

No. CMP/17/2022

Date : 07<sup>th</sup> 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

*ML*

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)  
Advocate

Housiey.com



**CHALLAN**  
**MTR Form Number-6**



<b>GRN</b> MH004478984202223E		<b>BARCODE</b> 		<b>Date</b> 04/07/2022-12:35:44		<b>Form ID</b>	
<b>Department</b> Inspector General Of Registration				<b>Payer Details</b>			
<b>Search Fee</b>				<b>TAX ID / TAN (If Any)</b>			
<b>Type of Payment</b> Other Items				<b>PAN No.(If Applicable)</b>			
<b>Office Name</b> HVL1_HAVELI NO1 SUB REGISTRAR				<b>Full Name</b>		ADV V D ABHYANKAR	
<b>Location</b> PUNE				<b>Flat/Block No.</b>		AMIT TOWER	
<b>Year</b> 2022-2023 One Time				<b>Premises/Building</b>			
<b>Account Head Details</b>			<b>Amount In Rs.</b>		<b>Road/Street</b>		
0030072201 SEARCH FEE			100.00		BIBVEWADI		
					<b>Area/Locality</b> PUNE		
					<b>Town/City/District</b>		
					<b>PIN</b> 4 1 1 0 3 7		
			<b>Remarks (If Any)</b>				
			SURVEY NO. 92 VILLAGE MUNDHWA PUNE SEARCH FOR 04 YEARS				
			FROM 2019 to 2022				
<b>Total</b>			100.00		<b>Amount In</b> One Hundred Rupees Only		
					<b>Words</b>		
<b>Payment Details</b> BANK OF INDIA				<b>FOR USE IN RECEIVING BANK</b>			
<b>Cheque-DD Details</b>				<b>Bank CIN</b>		<b>Ref. No.</b>	
				02202292022070405414		134521881	
<b>Cheque/DD No.</b>				<b>Bank Date</b>		<b>RBI Date</b>	
				04/07/2022-12:35:44		Not Verified with RBI	
<b>Name of Bank</b>				<b>Bank-Branch</b>		BANK OF INDIA	
<b>Name of Branch</b>				<b>Scroll No. , Date</b>		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**

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे .इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही .