







CHALLAN  
MTR Form Number-6



GRN	MH013406037202223P	BARCODE			Date	07/01/2023-19:29:38	Form ID				
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)							
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			PAN No.(If Applicable)							
Location	PUNE			Full Name	ADV KISHOR N PATIL						
Year	2022-2023 One Time			Flat/Block No.	KALEWADI						
Account Head Details	Amount In Rs.		Premises/Building								
0030072201 SEARCH FEE	300.00		Road/Street			PIMPRI					
			Area/Locallty			PUNE					
			Town/City/District								
			PIN			4	1	1	0	1	7
			Remarks (If Any)								
			Survey No 22/8 Punavale Ta Mulshi Dist Pune								
			Amount In			Three Hundred Rupees Only					
Total	300.00		Words								
Payment Details	SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	10000502023010703851		7015404373738			
Cheque/DD No				Bank Date	RBI Date	07/01/2023-19:29:50		Not Verified with RBI			
Name of Bank				Bank-Branch			SBIEPAY PAYMENT GATEWAY				
Name of Branch				Scroll No. , Date			Not Verified with Scroll				



Department ID : Mobile No. : 9860254785  
**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**  
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0006645311202223	07/01/2023-19:40:00	IGR002	300.00
Total Defacement Amount					300.00

MH013406037202223P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
07 Jan 2023	Receipt	Receipt no.: 1112718195
	Name of the Applicant :	Adv Kishor Narharrao Patil
	Details of property of which document has to be searched :	Dist :Pune Village :Punavale S.No/CTS No/G.No. : 22
	Period of search :	From :2012 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH013406037202223P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'		



Housiey.co.Kaisni



# KISHOR N. PATIL

Mobile : 9860254785  
Off.: 020-65119008

B.Sc., LL.B.

**ADVOCATE**

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,  
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : Flat No. A-1103, Adi Amma Bliss Co-Op Hsg. Soc. Ltd.,  
Vijaynagar, Kalewadi, Pimpri, Pune 411017.

Notice / Reply

Regd. A.D. / U.C.P.



## SEARCH AND TITLE REPORT

I am instructed by M/s. S.S.D Infrastructure through its Proprietor Vijay Kishanchand Matani, R/at -Pimpri, Pune -411017, to take search and give report of the property mentioned herein below and issue title certificate in respect of the said property and accordingly I have issued search report to them on 25/11/2020 & 03/06/2022. That again the said Developer has instructed me to take search from 03/06/2022 till today and hence this is additional search report relating to the previous search report dated 03/06/2022.

## DESCRIPTION OF THE PROPERTY

All that piece and parcel of the property bearing Survey No. 22, Hissa No. 8, area admeasuring 00 H 33 R, assessed at Rs. 02.00 Paise., situated at Village PUNAVALE, Tal. Mulshi, Dist. Pune, within the jurisdiction of Pimpri Chinchawad Municipal Corporation and within the limits of Sub-Registrar Haveli & which is bounded as under -

On or towards East- By properties of Mr. Chandrakant Kate, Mr. Ankush Kate & Nathu Waghire.

On or towards West- By property of Nathu Waghire.

On or towards South - By Punavale - Tathawade Shiv.

On or towards North- By property of Mr. Manohar Kate.

## THE DOCUMENTS PERUSED

M/s. S.S.D Infrastructure through its Proprietor Vijay Kishanchand Matani, R/at - Pimpri, Pune -17, have provided me following documents for search of the said property.

1. Copy of 7/12 Extracts.
2. Copy of Mutation Entries.
3. Copy of Sale Deed.
4. Copy of Power of Attorney.
5. Copy of Demarcation.
6. Copy of D. P. Opinion.
7. Copy of Commencement Certificate.
8. Copy of N.A. Order.

9. Copy of additional search Report issued by me dated 25/11/2020 & 03/06/2022.

I have carried out extensive Search in respect of the said property in the office of Sub-Registrar, Haveli for last 02 years i.e. from 2022 to 2023 till today and found following information.

That Property bearing Survey No. 22 was owned by Kate family.

That Mutation entry No. 221 shows that, as per phalni namuna No. 12 Survey No. 22 was parted between Bhiku Kondaji Kate & others. As per the said phalni namuna No. 12 Survey No. 22 was divided into parts bearing Survey No. 22/1 to 22/17. As per the said phalni namuna No. 12 Survey No. 22/8 came to the share of Dhondu Krishna Kate. Accordingly name of Dhondu Krishna Kate was recorded in the record of 7/12 extract of said property from the year 1930-31.

Mutation entry No. 427 shows that the property bearing Survey No. 22/8 came under the purview of Tukada under Fragmentation & Consolidation Act. Accordingly effect of the same was recorded in the record of 7/12 extract of said property.

Mutation Entry No. 498 shows that, Dhondu Krishna Kate expired in the year 1955 or thereabout leaving behind him following legal heir namely :-

Vithoba Dhondu Kate - Son

Accordingly after the death of Dhondu Krishna Kate his name was deleted & name of his legal heir was recorded in the record of 7/12 extract of the said property. Thus after the death of Dhondu Krishna Kate his above mentioned legal heir became owner of the said property.

