



CHALLAN
MTR Form Number-6

GRN	MH002392254201718E	BARCODE			Date	15/06/2017-20:03:05		Form ID				
Department					Inspector General Of Registration							
Type of Payment					Search Fee							
Type of Payment					Other Items							
Office Name					HVL5_HAVELI 5 JOINT SUB REGISTRAR		Full Name		Adv M P Chhajed			
Location					PUNE		Flat/Block No.		S No 19			
Year					2017-2018 One Time		Premises/Building					
Account Head Details					Amount In Rs.		Road/Street		Punawale			
0030072201 SEARCH FEE					750.00		Area/Locality		Pune			
							Town/City/District					
							PIN		4 1 1 0 3 3			
							Remarks (If Any)					
							search for last 30 years					
Total					750.00		Amount In		Seven Hundred Fifty Rupees Only			
							Words					
Payment Details					INDIAN OVERSEAS BANK							
Cheque-DD Details					FOR USE IN RECEIVING BANK							
					Bank CIN		Ref. No.		02716402017061650002		201706160967173	
Cheque/DD No.							Date		15/06/2017-20:03:32			
Name of Bank							Bank-Branch		INDIAN OVERSEAS BANK			
Name of Branch							Scroll No. , Date		Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : Not Available

MADANLAL PREMSUKH CHHAJED

B.S.L., LL.B.
ADVOCATE

OFFICE – 3, Raka Palace, Station Road, Chinchwad, Pune – 411 033

MOBILE No. 9823027765

Sanad No. MAH/106/1989

mail - advchhajer@gmail.com

Date. 19/06/2017



SEARCH & TITLE INVESTIGATION REPORT

Under the instructions, information given and documents shown to me by Mr. Vinayak Kishor Garve, R/at - Near M. K. Hotel, New Sangvi, Pune 411 027.

DESCRIPTION OF PROPERTY

All that piece and parcel of the property bearing as under -

A) Survey No. 19 Hissa No. 1/4 admeasuring area 00 H 20 Aar i.e. 2000 Sq. mtrs. and property bounded as under :-

On or towards East :- Property of Mr. Namdev Kate S. No. 18

On or towards West :- Marunji Punawale Road

On or towards South :- S. No. 19 Hissa No. 1/3

On or towards North :- S. No. 19 Hissa No. 1/5

B)

b-1) Survey No. 19 Hissa No. 1/6 admeasuring area 00 H 21 Aar i.e. 2100 Sq. mtrs. and property bounded as under :-

on or towards East :- Property of Mr. Namdev Kate

on or towards West :- Marunji Punawale Road

on or towards South :- Property of Mr. Jaywant M. Ovhal

on or towards North :- Property of S. No. 19 Hissa No. 1/7

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b-2) Survey No. 19 Hissa No. 1/7 admeasuring area 00 H 21 Aar
i.e. 2100 Sq. mtrs. and property bounded as under :-

on or towards East :- Property of Mr. Namdev Kate
on or towards West :- Marunji Punawale Road
on or towards South :- Property of S. No. 19 Hissa No. 1/6
on or towards North :- Property of S. No. 19 Hissa No. 1/8

b-3) Survey No. 19 Hissa No. 1/8 admeasuring area 00 H 20 Aar
i.e. 2000 Sq. mtrs. and property bounded as under :-

on or towards East :- Property of Mr. Namdev Kate
on or towards West :- Marunji Punawale Road
on or towards South :- Property of S. No. 19 Hissa No. 1/7
on or towards North :- Property of Mr. Subhash Ranawade

i.e. b1, b2 & b3 having total area 61 Aar

C) Survey No. 19 Hissa No. 1/5 admeasuring area 00 H 20 Aar
i.e. 2000 Sq. mtrs. and property bounded as under :-

on or towards East :- Property of Mr. Tatyaram M. Ovhal
on or towards West :- Property of Mr. Kate
on or towards South :- Property of Mr. Rajaram M. Ovhal
on or towards North :- Punawale Marunji Road

All the above mentioned properties situated at Village Punawale,
Tal. Haveli, Dist. Pune and within the local limits of Pimpri
Chinchwad Municipal Corporation and within the jurisdiction of
Sub – Registrar Haveli Pune.

For the sake of brevity hereinafter called the SAID PROPERTY

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I have taken search for the above properties for last 30 years till date by paying requisite search charges by MTR from No 6 vide Challan GRN No. MH002392254201718E dated 15/06/2017 in the office of the Sub - Registrar Haveli No. 5 Pune.

