

332/0

इतर पावती

Original/Duplicate

Thursday, 04 April 2019 4:21 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7077 दिनांक: 04/04/2019

गावाचे नाव: रावेत

दस्तऐवजाचा अनुक्रमांक: हवल14-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. तुषार के. नवले

वर्णन अर्ज क्र.315/2019 गांव मौजे रावेत येथील स.नं.180/1क क्षेत्र 00 हे. 10 आर (शोध 1990 ते 2019) 30 वर्ष
शोध व निरीक्षणे रु. 750.00

एकूण:

रु. 750.00


सह दुय्यम निबंधक, हवेली-14

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000137397201920E दिनांक: 04/04/2019

बँकेचे नाव व पत्ता:

सह - दुय्यम निबंधक (वर्ग-२)

हवेली क्र.१४, पुणे.



CHALLAN
MTR Form Number-6



GRN	MH000137397201920E	BARCODE							Date	04/04/2019-12:17:54		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 HVL14_HAVELI 14 JOINT SUB REGISTRAR				Full Name		ADV TUSHAR KALIDAS NAVALE						
Location PUNE												
Year 2019-2020 One Time				Flat/Block No.		PIMPLE GURAV						
Account Head Details			Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE			750.00	Road/Street		HAVELI						
				Area/Locality		PUNE						
				Town/City/District								
				PIN			4	1	1	0	6	1
				Remarks (If Any)								
				RAVET SR.NO. 180/1C LAND 00 H. 10 AAR SEARCH 1990 TO 2019								
				LAST 30 YEARS								
Total			750.00	Amount In Words	Seven Hundred Fifty Rupees Only							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	00040572019040451231			IK00ZTPUU1			
Cheque/DD No.				Bank Date	RBI Date	04/04/2019-12:18:22			Not Verified with RBI			
Name of Bank				Bank-Branch		STATE BANK OF INDIA						
Name of Branch				Scroll No., Date		95 , 05/04/2019						

Department ID :

Mobile No. : 9762228558

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

सदर चलन "टाइप ऑफ़ पेरमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-332-OthRct-7077	0000084882201920	04/04/2019-16:20:53	IGR021	750.00

MR. TUSHAR K. NAVALE

**B.S.L. LL.B. D.C.L.
(ADVOCATE)**

Survey No. 79/1/30, D. P. Road,
Sudarshan Nagar, Pimple
Gurav, Pune – 411061.
Mob - 9762228558
e-mail – tu.k.navale@gmail.com

Dated: 08/04/2019

: 1 :

TITLE REPORT

Smt. Madhuri Nath Nalawade, R/at: Ravet, Taluka – Haveli, District Pune – 411033, have instructed me to issue Title Report of the following property.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the land admeasuring area **00 H. 10 Aar** assessed at 00 Rupees 62 Paise, bearing Survey No. **180 Hissa No. 1C**, situated at revenue village **Ravet**, Taluka – Haveli, District – Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, which survey number is bounded as under:

On or Towards East : By 12 Mtr. D. P. Road.

On or Towards South: By property of Mr. Satish Bajirao Bhodave & others from Survey No. 180.

On or Towards West : By Odha & Survey No. 154.

On or Towards North: By remaining land from Survey No. 180.

The applicants have supplied me the following documents:

1. 7/12 extracts from 1951 to 2019 along with relevant mutation entries issued by competent authority.
2. Copy of the indenture of Sale Deed dated 31/01/1989 bearing registration serial No. 1621/1989.
3. Other relevant papers.



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: 2 :

HISTORY :-

After inspection of 7/12 extract of year 1951 it appear, all that piece and parcel of land admeasuring area 01 Acre 23 Gunthas plus pot kharab area 00 Acre 10 Gunthas totally admeasuring area 01 Acre 33 Gunthas assessed at the rate 03 Rupaya 2 Anna, bearing Survey No. 180 Hissa No. 1 of village Ravet, Taluka – Haveli, District – Pune, was owned and occupied by Mr. Genu Mahadaji Bhondave as his ancestral property and his name was mutated on village form 7/12 extract vide Phalni 12 Mutation entry No. 456 as the owner and occupant thereof.

That the said land owner i.e. Mr. Genu Mahadaji Bhondave died intestate on 27th October 1946 leaving behind him 1. Mr. Baburao Genuji Bhondave 2. Mr. Ananda Genuji Bhondave 3. Mr. Bhalchandra Genuji Bhondave as the only legal heirs to succeed his ancestral and out of the said legal heirs name of Mr. Baburao Genuji Bhondave was mutated on village form 7/12 extract as the karta of joint hindu family, vide mutation entry No. 691 as the owner and occupant thereof.

That by the order of Tagai Form No. 2 by the Mamledar Haveli, District – Pune, revenue authority had mutated the charge of Tagai worth Rs. 5000/- dated 26/02/1966 on other rights column of village form 7/12 extract vide mutation entry No. 1244.

That said land owner i.e. Mr. Baburao Genuji Bhondave had executed Ikrar worth Rs. 3500/- dated 02/07/1968 in favour of Vi.Ka.Seva Co-Operative Society, hence charge of said society had been mutated by revenue officer on village form 7/12 extract in other right column vide mutation entry No. 1347.