Mutation Entry No. 720 is relating to the Weight and Measurement Act, 1958 and Indian Coinage Act.

Mutation Entry No. 953 shows that, Vithoba Dhondu Kate, Bhagwan Vithoba Kate, Chandrakant Dhondiba Kate & Shankar Vithoba Kate had obtained loan from Bank of Maharashtra. Accordingly name of Bank of Maharashtra was recorded in the record of other rights column of 7/12 extract of said property.

Mutation Entry No. 1766 shows that, Vithoba Dhondu Kate, had obtained loan from Priydarshani Vikas Karyakari Seva Society Ltd. Accordingly name of Priydarshani Vikas Karyakari Seva Society Ltd. was recorded in the record of other rights column of 7/12 extract of said property.

Mutation Entry No. 2078 shows that, Vithoba Dhondiba Kate expired on 2/12/1999 leaving behind him following legal heirs namely :-

1. Bhagwan Vithoba Kate - Son





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RESI : Flat No. A-1103, Adi Amma Bliss Co-Op Hsg. Soc. Ltd.,  
Vijaynagar, Kalewadi, Pimpri, Pune 411017.

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2. Chandrakant Vithoba Kate - Son
3. Shankar Vithoba Kate - Son
4. Hausabai Mahadu Gaikwad - Daughter

Accordingly after the death of Vithoba Dhondu Kate his name was deleted & names of his legal heirs were recorded in the record of 7/12 extract of the said property. Thus after the death of Vithoba Dhondu Kate his above mentioned legal heir became owners of the said property.

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Mutation Entry No. 2517 shows that, Bhagwan Vithoba Kate had preferred an application before Revenue Authority stating therein that the said & other properties be parted between his brothers. Accordingly as per said application Tahsildar, Mulshi vide vatap/SR/52/03 dated 10/02/2004, Survey No. 22 Hiss No. 8 parted as under -

Survey No. 22, Hissa No. 8 area admeasuring 00 H 11 R came to the share of Bhagwan Vithoba Kate.

Survey No. 22, Hissa No. 8 area admeasuring 00 H 11 R came to the share of Chandrakant Vithoba Kate.

Survey No. 22, Hissa No. 8 area admeasuring 00 H 11 R came to the share of Shankar Vithoba Kate.

Accordingly as per the said partition names of Bhagwan Vithoba Kate, Chandrakant Vithoba Kate & Shankar Vithoba Kate were recorded in the record of Survey No. 22/8 to the extent of their respective share.

Mutation Entry No. 2530 shows that, Bhagwan Vithoba Kate had obtained loan from Priydarshani Vikas Karyakari Seva Society Ltd. Accordingly name of Priydarshani Vikas Karyakari Seva Society Ltd. was recorded in the record of other rights column of 7/12 extract of said property.

Mutation Entry No. 2531 shows that, Shankar Vithoba Kate had obtained loan from Priydarshani Vikas Karyakari Seva Society Ltd. Accordingly name of Priydarshani Vikas Karyakari Seva Society Ltd. was recorded in the record of other rights column of 7/12 extract of said property.



Mutation Entry No. 2532 shows that, Chandrakant Vithoba Kate had obtained loan from Priydarshani Vikas Karyakari Seva Society Ltd. Accordingly name of Priydarshani Vikas Karyakari Seva Society Ltd. was recorded in the record of other rights column of 7/12 extract of said property.

Mutation Entry No. 2923 shows that, Chandrakant Vithoba Kate had obtained loan from Priydarshani Vikas Karyakari Seva Society Ltd. Accordingly name of Priydarshani Vikas Karyakari Seva Society Ltd. was recorded in the record of other rights column of 7/12 extract of said property.

Mutation Entry No. 4278 shows that, Chandrakant Vithoba Kate, Suresh Chandrakant Kate, Ganesh Chandrakant Kate, Shobha Dattatraya Arsude, Jijabai Tukaram Nakhate Chandrakant Vithoba Kate with the consent of Bhagwan Vithoba Kate & Shankar Vithoba Kate parted Survey No. 22/8 area admeasuring 00 H 11 R by registered Partition Deed. The said Partition Deed was registered in the office of Sub Registrar Haveli noted at serial No. 2772/2013. As per the partition Survey No. 22/8 area admeasuring 00 H 11 R came to the share of Suresh Chandrakant Kate & Ganesh Chandrakant Kate. Accordingly names of Suresh Chandrakant Kate & Ganesh Chandrakant Kate was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 11 R.

Mutation Entry No. 4302 shows that, Shankar Vithoba Kate, Manohar Shankar Kate, Vaishali Yuvraj Rakshe, Vrushali Yogesh Waje with the consent of Bhagwan Vithoba Kate & Chandrakant Vithoba Kate parted Survey No. 22/8 area admeasuring 00 H 11 R by registered Partition Deed. The said Partition Deed was registered in the office of Sub Registrar Haveli noted at serial No. 1698/2013. As per the partition Survey No. 22/8 area admeasuring 00 H 11 R came to the share of Manohar Shankar Kate. Accordingly name of Manohar Shankar Kate was recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 11 R.