History of the Property A)

That originally the Property was owned and possessed by Late. Chokhu Mahadu Mahar. Late. Chokhu Mahadu Mahar was expired on 30/06/1950 leaving behind his legal heirs Mr. Maruti Chokhu Mahar & others. And accordingly name of Mr. Maruti Chokhu Mahar & others was enrolled on 7/12 extract. Mr. Maruti Chokhu Mahar was expired in the Years 1967- 68 and after his death name of legal heirs of Late. Maruti Chokhu Mahar was enrolled on 7/12 extract by Mutation Entry No. 680.

That as per the said Mutation Entry name of Mr. Rajaram Maruti Ovhal enrolled on 7/12 extract as joint family manger and since then the said property was in possession of Mr. Rajaram Maruti Ovhal & others.

That the Partition of the said Property took place between Mr. Rajaram Maruti Ovhal & others and accordingly Tahasildar Mulshi pass order on dtd. 30/06/1988 vide Order No. TLG/148/88 dtd. 30/06/1988, and as per Mutation Entry No. 1281 the correction made in Survey No. 19/1 and as per the said correction S. No. 19/1 is number as Survey No. 19/1/4 to 19/1/8 and the names of respective owners has been enrolled on above mention Survey Number, and the name of Mr. Rajaram Maruti Ovhal was enrolled on 7/12 extract of Survey No. 19/1/4 i.e. Property mention above in schedule A.

That Mr. Rajaram Maruti Ovhal was expired and the name of his legal heirs Mr. Bapu Rajaram Ovhal & others enrolled on 7/12 extract as per Mutation Entry No. 2718.

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That Mr. Bapu Rajaram Ovhal & others have sold the said Property "A" to M/s Delta Housing Corporation by a registered Sale Deed on dtd. 11/06/2009 and the said document was duly registered in the office of the Sub - Registrar Haveli No. 12 Pune vide Doc. Sr. No. 3329/2009 and accordingly as per Mutation Entry No. 3388 name of M/s. Delta Housing Corporation was enrolled on 7/12 extract.

Thereafter M/s Delta Housing Corporation have sold the said Property "A" to Mr. Vinayak Kishor Garve by a registered Sale Deed on dtd. 28/12/2012 and the said document was duly registered in the office of the Sub - Registrar Haveli No. 5 Pune vide Doc. Sr. No. 11111/2012 and accordingly as per Mutation Entry No. 4248 name of Mr. Vinayak Kishor Garve enrolled on 7/12 extract.

History of the Property B)

b-1) That, originally the Property was owned and posses by Late. Chokhu Mahadu Mahar. Late. Chokhu Mahadu Mahar was expired on 30/06/1950 leaving behind his legal heirs Mr. Maruti Chokhu Mahar & others. And accordingly name of Mr. Maruti Chokhu Mahar & others was enrolled on 7/12 extract. Mr. Maruti Chokhu Mahar was expired in the Years 1967- 68 and after his death name of legal heirs of Late. Maruti Chokhu Mahar was enrolled on 7/12 extract by Mutation Entry No. 680.

That as per the said Mutation Entry name of Mr. Rajaram Maruti Ovhal enrolled on 7/12 extract as joint family manger and since then the said property was in possession of Mr. Rajaram Maruti Ovhal & others.

That the Partition of the said Property took place between Mr. Rajaram Maruti Ovhal & others and accordingly Tahasildar Mulshi pass order on dtd. 30/06/1988 vide Order No. TLG/148/88 dtd. 30/06/1988, and as per Mutation Entry No. 1281 the correction made in Survey No. 19/1 and as per the said



correction S. No. 19/1 is number as Survey No. 19/1/4 to 19/1/8 and the names of respective owners has been enrolled on above mention Survey Number, and the name of Mr. Tatyaba Maruti Ovhal was enrolled on 7/12 extract of Survey No. 19/1/6 i.e. Property mention above in schedule B1.

That, after death of Late. Tatyaba Maruti Ovhal the name of his legal heirs of Late. Tatyaba Maruti Ovhal was enrolled on 7/12 extract and Legal heirs of Late. Tatyaba Maruti Ovhal have sold the said Property "B 1" to M/s Delta Housing Corporation by a registered Sale Deed and the said document was duly registered in the office of the Sub - Registrar Haveli No. 12 Pune vide Doc. Sr. No. 3374/2009 and accordingly as per Mutation Entry No. 3384 name of M/s. Delta Housing Corporation was enrolled on 7/12 extract.

