



CHALLAN
MTR Form Number-6

GRN	MH003389489201718E	BARCODE	[Barcode]		Date	11/07/2017-11:30:47	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		ADV CHANDRAMOHAN MOHAN KHARKAR			
STR1_HQR SUB REGISTRAR SATARA 1									
Location				Flat/Block No.		GODOLI TAL DIST SATARA			
SATARA									
Year				Premises/Building					
2017-2018 One Time									
Account Head Details			Amount in Rs.		Road/Street				
0030072201 SEARCH FEE			750.00		C T S NO 230				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					YEAR 1987 TO YEAR 2017				
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only		
					Words				
Payment Details				FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA									
Cheque-DD Details				Bank CIN		Ref. No.		00040572017071109070 CKC9883057	
				Date		11/07/2017-11:31:33			
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
खदर रोलन 'टाइप ऑफ पेमेंट' अर्दी नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्तावादी लागू नाही.

Ref No.

Date

- VERIFICATION OF TITLE AND SEARCH REPORT -

TO WHOMSOEVER IT MAY CONCERN.

Description of the property :- All that piece and parcel of land situated within municipal limits of Satara bearing City Survey Number and municipal committee number 231, Godoli admeasuring 1850.3 Sq.Mtrs. out of that property open land admeasuring 1658.49 Sq.Mtrs. along with right, title, interest therein and surrounded by

On or towards East : Road

On or towards South : Road

On or towards West : CTS No. 230 and CTS No. 231

comprising building and open space
in the name and possession of Vitthal
Ramchandra Mhaske

On or towards North : Road and remaining portion of the
above stated land in the name and
possession of legal heirs of Vitthal
Ramchandra Mhaske

The said property is subject matter of this report and certificate

(Hereinafter for sake of brevity without mentioning the property in detail it is referred to as "**said property**")

Originally City Survey No. 231, Godoli Peth was owned and possessed by Vishnu Krishna Mhaske. The said property was auctioned in court auction and Mr. Eknath Govinda Jagtap purchased the said property in court auction for valid and legal consideration of Rs. 250/- on 19/7/1938 and he was put in possession by court possession warrant on 6/2/1939. Out of 1850.3 Sq.Mtrs. area 191.52 Sq.Mtrs. area was purchased (229. Sq.Vaar) by Vitthal Ramchandra Mhaske for total consideration of Rs. 250/- by Registered Sale-Deed dt. 30/1/1948. After the execution of Sale-Deed Mr. Vitthal Ramchandra Mhaske become lawful owner of area to the extent of 191.52 Sq.Mtrs. and his name was mutated in City Survey Record in the year 1966.

After the demise of original owner Eknath Govinda Jagtap for the purpose of residual area i.e. area to the extent of 1658.48 Sq.Mtrs. name of their legal heirs of Eknath Govinda Jagtap were entered into Records of Rights on 16/12/96.

In the year 2006 one of the heir of Eknath Mr. Raghunath Eknath Jagtap died and after his demise heirs of Raghunath Eknath Jagtap were brought on record by mutation entry No. 25 dt. 7/4/2010. On the same date by M. E. No. 26 the names of legal heirs of Sampat Eknath Jagtap was brought on record who died on

19/5/2004 M. E. No. 25 and 26 were certified on 7/4/2010 by the City Survey Officer.

Legal heirs of Eknath Govinda Jagtap, Raghunath Eknath Jagtap and Sampat Eknath Jagtap sell out the said property in favour of M/s. Vijay Developers which is a partnership firm by Registered Sale-Deed dt. 29/12/2009 for legal and valid consideration of Rs. 45,00,000/- and they handed over. The possession of property in favour of M/s. Vijay Developers. After execution of document the names of partners of Vijay Developers Sou. Varsha Vijaykumar Kshirsagar, Sou. ^{Shobha}Prabhakar Bhosale, Sou. Padmaja Yuvraj Kshirsagar, Sangeeta Bhiku Kadam were entered into Records of Rights by M. E. No. 27 dt. 7/4/2010 and they were put in possession by Sale-Deed dt. 29/12/2008. M/s. Vijay Developers become absolute owner of the said property. Till today the name of the firm is reflecting in the city survey extract.

After the perusal of documents which were made available to me by client M/s. Vijay Developers and after perusal of city survey extract and having been taken search report for 30 years from sub-registry Satara, (Receipt enclosed herewith bearing No. 1718 F dt. 11/7/2017. I don't found any noted. Legal encumbrance on the above said property.

After the purchase Vijay Developers decided to develop the

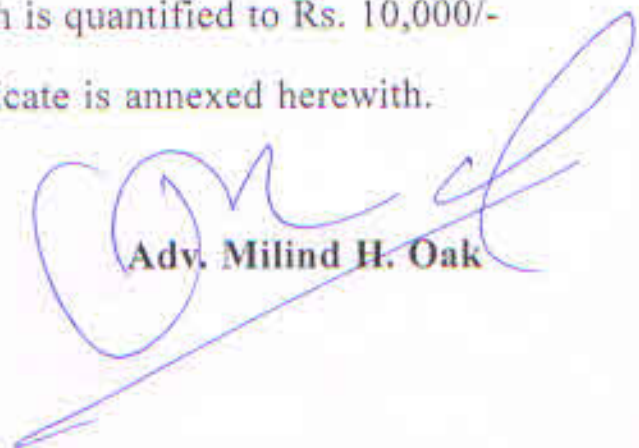
property into multy storyed building comprising residential flats and Commercial shops. They obtained necessary permission from Satara Municipal Council, Satara in the year 2011. As on today the firm is in possession of the property and property is free from any legal encumbrances.

Considering the above facts and circumstances on the record, I am of the opinion that M/s. Vijay Developers through its partners are having legal and valid title in respect of the said property. The firm is absolute owner of the said property. Prospective flat/shop purchaser will get legal and valid title in respect of their property.

Documents which were submitted to me by my client are returned to them along with search receipt. M/s. Vijay Developers have paid by my legal fees which is quantified to Rs. 10,000/- Hence this report separate certificate is annexed herewith.

SATARA

DATE : 11/7/2017



Adv. Milind H. Oak

Ref No.:

Date:

- CERTIFICATE -

Having gone through all the available documents which are made available to me by Vijay Developers and records of city survey and after having search at in the office of sub-registrar, Satara, I hereby certify that, M/s. Vijay Developers through its partners are absolute owners of the property mentioned below.

Description of the property :- All that piece and parcel of land situated within municipal limits of Satara bearing City Survey Number and municipal committee number 231, Godoli admeasuring 1850.3 Sq.Mtrs. out of that property open land admeasuring 1658.49 Sq.Mtrs. along with right, title, interest therein and surrounded by

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possession of legal heirs of Vitthal
Ramchandra Mhaske

Hence the certificate.

SATARA

DATE : || /7/2017



Adv. Milind H. Oak