

Search Report of property bearing Survey No. 142 Hissa No. 1/2/2  
admeasuring total area 00 H 26 R assessed at Rs. 00 Paise 48 situated at  
Village Wakad, Tal. - Mulshi, Dist. Pune.

Owner - Balasaheb Jayvant Mane and Ghansham Pandurang Bingude

Developer - M/s. Aadya Realty



CHALLAN  
MTR Form Number-6



GRN	MH003775255202122E	BARCODE			Date	18/07/2021-11:08:25	Form ID				
Department Inspector General Of Registration				Payer Details							
Search Fee				TAX ID / TAN (If Any)							
Type of Payment Other Items				PAN No.(If Applicable)							
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		Adv Mahesh S Mane					
Location PUNE											
Year 2021-2022 One Time				Flat/Block No.		S No. 142/1/2/2					
Account Head Details						Premises/Building					
0030072201 SEARCH FEE				Road/Street		Wakad Pune					
				Area/Locality		Pune					
						Town/City/District					
				PIN		4	1	1	0	5	7
				Remarks (If Any)							
				Search Fees of S No. 142/1/2/2, Wakad Pune for 30 years from 1991 to 2021							
Total				Amount In		Seven Hundred Fifty Rupees Only					
				Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN		Ref. No.		00040572021071627066		IKOBETKTF0	
Cheque/DD No.				Bank Date		RBI Date		18/07/2021-11:08:29		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID : Mobile No. : 9011560297  
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
 यह चलान "टेक्स ऑफ फ्रैंस" मार्क्स नमूद कालाकारी का लागू नहीं है। इसका कालाकारी विवाद लोटपोरी एवं कालाकारी दोनोंदी लागू नहीं है।



# MAHESH S. MANE

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(Advocate)

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## FORMAT A

To,  
**MAHARERA and**  
**Adya Realty**  
**Through Mrs. Smita Wable**  
R/at – Bhumkar Chowk, Wakad Pune 411057

## SEARCH REPORT/TITLE CERTIFICATE

**SUB: Title Clearance Certificate with respect to property bearing Survey No. 142 Hissa No. 1/2/2 admeasuring total area 00 H 26 R assessed at Rs. 00 Paise 48 situated at Village Wakad, Tal. - Mulshi, Dist. Pune.**

Sir,

I have investigated the title of the said land on the request of Adya Realty and following documents.

1) **Details of the property:**

All that piece and parcel of the property situated at village **Wakad** Taluka Mulshi Dist Pune being and lying within the limits of Pimpri Chinchwad Municipal Corporation and within the Registration limits of Sub Registrar Haveli which property bearing **Survey No. 142 Hissa No. 1/2/2** admeasuring total area **00 H 26 R** assessed at Rs. 00 Paise 48 **situated at Village Wakad, Tal. - Mulshi, Dist. Pune** and the same is bounded as under:-

ON OR TOWARDS

EAST : By remaining property of B U Bhandari out of S No.142

WEST : By property of Shantabai Bhumkar

NORTH : By property of Gulab Baburao Mane

SOUTH : By Government Road

Hereinafter referred as "**Said Property**"

2) I have perused the following Documents :

a) 7/12 Extract & Mutation Entry



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- b) Development Agreement and Power of Attorney on dated 01.02.2020 which is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 883/2020 and 884/2020.
- c) Development Agreement and Power of Attorney on dated 05.03.2021 which is registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 4000/2021 and 4002/2021.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that **Survey No. 142 Hissa No. 1/2/2** admeasuring total area **00 H 26 R** assessed at Rs. 00 Paise 48 **situated at Village Wakad, Tal. - Mulshi, Dist. Pune** is absolutely owned by **Mr. Balasaheb Jayvant Mane to the extent of area 00 H 25 R and Mr. Ghansham Pandurang Bingude to the extent of area 00 H 1 R** and the same are free from encumbrances and doubt and same are perfectly marketable and same is clear, marketable and without any encumbrances.

In pursuance of the respective Development Agreement, Power of Attorney and being Developer of the land, **M/s. Adya Realty** are absolutely entitled to implement ownership Flats Scheme on the said land & dispose of the Flat/Unit to the intending buyers on ownership basis.

## **FLOW OF TITLE OF THE SAID LAND**

### **3) Incident of S. No. 142/1/2/2:**

That the property bearing Survey No. 142/1 was originally owned by Vithu Maruti Mane. The said owner Vithu Maruti Mane died leaving behind heirs Babu Vithu Mane and Jayvanta Vithu Mane and name of his heirs namely Babu Vithu Mane as Manager of Hindu



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Undivided Family entered on 7/12 extract of the said property vide mutation entry no. 873.