That M/s Delta Housing Corporation have sold the said Property "B 1" to Shree Samarth Atharv Properties by a registered Sale Deed on dtd. 31/08/2012 and the said document was duly registered in the office of the Sub - Registrar Haveli No. 10 Pune vide Doc. Sr. No. 10185/2012, but the name of Shree Samarth Atharv Properties yet to be enrolled on 7/12 extract during that period Shree Samarth Atharv Properties sold the said property to Mr. Vinayak Kishor Garve by a registered Sale Deed on dtd. 31/01/2013 which was duly registered in the office of the Sub - Registrar Haveli No. 5 Pune vide Doc. Sr. No. 983/2013 dtd. 01/02/2013 and accordingly name of the present purchaser Mr. Vinayak Kishor Garve became the obsolete owner of the said property and his name is enrolled on 7/12 extract vide Mutation Entry No. 4250.

b-2) That, originally the Property was owned and posses by Late. Chokhu Mahadu Mahar. Late. Chokhu Mahadu Mahar was expired on 30/06/1950 leaving behind his legal heirs Mr. Maruti Chokhu Mahar & others. And accordingly name of Mr. Maruti

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Chokhu Mahar & others was enrolled on 7/12 extract. Mr. Maruti Chokhu Mahar was expired in the Years 1967- 68 and after his death name of legal heirs of Late. Maruti Chokhu Mahar was enrolled on 7/12 extract by Mutation Entry No. 680.

That as per the said Mutation Entry name of Mr. Rajaram Maruti Ovhal enrolled on 7/12 extract as joint family manger and since then the said property was in possession of Mr. Rajaram Maruti Ovhal & others.

That the Partition of the said Property took place between Mr. Rajaram Maruti Ovhal & others and accordingly Tahasildar Mulshi pass order on dtd. 30/06/1988 vide Order No. TLG/148/88 dtd. 30/06/1988, and as per Mutation Entry No. 1281 the correction made in Survey No. 19/1 and as per the said correction S. No. 19/1 is number as Survey No. 19/1/4 to 19/1/8 and the names of respective owners has been enrolled on above mention Survey Number, and the name of Mr. Yashwant Maruti Ovhal was enrolled on 7/12 extract of Survey No. 19/1/7 i.e. Property mention above in schedule B2.

That, Mr. Yashwant Maruti Ovhal and his family member have sold the said Property "B 2" to M/s Delta Housing Corporation by a registered Sale Deed and the said document was duly registered in the office of the Sub - Registrar Haveli No. 12 Pune vide Doc. Sr. No. 3373/2009 and accordingly as per Mutation Entry No. 3385 name of M/s. Delta Housing Corporation was enrolled on 7/12 extract.

That M/s Delta Housing Corporation have sold the said Property "B 2" to Shree Samarth Atharv Properties by a registered Sale Deed on dtd. 31/08/2012 and the said document was duly

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registered in the office of the Sub - Registrar Haveli No. 10 Pune vide Doc. Sr. No. 10185/2012, but the name of Shree Samarth Atharv Properties yet to be enrolled on 7/12 extract during that period Shree Samarth Atharv Properties sold the said property to Mr. Vinayak Kishor Garve by a registered Sale Deed on dtd. 31/01/2013 which was duly registered in the office of the Sub - Registrar Haveli No. 5 Pune vide Doc. Sr. No. 983/2013 dtd. 01/02/2013 and accordingly name of the present purchaser Mr. Vinayak Kishor Garve became the obsolete owner of the said property and his name is enrolled on 7/12 extract vide Mutation Entry No. 4250.

b-3) That, originally the Property was owned and posses by Late. Chokhu Mahadu Mahar. Late. Chokhu Mahadu Mahar was expired on 30/06/1950 leaving behind his legal heirs Mr. Maruti Chokhu Mahar & others. And accordingly name of Mr. Maruti Chokhu Mahar & others was enrolled on 7/12 extract. Mr. Maruti Chokhu Mahar was expired in the Years 1967- 68 and after his death name of legal heirs of Late. Maruti Chokhu Mahar was enrolled on 7/12 extract by Mutation Entry No. 680.

That as per the said Mutation Entry name of Mr. Rajaram Maruti Ovhal enrolled on 7/12 extract as joint family manger and since then the said property was in possession of Mr. Rajaram Maruti Ovhal & others.

