

No. CMP/17/2022

Date : 07th Jul 2022

ADDITIONAL SEARCH AND TITLE REPORT

1. Description of property : All that piece and parcel of land bearing S. No. 92/2A area 20 Ares (old S. No. 92/2+3+4A+4B+5/1) assessed for land revenue at Re. 1=17 paise of Village Mundhwa within PMC limits, Dist : Pune and name of owner as per property card extracts is Shri Sunil Nagendra Pawar and development rights are held by M/s Sapra Constructions through its Partners Shri Nishit Lalchand Sapra etc.
2. A total 30 year's Search of this property comprising for the period 1990 to 1991 (Part) was carried at the Offices of the Joint Sub Registrars, Haveli No. 1 and No. 2; for the period 1991 (Bal) to 2001 at Haveli No. 3; for the period from 2002 to 2019 on-line entries available on the web-site of *igr.maharashtra.gov*. And after perusal of few documents connected with the property, a Search and Title Report No. CMP/43/2019 dated 11/12/2019 was issued.
3. It is found as under :-
 - (a) The land erstwhile having S. No. 92/2A (old S. No. 92/2+3+4A+4B+5/1) came to be covered under city survey scheme and was allowed to be used for non-agricultural purpose. Therefore, the system of maintaining of record under survey/hissa number came to be cancelled as seen in M. E. No. 13915 dated 23/5/2018.
 - (b) As per the Order No. NB/KV-397/NBA2/Punr/2022 dated 31/3/2022, the erstwhile land S. No. 92/2A has been included in four numbers under city survey scheme viz CTS No. 1173 out of it an area of 505.50 sq.mtrs, CTS No. 1174 out of it an area of 426.30 sq.mtrs, CTS No. 1175 out of it an area of 487.95 sq.mtrs and CTS No. 1176 out of it an area of 585.30 sq.mtrs, thus total area of 2000 sq.mtrs in the name of Shri Sunil Nagendra Pawar.
 - (c) From reading of Entry dated 20/2/2020 appearing on the respective property card extracts, the remark about 'liability for payment of 50% of market price for non-agricultural use', came to be deleted in the name of Shri Sunil Nagendra Pawar (M. E. No. 744 refers).
4. This Additional Search and Title Report is being issued to record few subsequent events pertaining to the said land as stated in Para No. 3 and after conducting further search of available records for the period from 11/12/2019 to 06/7/2022.
5. For the period from 11/12/2019 to 06/7/2022, the on-line computer service at website *igr.maharashtra.gov* is available. In the available entries under the said service, no

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encumbrance adversely affecting the title of the present land-owner i.e. Shri Sunil Nagendra Pawar or the said Developer i.e. M/s Sapra Constructions through its Partners Shri Nishit Lalchand Sapra was found recorded.

6. Accordingly, this Additional Search Report is issued.

No. CMP/17/2022

V.D. Abhyankar
(V.D. ABHYANKAR)
Advocate

Housiey.com



CHALLAN
MTR Form Number-6



GRN MH004478984202223E	BARCODE			Date 04/07/2022-12:35:44	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 V D ABHYANKAR
Location PUNE					
Year 2022-2023 One Time			Flat/Block No.		AMIT TOWER
Account Head Details					Amount In Rs.
0030072201 SEARCH FEE			100.00	Road/Street	BIBVEWADI
				Area/Locality	PUNE
				Town/City/District	
				PIN	4 1 1 0 3 7
				Remarks (If Any)	
				SURVEY NO. 92 VILLAGE MUNDHWA PUNE SEARCH FOR 04 YEARS	
				FROM 2019 to 2022	
				Amount In	One Hundred Rupees Only
Total			100.00	Words	
Payment Details BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02202292022070405414 134521881
Cheque/DD No.		Bank Date	RBI Date	04/07/2022-12:35:44	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :

Mobile No. : 9422321414

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
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