



CHALLAN
MTR Form Number-6

GRN	MH004243019201617E	BARCODE			Date	14/09/2016-16:48:47		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	HVL18_HAVELI 18 JOINT SUB REGISTRAR				Full Name	VAISHNAVI PROMOTERS AND DEVELO			
Location	PUNE					PERS			
Year	2016-2017 One Time				Flat/Block No.				
Account Head Details		Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE		600.00		Road/Street					
				Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				Amount In	Six Hundred Rupees Only				
Total			600.00	Words					
Payment Details				FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA				Bank CIN	REF No.	00040572016091433081		IKC3849407	
Cheque-DD Details				Date	14/09/2016-16:48:18				
Cheque/DD No				Bank-Branch	STATE BANK OF INDIA				
Name of Bank				Scroll No. , Date	Not Verified with Scroll				
Name of Branch									

Mobile No. : Not Available



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Date :



SEARCH AND TITLE REPORT

I am instructed by M/s. Vaishnavi Promoters & Developers through its Partner MR. SANDEEP VITTHAL KATE, R/at.- Pimple Saudagar, Tal. Haveli, Dist. Pune, to take search and give report of the property mentioned herein below and issue title certificate. That previously Adv. Kishor N. Patil had already issued search report of the said property to M/s. Vaishnavi Promoters & Developers through its Partner MR. SANDEEP VITTHAL KATE, R/at.- Pimple Saudagar, Tal. Haveli, Dist. Pune, on 12/03/2010, 08/07/2011, 05/01/2012 & 24/11/2014 so this additional search report be treated as part of previous search report dated 12/03/2010, 08/07/2011, 05/01/2012 & 24/11/2014 issued by Adv. Kishor N. Patil.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the properties bearing

- A) Survey No. 6, Hissa No. 2/1+2/3/2, total area admeasuring 00 H. 59 R, assessed at Rs. 04. 37 Paisa.
- B) Survey No. 7, area admeasuring 01 H. 12 R+ 00 H 05 R Potkharaba, total area admeasuring 01 H 17 R, assessed at Rs. 06. 87 Paisa, out of it area admeasuring 00 H 46.5 R.
- C) Survey No. 7, Hissa No. A, total area admeasuring 01 H 17 R, assessed at Rs. 06. 88 Paisa, out of it area admeasuring 00 H 25 R.

all the properties are situated at Village Pimple Nilakh, Tal. Haveli, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli.

THE DOCUMENTS PERUSED

M/s. Vaishnavi Promoters & Developers through its Partner MR. SANDEEP VITTHAL KATE, R/at.- Pimple Saudagar, Tal. Haveli, Dist. Pune, have provided me following documents for search of the said property.

4. Copy of Development Agreements.
5. Copy of Power of Attorneys.
6. Death Certificate of Sundarabai Ingawale.
7. Copy of ULC Order.
8. Copy of sanctioned Lay-out.
9. Copy of Demarcation.
10. Copy of Commencement Certificate & Revised Commencement Certificate.
11. Authority Letter.
12. NA Order.
13. DRC Certificate.
14. Copy of Search Report taken by Advocate Rajesh Jadhav dated 12/07/2008.
14. Copy of Search Report taken by Advocate Kishor Patil dated 12/03/2010, 08/07/2011, 05/01/2012 & 24/11/2014.

Already, Adv. Kishor N. Patil has carried out extensive Search in respect of the said Property in the office of Sub-Registrar, Haveli for last 30 years i.e. from 1985 to 2014 & accordingly has given search report on 12/03/2010, 08/07/2011, 05/01/2012 & 24/11/2014. Thereafter again on the instructions of M/s. **Vaishnavi Promoters & Developers** through its Partner MR. SANDEEP VITTHAL KATE, I have carried out search in respect of the said property in the office of Sub Registrar Haveli and accordingly I have got search receipt from the office of Sub Registrar Haveli and found following information.

I have carried out Search in respect of the schedule properties in the office of Sub-Registrar Haveli, for last 3 year i.e. from 2014 to 2016 (till today) and after going through above referred documents have found following information.

History relating to Survey No. 6/2/1+2/3/2

That the property bearing Survey No. 6 was owned by one Vithoba Sakharan Ingawale.

