



CHALLAN
MTR Form Number-6



GRN	MH012882278202122E	BARCODE			Date	09/02/2022-16:29:46		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 PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Smila Sanjay Chitale			
Location PUNE										
Year 2021-2022 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In Seven Hundred Fifty Rupees Only					
Total				750.00						
Payment Details BANK OF BARODA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	02003942022020901148		1273432231	
Cheque/DD No.					Bank Date	RBI Date	09/02/2022-16:31:47		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF BARODA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 232143160
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 करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 7767031999

Mrs. Smita S. Chitale

ADVOCATE

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SEARCH AND TITLE REPORT

1. Description of the property:

All that piece and parcel of land bearing Survey No. 59A/2B, CTS No.1811A admeasuring 11820 sq.mt. Situated at Mundhwa, Taluka Haveli, District Pune, lying within the limits of Pune Municipal Corporation admeasuring and bounded as under:

- On or towards east - By D.P. Road
- On or towards south - By S. No. 58, CTS No. 1807
- On or towards west - By CTS No. 1811, 1836 & 1833
- On or towards north - 30 M proposed D.P. Road

Hereinafter referred to as the said property

2. Land Owner: Mr. ANAND TULSIDAS KIRAD

3. Instructions:

I have been instructed by Mr. Anand Tulsidas Kirad to issue search and title report in respect of the captioned property.

4. Search:

I have taken the search in the office of Sub-Registrar Haveli No.1 to 20 for 30 years and have paid the required fees vide receipt No. MH012882278202122E on 09/02/2022 and I have not come across any entry that may adversely affect the title of the owners.

5. Documents Inspected:

1. 7/12 extract and mutation entries
2. Copies of Sale Deeds in favour of the above land owner.
3. Copy of Partition Deed
4. Copy of Demarcation certificate

6. Brief History of plot:

6.1 The said property is part of larger land admeasuring 3 Acres 68 Gunthas with buildings and structures thereon was originally owned by Late Dhairyavan Annasaheb Thackersey, who had purchased the said land in Auction, which is evident from mutation entry No.2020, was the sole and exclusive owner thereof till the time of his death on 06/10/1973. Late Dhairyavan Annasaheb Thackersey died intestate and the said land was inherited by his legal heirs and legal representatives, wife Mrs. Vera and married daughter Mrs. Asha Samras Ostawari and their names were entered in the 7/12 extract of the said land vide mutation entry no. 3649

6.2 The said Mrs. Vera and married daughter Mrs. Asha Samras Ostawari by Indenture of Lease dated 06/01/1975 leased out the said land to Mr. Tulsidas Ramprasad Kirad at lease rent and for a lease period of 20 years commencing from 01/01/1975 and on the terms and conditions stated in the said indenture of Lease which is registered in the office of Sub Registrar Haveli No. II vide No. 33/1975.

6.3 The said Mrs. Vera and Mrs. Asha Samras Ostawari through their constituted attorney Shri Sampat Bhanukumar by Deed of conveyance dated 10/06/1983 sold the said land along with other lands to New Vishwas Engineering Pvt. Ltd. represented through its

Director Mr. Anand Tulsidas Kirad. The said Deed of Conveyance is registered in the office of Sub- Registrar Haveli No.II vide Documents No. 3985/1983.

6.4 The said New Vishwas Engineering Pvt. Ltd. sold the said land along with structures thereon to Mr. Tulsidas Ramprasad Kirad by virtue of Sale Deed which is registered on 20/06/1986 in the office of Sub registrar, Haveli No.2, vide document No. 3720/1996 and his name was entered in the 7/12 extract vide Mutation Entry No.5345 thus Mr. Tulsidas Ramprasad Kirad became absolute owner of the said land admeasuring 12799 sq. mtrs. (Hereinafter referred as the larger land).

6.5 Mr. Tulsidas Ramprasad Kirad expired on 16/07/1987 and the said land devolved upon his heirs namely 1. Smt Amaladevi Tulsidas Kirad (wife), 2. Mr. Anand Tulsidas Kirad, (Son) 3. Mrs. Maya Devendra Gore (Married daughter), 4. Mrs. Uma Vishwajit Tilak (Married daughter) and their name were entered in the 7/12 extract vide Mutation Entry No.6719

6.6 the said heirs of Mr. Tulsidas Ramprasad Kirad executed registered partition deed dated 16/07/1990, vide registered document No. 10788/1990 and Document No. 3722/1996 before the Sub-Registrar Haveli no. 2. As per the said Partition Deed Mr. Anand Tulasidas Kirad became absolute owner of 6410 sq.mtrs out of the said larger land, Smt Amaladevi Tulsidas Kirad became absolute owner of 5410 sq. mtrs. out of the said larger land, Mrs. Maya Devendrakumar Gore became absolute owner of 1000 sq. mtrs. Mrs. Uma Vishwajit Tilak did not had any right in the said land as per the Partition Deed.

Hence, therefore, names of Mr. Anand Tulasidas Kirad, Smt. Amaladevi Tulsidas Kirad & Mrs. Maya Devendrakumar Gore were entered in 7/12 extract of the said land vide Mutation Entry No. 6720

6.7 the Owners i.e. Mr. Anand Tulasidas Kirad & Smt. Amladevi Tulsidas Kirad prepared a layout of the said larger land excluding the area of 1000 sq. mtrs of Mrs. Maya Devendrakumar Gore.

6.8 Smt. Amladevi Tulsidas Kirad expired on 23/09/2019, she executed "Will" dated 01/08/2011 and bequeathed all her rights of 5410 sq. mtrs. to Mr. Anand Tulasidas Kirad

AND WHEREAS Mr. Anand Tulasidas Kirad had become absolute owner of the land admeasuring 6410 sq. mtrs & 5410 sq. mtrs. Totally - **11820 sq. mtrs.** which is entered in property card extract & 7/12 extract of the said land vide Mutation Entry No. 881

9. Opinion:

After scrutinizing the documents I am of the opinion that:

- a. The abovementioned landowner has a clear and marketable title to the respective plots in the said property free from encumbrance.

PUNE

Dated: 09/02/2022.



MRS. SMITA S. CHITALE
ADVOCATE

Mrs. SMITA S. CHITALE
M.A. LL.B. ADVOCATE
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