt no.: 49686
	Name of the Applicant :	Raut Tambe Advocates
	Details of property of which document has to be searched :	Dist :Pune Village :Wagholi (avhalwadi) S.No/CTS No/G.No. : 1140
	Period of search :	From :2002 To :2016
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH006792890201516E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		