That the Partition of the said Property took place between Mr. Rajaram Maruti Ovhal & others and accordingly Tahasildar Mulshi pass order on dtd. 30/06/1988 vide Order No. TLG/148/88 dtd. 30/06/1988, and as per Mutation Entry No. 1281 the correction made in Survey No. 19/1 and as per the said correction S. No. 19/1 is number as Survey No. 19/1/4 to 19/1/8 and the names of respective owners has been enrolled on above mention Survey Number, and the name of Mr. Balwant Maruti Ovhal was enrolled on 7/12 extract of Survey No. 19/1/8 i.e. Property mention above in schedule B3.

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That, after death of Late. Balwant Maruti Ovhal the name of legal heirs of Late. Balwant Maruti Ovhal i.e. Mr. Suresh Balwant Ovhal & others was enrolled on 7/12 extract and Legal heirs of Late. Balwant Maruti Ovhal i.e. Mr. Suresh Balwant Ovhal & others have sold the said Property "B 3" to M/s Delta Housing Corporation by a registered Sale Deed and the said document was duly registered in the office of the Sub - Registrar Haveli No. 12 Pune vide Doc. Sr. No. 3323/2009 and accordingly as per Mutation Entry No. 3387 name of M/s. Delta Housing Corporation was enrolled on 7/12 extract.

That M/s Delta Housing Corporation have sold the said Property "B 3" to Shree Samarth Atharv Properties by a registered Sale Deed on dtd. 31/08/2012 and the said document was duly registered in the office of the Sub - Registrar Haveli No. 10 Pune vide Doc. Sr. No. 10185/2012, but the name of Shree Samarth Atharv Properties yet to be enrolled on 7/12 extract during that period Shree Samarth Atharv Properties sold the said property to Mr. Vinayak Kishor Garve by a registered Sale Deed on dtd. 31/01/2013 which was duly registered in the office of the Sub - Registrar Haveli No. 5 Pune vide Doc. Sr. No. 983/2013 dtd. 01/02/2013 and accordingly name of the present purchaser Mr. Vinayak Kishor Garve became the obsolete owner of the said property and his name is enrolled on 7/12 extract vide Mutation Entry No. 4250.

Property C)

That, originally the Property was owned and posses by Late. Chokhu Mahadu Mahar. Late. Chokhu Mahadu Mahar was expired on 30/06/1950 leaving behind his legal heirs Mr. Maruti Chokhu Mahar & others. And accordingly name of Mr. Maruti Chokhu Mahar & others was enrolled on 7/12 extract. Mr. Maruti Chokhu Mahar was expired in the Years 1967- 68 and after his death name of legal heirs of Late. Maruti Chokhu Mahar was enrolled on 7/12 extract by Mutation Entry No. 680.

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(9)



That as per the said Mutation Entry name of Mr. Rajaram Maruti Ovhal enrolled on 7/12 extract as joint family manger and since then the said property was in possession of Mr. Rajaram Maruti Ovhal & others.

That the Partition of the said Property took place between Mr. Rajaram Maruti Ovhal & others and accordingly Tahasildar Mulshi pass order on dtd. 30/06/1988 vide Order No. TLG/148/88 dtd. 30/06/1988, and as per Mutation Entry No. 1281 the correction made in Survey No. 19/1 and as per the said correction S. No. 19/1 is number as Survey No. 19/1/4 to 19/1/8 and the names of respective owners has been enrolled on above mention Survey Number, and the name of Mr. Jaywant Maruti Ovhal was enrolled on 7/12 extract of Survey No. 19/1/5 i.e. Property mention above in schedule C as per the Partition Order 00 H. 20 Aar land came to the possession of the Owner to Mr. Jaywant Maruti Ovhal. That Mr. Jaywant Maruti Ovhal was expired on 26/02/1993 and after his death name of his Legal heirs i.e. Kanhopatra (wife), Shivaji, Arun (sons) Jaywant Ovhal & Kalwanti Kaluram Gaikwad (daughter) Ranjana Gulab Kamble (daughter), Asha Uttam Chavan (daughter) name are enrolled on 7/12 extract as per Mutation Entry No. 2686.