That mutation entry No. 391 shows that Vithoba Sakharan Ingawale has sold the an area admeasuring 01 Acre 18 Gunta to one Kalu Dagadu Dhore by Sale Deed dated 09/06/1954. The said Sale Deed is registered in the office of Sub Registrar Haveli. That thus the Survey No. 6 was sub divided into Survey No. 6/2/1+2/3/2 and accordingly by above mutation entry No. 391 name of Kalu Dagadu Dhore was entered in the revenue record i.e. 7/12 extract as owner thereof.



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That Kalu Dagadu Dhore expired on 11/07/1960 leaving behind him following legal heirs -

- | | | | |
|----|-----------------------|---|----------|
| 1. | Sitaram Kalu Dhore | - | Son |
| 2. | Baburao Kalu Dhore | - | Son |
| 3. | Jijabai Dnyanoba Kate | - | Daughter |

Accordingly the name of above legal heirs of Kalu Dagadu Dhore was entered in the revenue records i.e. 7/12 in the year 1960 by mutation entry No. 506. Thus the above legal heirs of Kalu Dagadu Dhore became absolute owner of the above property.

That Mutation Entry No. 524 shows that Jijabai Dnyanoba Kate has preferred application before the revenue authority and has released her rights, title & interest from the above property in favour of her brothers Sitaram Kalu Dhore & Baburao Kalu Dhore. Accordingly the name of Jijabai Dnyanoba Kate was deleted from the 7/12 extract. By the said mutation entry No. 524, both the brothers got $\frac{1}{2}$ share i.e. each got 8 Anna share in the said property. The said mutation entry No. 524 was certified on 15/03/1963. That Jijabai Kate has released her share from the said property.

That Baburao Kalu Dhore expired on 29/10/1985 leaving behind him following legal heirs namely:-

- | | | | |
|----|-----------------------------|---|--|
| 1. | Gopichand Baburao Dhore | - | Son |
| 2. | Machindra Baburao Dhore | - | Son |
| 3. | Dhananjay Baburao Dhore | - | Son |
| 4. | Kamal Jalindar Dhore | - | Widow of Jalindar
Baburao Dhore |
| 5. | Thakubai Harischandra Dhore | - | Widow of Harischandra
Baburao Dhore |
| 6. | Suman Shankar Dongare | - | Daughter |
| 7. | Shakuntala Shivaji Tingare | - | Daughter |
| 8. | Gulab Vijay Hagawane | - | Daughter |
| 9. | Devyani Bhanudas Ghule | - | Daughter |

Accordingly the name of above legal heirs of Baburao Kalu Dhore was entered in the revenue records i.e. 7/12 in the year 1988 by mutation entry No. 1841. Thus the above legal heirs of Baburao Kalu

- | | | | |
|----|-------------------------|---|------------|
| 1. | Janardan Sitaram Dhore | - | Son |
| 2. | Prabhakar Sitaram Dhore | - | Son |
| 3. | Ankush Sitaram Dhore | - | Son |
| 4. | Subhash Sitaram Dhore | - | Son |
| 5. | Kusum Bhagwantrao Kate | - | Daughter |
| 6. | Nanda Ashokrao Saste | - | Daughter |
| 7. | Vithabai Sitaram Dhore | - | Widow Wife |

Accordingly the name of above legal heirs of Sitaram Kalu Dhore was entered in the revenue records i.e. 7/12 in the year 1991 by mutation entry No. 2298. Thus the above legal heirs of Sitaram Kalu Dhore became absolute owner of the above property to the extent of 1/2 share.

That Vithabai Sitaram Dhore expired on 20/08/1993 leaving behind her the above legal heirs.

Thereafter Janardan Sitaram Dhore, Prabhakar Sitaram Dhore, Ankush Sitaram Dhore, Subhash Sitaram Dhore, Kusum Bhagwantrao Kate, Nanda Ashokrao Saste, Gopichand Baburao Dhore, Machindra Baburao Dhore, Dhananjay Baburao Dhore, Kamal Jalindar Dhore, Suman Shankar Dongare, Shakuntala Shivaji Tingare, Devyani Bhanudas Ghule & some of the family members has assigned development rights by executing Development Agreement & Power of Attorney in favour of M/s. Vaishnavi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate. The said Development Agreement & Power of Attorney is registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 3195/2004 & 3196/2004 on 05/04/2004.