That due to Indian Coinage Act, 1955 and Maharashtra State Government's Weights and Measures (Enforcement) Act, 1958 measurements of land in Acres & Gunthas was changed in Hector and Aar's, and assessment was changed from Anna's to Rupees and accordingly the land in all survey numbers of the village Ravet, was measured and changed in Hector and Aar and assessment was changed in Rupees and the same is reflected vide mutation entry No. 1375,



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: 3 :

and as per the mutation entry number 1375 area admeasuring 01 Acre 33 Gunthas was changed as 00 Hector 74 Aar, and assessment was changed from 03 Rupaye 02 Annas to 03 Rupees 20 Paise.

That by an order of Collector of District – Pune bearing order No. Tagai Vashi/2270/69 dated 14/10/1969, all the charges of Tagai on village form 7/12 extract was deleted and charge of Bank of India worth Rs. 9680/- for lift irrigation was mutated in other right column of village form 7/12 extract by revenue authority vide mutation entry No. 1407.

That the said land owner i.e. Mr. Baburao Ganuji Bhondave died intestate on 08th August 1975 leaving behind him 1.Mr. Sadanand Baburao Bhondave 2. Mr. Bajirao Baburao Bhondave 3. Mr. Vishnu Baburao Bhondave 4. Mrs. Draupada Kondiba Kalje 5. Mrs. Kamal Janardan Bahirat 6. Smt. Parvatibai Baburao Bhondave as the only legal heir to succeed his property, and out of the said heir name of 1.Mr. Sadanand Baburao Bhondave 2. Mr. Bajirao Baburao Bhondave 3. Mr. Vishnu Baburao Bhondave was mutated in owners column of village form 7/12 extract and name of 1. Mrs. Draupada Kondiba Kalje 2. Mrs. Kamal Janardan Bahirat 3. Smt. Parvatibai Baburao Bhondave was mutated in other rights column of village form 7/12 extract by the revenue authority vide mutation entry No. 1716, since then said heirs were in peaceful possession of the said land.

That the said land owners i.e. 1.Mr. Sadanand Baburao Bhondave 2. Mr. Bajirao Baburao Bhondave 3. Mr. Vishnu Baburao Bhondave by executing indenture of sale deed dated 31st January 1989 had sold land admeasuring area 00 H. 10 Aar carved out of their total holding in Survey No. 180 Hissa No. 1 of village Ravet, Taluka – Haveli, District – Pune, unto and in favour of Smt. Madhuri Nath Nalawade i.e. applicant herein, which indenture of sale deed was duly registered in the office of Sub-Registrar Haveli No. 02 Pune, under registration serial No. 1621/1989 dated 31st January 1989, since then Smt. Madhuri Nath Nalawade was in peaceful possession of the said land and her name was mutated on village form 7/12 extract vide mutation entry No. 2264 as the owner and occupant thereof,



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Dated: 08/04/2019

: 4 :

and by the said mutation entry original survey number 180/1 was sub-divided and new Survey No. 180 Hissa No. 1C admeasuring area 00 H. 10 Aar formed to which name of applicant i.e. Smt. Madhuri Nath Nalawade was mutated as the owner and occupant thereof.

Hence by various deeds and documents as enumerated hereinabove the applicant herein i.e. Smt. Madhuri Nath Nalawade have well sufficiently entitle to and have accrued the ownership rights, title and interest in respect of land admeasuring area 00 H. 10 Aar bearing Survey No. 180 Hissa No. 1C of village Ravet, Taluka – Haveli, District – Pune.

At conclusion I am of the opinion that, the schedule property is free from all the encumbrances and/or charges of whatsoever nature and the present applicant have good, clean, clear and sufficient marketable title to the schedule property and also have right to develop the said property by constructing multi storied building thereon as per development rules and sanction of the local body i.e. Pimpri Chinchwad Municipal Corporation.

The documents supplied to me are returned herewith.
Hence this Title Report.

Pune

Dated: 08/04/2019.


Mr. Tushar K. Navale
Advocate

SHRI. TUSHAR KALIDAS NAVALE
B S L LL.B., D.C.L.
(ADVOCATE)

SR. No. 79, SUDERSHAN NAGAR,
PIMPLE GURAV, PUNE-61

MR. TUSHAR K. NAVALE

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Dated: 08/04/2019

: 1 :

SEARCH REPORT

Smt. Madhuri Nath Nalawade, R/at: Ravet, Taluka – Haveli, District Pune – 411033, have instructed me to issue Search Report of the following property.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the land admeasuring area **00 H. 10 Aar** assessed at 00 Rupees 62 Paise, bearing Survey No. **180 Hissa No. 1C**, situated at revenue village **Ravet**, Taluka – Haveli, District – Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, which survey number is bounded as under:

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On or Towards West : By Odha & Survey No. 154.

On or Towards North: By remaining land from Survey No. 180.

As regards the Search of the afore schedule property I have submitted an application to Sub-Registrar Haveli No. 14 Pune, bearing application No. 315/2019 dated 04/04/2019 to which by issuing receipt bearing No. 7077 of search fee I am authorized to take search of the schedule property for year commencing from 1st January 1990 to till today.



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: 2 :

That I have taken search of the above said property for aforesaid period and have inspected Index-II registers made available to me in the office of Sub-Registrar Haveli No. 5, 17, 14, 18, 24, 25 & 26 respectively, I also taken the online search of the schedule property from 2002 to till today and from the available records I have did not found any entry creating encumbrance and/or charge on the said property.

Hence this Search Report.

Pune

Dated: 08/04/2019.



Mr. Tushar K. Navale
Advocate

SHRI. TUSHAR KALIDAS NAVALE
B S L LL.B., D.C.L.
(ADVOCATE)

SR. NO. 79, SUDERSHAN NAGAR,
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