Mutation Entry No. 4303 shows that, Bhagwan Vithoba Kate, Pandurang Bhagwan Kate, Ramdas Bhagwan Kate, Jijabai Gangaram Parkhi, Suman Balkrishna Bhegde, Sulochana Manohar Walhekar, with the consent of Shankar Vithoba Kate & Chandrakant Vithoba Kate parted Survey No. 22/8 area admeasuring 00 H 11 R by registered Partition Deed. The said Partition Deed was registered in the office of Sub Registrar Haveli noted at serial No. 1697/2013. As per the partition Survey No. 22/8 area admeasuring 00 H 11 R came to the share of Pandurang Bhagwan Kate & Ramdas Bhagwan Kate. Accordingly names of Pandurang Bhagwan Kate & Ramdas Bhagwan Kate were recorded in the record of 7/12 extract of said property to the extent of area admeasuring 00 H 11 R.

That the owners had carried out demarcation of area admeasuring 00 H 33 R out of property from the office of City Survey, Pimpri Chinchwad by M.R.No. 1926/2020 on 01/10/2020 & have obtained demarcation certificate.





# KISHOR N. PATIL

Mobile : 9860254785  
Off. : 020-65119008

B.Sc., LL.B.

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RESI : Flat No. A-1103, Adi Amma Bliss Co-Op Hsg. Soc. Ltd.,  
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That owner had obtained D.P. Opinion in respect M.R. No. 1926/2020 from the office of Pimpri Chinchwad Municipal Corporation by its No. NRV/Kavi/Punavale/33/41/2020 on 11/11/2020 & have obtained D.P. Opinion.

Mutation Entry No. 5463 shows that, Pandurang Bhagwan Kate, Jayshree Pandurang Kate, Shubham Pandurang Kate, Pranali Pandurang Kate, Ramdas Bhagwan Kate, Vijaya Ramdas Kate, Ajinkya Ramdas Kate, Akshada Ramdas Kate, Suresh Chandrakant Kate, Sunita Suresh Kate for herself & as a natural guardian mother of Shweta & Swaraj Suresh Kate, Ganesh Chandrakant Kate, Archana Ganesh Kate for herself & as a natural guardian mother of Tanushree & Samoksha Ganesh Kate, Manohar Shankar Kate, Dipti Manohar Kate for herself & as a natural guardian mother of Sarvesh & Anushka Manohar Kate had sold area admeasuring 00 H 33 R land from Survey No. 22/8 to M/s. S.S.D. Infrastructure through its Proprietor Vijay Kishanchad Matani by registered sale deed coupled with Power of Attorney. The said Sale Deed & Powr of Attorney were registered in the office of Sub Registrar Haveli No.18 noted at serial No. 12927/2020 & 12929/2020 on 12/11/2020. Accordingly by the said sale deed name of M/s. S.S.D. Infrastructure through its Proprietor Vijay Kishanchad Matani is recorded in the revenue record i.e. 7/12 extract of the said property as owner thereof. Thus by sale deed M/s. S.S.D. Infrastructure through its Proprietor Vijay Kishanchad Matani became owner and possessor of the said property to the extent of area admeasuring 00 H 33 R.

Thereafter M/s. S.S.D. Infrastructure through its Proprietor Vijay Kishanchad Matani prepared building plan to be constructed on the said property and which was approved and sanctioned by the P.C.M.C. vide Commencement Certificate bearing No. BP/Punavale/15/2021 dt. 31/03/2021.

That the Developer/Promoters have filed an application before the office of Tahsildar, Mulshi, Pune for granting permission to make use of Non-Agricultural purpose i.e. for Residential purpose in respect said property. Accordingly Tahsildar, Mulshi, Pune has granted permission under order No. Jamin/SR/41/2021 on 17/06/2021.

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

A) M/s. S.S.D. Infrastructure through its Proprietor Vijay Kishanchad Matani is the owner of property bearing Survey No. 22/8, total area admeasuring 00 H 33 R situated at village Punavale, Tal- Mulshi, Dist- Pune.



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

The Title Certificate and Search Report is issued on perusing documents regarding the said properties made available to me and going through the records in the office of Sub Registrar Haveli.

Pune

Date : 09/01/2023.



*Kpatil*  
**KISHOR N. PATIL**  
Advocate  
Office: C/o. Adv. Rajesh Jadhav,  
"JANHAVI" 1st Floor,  
Near Kalewadi-Pimpri Bridge,  
Kalewadi, Pimpri, Pune-411017.

**Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said properties or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property. That M/s. S.S.D. Infrastructure through its Proprietor Vijay Kishanchad Matani had informed that there is no Court proceeding pending before any Court of Law in respect of the said property.**



isnoh