That Thakubai Harischandra Dhore & Gulab Vijay Hagawane has signed the said Development Agreement but has granted their consent for approval of building plan on the said property by authority letter.

That the owners has filed return U/s. 6(1) of Urban Land (Ceiling & Regulation) Act, 1976 by ULC case No. 712-T. After filing the said return the Deputy Collector and Competent Authority No. II, Pune Urban Agglomeration Pune, has passed order u/s. 8(4) and has declared that owners do not hold vacant land in excess of the ceiling limit in the said property by its order dated 03/11/2004.

Thereafter Mr. Sandeep Vitthal Kate has carried out demarcation of the said property on 25/11/2004 by M.R. No. 647/2004.

History relating to Survey No. 7 & 7A

That the said properties were originally owned by one Maruti Genu Ingawale.

Mutation entry No. 1963 shows that, Maruti Genu Ingawale & his family members had parted the above properties and other





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properties among themselves by partition and accordingly effect was given to the revenue record. That as per partition the Survey No. 7 which was originally having area admeasuring 02 H 34 R, was sub divided into Survey no. 7, area admeasuring 01 H 17 R & Survey No. 7/A area admeasuring 01 H 17 R.

By the said partition Survey No. 7 area admeasuring 01 H 17 R came to the share of Nivruti Maruti Ingawale & Survey No. 7/A area admeasuring 01 H 17 R came to the share of Rajendra Namdeo Ingawale, Smt. Sundarabai Namdeo Ingawale, Smt. Bebi Baban Shinde, Sou. Vatsala Chandrakant Kadam, Sou. Pushpa Manohar Dhore. The said partition took place on 06/09/1988.

As per the partition the name of Nivruti Maruti Ingawale was entered in the 7/12 extract of Survey No. 7, & the name of Rajendra Namdeo Ingawale, Smt. Sundarabai Namdeo Ingawale, Smt. Bebi Baban Shinde, Sou. Vatsala Chandrakant Kadam, Sou. Pushpa Manohar Dhore were entered in the 7/12 extract of Survey No. 7/A, by mutation entry No. 1963. Thus the above persons became absolute owners of the respective properties.

History relating to Survey No. 7

Thereafter Nivruti Maruti Ingawale has sold various plots from Survey No. 7, to various purchasers by executing various sale deeds. Accordingly the name of purchasers are recorded in the 7/12 extract by various mutation entries. The said mutation entries are not concerning to said search report hence they are mentioned in this report.

Thereafter Nivruti Maruti Ingawale & his family members has assigned development rights by executing Development Agreement & Power of Attorney in favour of M/s. Vaishnavi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate from Survey No. 7, to the extent of area admeasuring 00 H 18.5 R. The said Development Agreement & Power of Attorney is registered in the office of Sub Registrar Haveli

Nilesh Vitthal Kate from the Survey No. 7, to the extent of area admeasuring 00 H 28 R. The said Development Agreement & Power of Attorney is registered in the office of Sub Registrar Haveli No. 17 noted at serial No. 3988/2008 & 3989/2008 on 17/04/2008. Out of the said 28 R land area admeasuring 00 H 25 R land is falling under the various reservations of Pimpri Chinchwad Municipal Corporation and area admeasuring 00 H 03 R falling under residential zone.

Thus M/s. Vaishnavi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate have acquired development rights with ultimate rights to transfer thereof in respect of area admeasuring 00 H 46.5 R land from Survey No. 7.

History relating to Survey No. 7/A

That one of the owner of Survey No. 7/A Sundarabai Namdeo Ingawale expired on 02/01/2002 leaving behind her following legal heirs namely :-

- | | | | |
|----|---------------------------|---|----------|
| 1. | Rajendra Namdeo Ingawale | - | Son |
| 2. | Bebi Baban Shinde | - | Daughter |
| 3. | Vatsala Chandrakant Kadam | - | Daughter |
| 4. | Usha Manohar Dhore | - | Daughter |

The above legal heirs of Late. Sundarabai Namdeo Ingawale were already on the record of 7/12 extract. That the name of Sundarabai Namdeo Ingawale is still appearing in the 7/12 extract which is required to be deleted.