That, legal heirs of Late. Jaywant Maruti Ovhal i.e. Kanhopatra (wife), Shivaji, Arun (sons) Jaywant Ovhal & Kalwanti Kaluram Gaikwad (daughter) Ranjana Gulab Kamble (daughter), Asha Uttam Chavan (daughter) have transfer the development rights of the said Property "C" to M/s. Sayadri Corporation by a registered Development Agreement & Power of Attorney on dtd. 23/05/2006 and the said document was duly registered in the office of the Sub - Registrar Haveli No. 19 Pune vide Doc. Sr. No. 03644/2006 & 03645/2006.

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Thereafter M/s. Sahyadri Corporation who is having development rights of the said property "C" along with Power of Attorney. That Ms/ Sahyadri Corporation for themselves and as a Power of Attorney Holder of legal heirs of Late. Jaywant Maruti Ovhal i.e. Kanhopatra (wife), Shivaji, Arun (sons) Jaywant Ovhal & Kalwanti Kaluram Gaikwad (daughter) Ranjana Gulab Kamble (daughter), Asha Uttam Chavan (daughter) have sold the said Property "C" to Mr. Vinayak Kishor Garve by a registered Sale Deed on dtd. 24/12/2012 and the said document was duly registered in the office of the Sub - Registrar Haveli No. 5 Pune vide Doc. Sr. No. 10965/2012 and accordingly as per Mutation Entry No. 4249 name of Mr. Vinayak Kishor Garve enrolled on 7/12 extract.

Thereafter owner of the said property Mr. Vinayak Kishor Garve submitted building plan to Pimpri Chinchwad Municipal Corporation. After verifying and due scrutiny City Engineer of Pimpri Chinchwad Municipal Corporation sanction the building plan and accordingly Commencement Certificate said Property having Commencement Certificate No. BP/LAYA/Punawale/22/2013 dtd. 18/10/2013. That the Developers have also obtained N. A. Order from Pune Collector for usage of the said property for Non Agriculture Land i.e. residential / commercial purpose vide N.A. Order No. PMA/NA/SR/51/2014 dt. 29/12/2014. Thereafter, Pimpri Chinchwad Municipal Corporation revised the building plan and accordingly Commencement Certificate in respect of the said Property having Commencement Certificate No. BP/Punawale/07/ 2017 dtd. 18/02/2017 issued by Pimpri Chinchwad Municipal Corporation. Thereafter, again Pimpri Chinchwad Municipal Corporation revised the building plan and accordingly Commencement Certificate in respect of the said Property having Commencement Certificate No. BP/Punawale/19/ 2017 dtd. 29/04/2017 issued by Pimpri Chinchwad Municipal Corporation.



That Mr. Vinayak Kishor Garve has started construction work on the said property as per the sanctioned revised plans as mentioned above and Mr. Vinayak Kishor Garve has agreed to sale Flats to the various Purchaser/s.

I have gone through all the documents which was shown by Mr. Vinayak Kishor Garve.

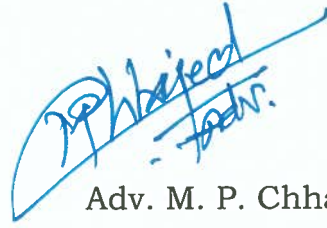
- a) Original copy of 7/12 extract
- d) Original copy of Mutation Entry
- c) Xerox copy of Development Agreement & Power of Attorney
- d) Original copy of Sale Deeds executed in favour of Mr. Vinayak Kishor Garve.
- e) Xerox copy of Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation having ref. No. BP/LAYA/Punawale/22/2013 dtd. 18/10/2013
- f) Xerox copy of N. A. Order
- g) Xerox copy of Revised Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation having ref. No. BP/Punawale/07/2017 dtd. 18/02/2017
- h) Xerox copy of Revised Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation having ref. No. BP/Punawale/19/2017 dtd. 29/04/2017
- i) And all other relevant documents.

I have also taken search of Index II registered mention at Sub Registrars offices situated within the limits of Taluka Haveli and also computer garneted search has been taken for the same, however no adverse entries of encumbrances were found during the search.

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I am therefore my opinion that the said Property is free from all encumbrances, liens, charge, mortgage and the Sale Deed is legal transaction and Mr. Vinayak Kishor Garve has been clean and clear title for the said Property. And Mr. Vinayak Kishor Garve is entitled to developer the said Property, construct a building comprising of independent blocks, commonly known as "ownership scheme" thereon and to dispose the same to the intending purchasers.



Adv. M. P. Chhajed

A C = Search = Garve Vinayak - Punawale - 19 (LCD)