Thereafter, as per mutation entry no. 3504 it is found that, Jayvant Vithu Mane died and the names of his heirs namely Balasaheb Jayvant Mane, Kausabai Ashok Shinde, Housabai Jaywant Mane has been entered on 7/12 extract vide mutation entry no. 3504.

Thereafter, as per mutation entry no. 7162 it is found that, as per order of Tahasildar Mulshi the names of Balasaheb Jayvant Mane and Kausabai Ashok Shinde entered on 7/12 extract of S No. 142/1/2/2 having area 00 H 26 R.

Thereafter, as per mutation entry no. 11959 it is found that, Ghansham Pandurang Bingude purchaser area of 00 H 1 R from Balasaheb Jayvant Mane and Kausabai Ashok Shinde as per Sale Deed dated 03.06.2009 which is registered vide no. 2257/2009 and vide mutation entry no. 11959 name of said purchaser Ghansham Pandurang Bingude entered on 7/12 extract of the said property.

Thereafter the owner namely Kausabai Ashok Shinde executed registered Release Deed in favour of Balasaheb Jayvant Mane which is duly registered in the Office of Sub Registrar Haveli No. 17 at Sr. No. 8589/2013 on dated 15/10/2013 and as per said Release Deed name of said owner Kausabai Ashok Shinde deleted from 7/12 extract of the said property vide mutation entry no. 14438.

Thereafter said owners and their heirs Balasaheb alias Balu Jayvant Mane and others executed registered Development Agreement and Power of Attorney in favour of **M/s. Adya Realty** on dated 01.02.2020 which is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 883/2020 and 884/2020 respectively on dated 01.02.2020. Hence as per said Development Agreement M/s. Adya Realty is Developer/Promoter of the said property.



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Thereafter said owners and their heirs Ghansham Pandurang Bingeude and others executed registered Development Agreement and Power of Attorney in favour of **M/s. Adya Realty** on dated 05.03.2021 which is registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 4000/2021 and 4002/2021 respectively registered on dated 08.03.2021. Hence as per said Development Agreement M/s. Adya Realty is Developer/Promoter of the said property.

In the circumstances as per Development Agreements of Power of Attorneys the said **M/s. Adya Realty** as a developer is absolutely entitled to implement ownership Flats Scheme on the above captioned land more particularly described in Para No. 1 - **Survey No. 142 Hissa No. 1/2/2** admeasuring total area **00 H 26 R** assessed at Rs. 00 Paise 48 **situated at Village Wakad, Tal. - Mulshi, Dist. Pune** and dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

That the Promoter M/s. Adya Realty have prepared building plan on said property and got building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. BP/Wakad/62/2021 dated 28/05/2021 and has obtained Commencement Certificate for construction of buildings in respect of the said property.

- 4) I also caused search in the office of Sub-Registrar Haveli Pune in respect of **Survey No. 142 Hissa No. 1/2/2** admeasuring total area **00 H 26 R** assessed at Rs. 00 Paise 48 **situated at Village Wakad, Tal. - Mulshi, Dist. Pune** (which property more particularly described in Para – 1 hereinabove) vide GRN No. MH003775255202122E dated 18/07/2021 from 1991 to 2021. During my search some year record could not be available because some register were in torn condition. During my search I did not come across with any entry showing any



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encumbrances charges or any other right, title or interest by any other person in any manner.

Adv. Jaya B. Narawade through promoter - Adya Realty have published Notice in the Daily Prabhat which appeared on dated 31.03.2021 as part of investigation of title and further they have issued NOC on dated 12/04/2021 specifying that they have not received any objection related to said Property from Public at large.

**Opinion** :- Therefore on the basis of the relevant document & revenue record made available & information given to me, I am of the opinion that:-

- i) **Survey No. 142 Hissa No. 1/2/2** admeasuring total area **00 H 26 R** assessed at Rs. 00 Paisa 48 **situated at Village Wakad, Tal. - Mulshi, Dist. Pune** is absolutely owned by **Mr. Balasaheb Jayvant Mane to the extent of area 00 H 25 R and Mr. Ghansham Pandurang Bingude to the extent of area 00 H 1 R** and the same are free from encumbrances and doubt and same are perfectly marketable.

Thereafter it is further found that, and the Promoter Adya declares and assured that, the promoter / developer have not sold any unit / flat / inventory to any prospective purchaser / buyer in project upon said property.

- ii) In pursuance of the respective Development Agreements, Power of Attorneys and being Developer of the land, **M/s. Adya Realty** is absolutely entitled to implement ownership Flats Scheme on the said land & dispose of the Flat/Unit to the intending buyers on ownership basis.

Pune

Date: 19/07/2021