And whereas Bebi Baban Shinde, Vatsala Chandrakant Kadam, Usha Manohar Dhore, has released their right, title and interest from the said property in favour of their brother Rajendra Namdeo Ingawale by executing registered Release Deed. The said Release Deed is registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 1791/2002 on 06/04/2002. That the name of Bebi Baban Shinde, Vatsala Chandrakant Kadam, Usha Manohar Dhore are still appearing in the 7/12 extract which is required to be deleted.

Rajendra Namdeo Ingawale & his family members has assigned development rights by executing Development Agreement & Power of Attorney in favour of M/s. Vaishnavi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate from the said Survey No. 7/A, to the extent of area admeasuring 00 H 20 R land. The said Development Agreement is registered in the office of Sub Registrar Haveli No. 17 noted at serial No. 5253/2005 on 18/08/2005 & Power of Attorney is registered in the office of Sub Registrar Haveli No. 17 noted at serial No. 5269/2005 on 22/08/2005.

Thus M/s. Vaishnavi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate have acquired development rights with ultimate rights to transfer thereof in respect of area admeasuring 00 H 20 R land from Survey No. 7A.





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That the owners of Survey No. 7 & 7/A has filed return U/s. 6(1) of Urban Land (Ceiling & Regulation) Act, 1976 by ULC case No. 91-I along with other survey numbers. After filing the said return the Deputy Collector and Competent Authority, Pune Urban Agglomeration Pune, has passed order u/s. 8(4) and has declared an area admeasuring 26900 Sq. Mtrs. as surplus land from Survey No. 7 & 2 by its order dated 17/05/2007.

That thereafter Mr. Sandeep Vitthal Kate on behalf of owners preferred application to the Town Development Department against the above ULC order. That the Desk Officer, Government of Maharashtra by its order dated 14/02/2008 having No. NJK2208/293/NJKD2, has declared the provisions of ULC are not applicable to the said lands.

Thereafter Mr. Sandeep Vitthal Kate has carried out demarcation of both the properties excluding the area under various reservation of Pimpri Chinchwad Municipal Corporation from Survey No. 7, to the extent of area admeasuring 00 H 25 R., on 14/11/2005 by M.R. No. 1588.

That thereafter Mr. Sandeep Vitthal Kate has got Lay-out sanctioned from the office of PCMC by No. B.P./Layout/Pimple Nilakh/31/08, dated 31/05/2008 in respect of all above properties excluding the area under various reservation of Pimpri Chinchwad Municipal Corporation from Survey No. 7.

Mr. Sandeep Vitthal Kate on behalf of original owners has preferred building plan in respect of all above properties and has obtained commencement certificate from Pimpri Chinchwad Municipal Corporation on 31/05/2008 by No. B.P./Pimple Nilakh/31/2008.

And Whereas Gopichand Baburao Dhore, Ashish Gopichand Dhore, Satish Gopichand Dhore, Machindra Baburao Dhore, Harshal Machindra Dhore, Dhananjay Baburao Dhore, Karan Dhananjay

Devyani Bhanudas Ghule, Lilabai Janardan Dhore, Purshottam Janardan Dhore, Anand Janardan Dhore, Minakshi Gulabrao Sorte, Prabhakar Sitaram Dhore, Sunil Sitaram Dhore, Ankush Sitaram Dhore, Anil Ankush Dhore, Manoj Ankush Dhore, Subhash Sitaram Dhore, Chetan Subhash Dhore, Kalpana Dhananjay Dhore, Sunanda Machindra Dhore, Rekha Gopichand Dhore, Kusum Bhagwanta Kate, Nanda Ashokrao Saste, have executed Supplementary Development Agreement & Power of Attorney in favour of M/s. Vaishnavi Promoters Builders & Developers through its Partners Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate in respect of above property. The said Supplementary Development Agreement & Power of Attorney is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 11230/2009 & 11231/2009 on 03/12/2010.

Thus M/s. Vaishnavi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate have acquired development rights with ultimate rights to transfer thereof in respect of area admeasuring 00 H 59 R land from Survey No. 6, Hissa No. 2/1+2/3/2.

That Rajendra Namdeo Ingawale, Chanda Rajendra Ingawale, Bhushan Rajendra Ingawale, Sameer Rajendra Ingawale, Gauri Rajendra Ingawale, have sold 00 H 05 R land from Survey No. 7, Hissa No. A, to M/s. Vaishnavi Promoters Builders & Developers through its Partners Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate by registered sale deed. The said sale deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 8529/2009 on 23/09/2009.

Thereafter the said Promoter has acquired Development Rights in respect of Development Rights Certificate No. 520 issued by Pimpri Chinchwad Municipal Corporation. That said Promoter has utilised the said TDR on said property by obtaining necessary permission from Pimpri Chinchwad Municipal Corporation.

That thereafter Mr. Sandeep Vitthal Kate on behalf of original owners has preferred revised building plan in respect of all above properties and has obtained revised commencement certificate from Pimpri Chinchwad Municipal Corporation on 30/12/2009 by No. B.P./Pimple Nilakh/73/2009.

M/s. Vaishnavi Promoters Builders & Developers through its Partners Mr. Nilesh Vitthal Kate have obtained N.A. Permission for construction of Residential Building admeasuring 10165.95 Sq. Mtrs and Commercial building admeasuring 99.45 Sq. Mtrs., in the above mentioned properties from the office of Collector of Pune, Revenue Branch, Pune -1 by No. PMH/NA/SR/501/2008 on 24/12/2008.

That M/s. Vaishnavi Promoters Builders & Developers through its Partners Mr. Sandeep Vitthal Kate has entered into various agreements with prospective purchasers in respect of flats constructed on the said property.





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Thereafter again M/s. Vaishnavi Promoters Builders & Developers through its Partners Mr. Sandeep Vitthal Kate has preferred revised building plan for sanction in the office of Pimpri Chinchwad Municipal Corporation and accordingly has revised sanction by its No. BP/Layout/Pimple Nilakh/80/2011 on 20/12/2011.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) Mr. Janardan Sitaram Dhore, Prabhakar Sitaram Dhore, Ankush Sitaram Dhore, Subhash Sitaram Dhore, Kusum Bhagwantrao Kate, Nanda Ashokrao Saste, Gopichand Baburao Dhore, Machindra Baburao Dhore, Dhananjay Baburao Dhore, Kamal Jalindar Dhore, Suman Shankar Dongare, Shakuntala Shivaji Tingare, Devyani Bhanudas Ghule, Thakubai Harischandra Dhore & Gulab Vijay Hagawane are absolute owners of the property described in schedule A.

B) Mr. Janardan Sitaram Dhore, Prabhakar Sitaram Dhore, Ankush Sitaram Dhore, Subhash Sitaram Dhore, Kusum Bhagwantrao Kate, Nanda Ashokrao Saste, Gopichand Baburao Dhore, Machindra Baburao Dhore, Dhananjay Baburao Dhore, Kamal Jalindar Dhore, Suman Shankar Dongare, Shakuntala Shivaji Tingare, Devyani Bhanudas Ghule, have entrusted Development Rights in respect of Survey No. 6/2/1+2/3/2, area admeasuring 00 H 59 R, in favour of Vaishnavi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate. Thus Vaishnavi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate is having exclusive Development Rights & Power to develop the property and having rights of ultimate transfer thereof subject to the consent of Thakubai Harischandra Dhore & Gulab Vijay Hagawane.

C) Mr. Nivruti Maruti Ingawale & his family members are absolute owners of the property described in schedule B.

D) Mr. Rajendra Namdeo Ingawale & his family members are absolute owners of the property described in schedule C.

Vaishanvi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate is having exclusive Development Rights & Power to develop the property & to accept TDR rights from PCMC, and having rights of ultimate transfer thereof.

F) Mr. Rajendra Namdeo Ingawale & his family members have entrusted Development Rights in respect of 20 R land from Survey No. 7/A, in favour of Vaishanvi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate. Thus Vaishanvi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate is having exclusive Development Rights & Power to develop the property and having rights of ultimate transfer thereof.

G) Vaishanvi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate are absolute owners of the property described in schedule C to the extent of area admeasuring 00 H 05 R.

H) This search report is part and parcel of the previous search report dated 12/03/2010, 08/07/2011, 05/01/2012 & 24/11/2014 issued by Adv. Kishor N. Patil. This search report is issued on the request of M/s. Vaishanvi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate.

I) I am the opinion that the said property is clean, clear and marketable and without any encumbrances whatsoever.

Date : 16/09/2016




ADVOCATE

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