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इतर पावती

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नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 6159 दिनांक: 06/07/2017

नावाचे नाव:

इसतऐवजाचा अनुक्रमांक: कडपूर-0-2017

इसतऐवजाचा प्रकार :

शाहर करमान्याचे नाव: जेठ कविता तुफे- आवेकर

पर्याय नाव मोजे व-होती येथील गट नं 493 सन 2016 ते 2017 (2 वर्षे)

शोध व निरीक्षण

₹. 300.00

एकूण:

₹. 300.00

Joint S.R. Khed-2 (Chakan)

सह तुट्टम निबंधक जेठ.पुणे

1): देयकचा प्रकार: eChallan रकम: ₹.300/-

सीसी/घनादेश/पे ऑर्डर क्रमांक: MH003229072201718E दिनांक: 06/07/2017

बिक्रीचे नाव व पत्ता:

7/6/2017

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Mrs. Kavita M. Tupe (Ambekar)

Advocate

B.A.L.L.B.

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SUPPLEMENTARY SEARCH & TITLE REPORT
IN RESPECT OF Gat No. 493
VILLAGE: CHARHOLI KHURD, TAL- KHED, DIST.- PUNE

TO WHOMSOEVER IT MAY CONCERN

REF :1) Search and Title Report dtd. 04/05/2013 taken by Adv. Ashok R. Wagh for the period of 1982-2012 and supplementary search report taken dtd. 18/05/2013 for the period of 2012 to 2013 with the list of flat agreement, Supplementary Search Reports Taken by Adv. Sangita B. Kumbhar dtd. 17/05/2015, by Adv. Gauri G. Mhaske dtd. 26/02/2015 and 31/08/2015 and by Adv. Vimal B. Londhe dtd. 04/06/2016 to and in respect of land admeasuring area 01 H 60 R out of total land admeasuring area 02 H 56 R, Gat no. 493 Village: Charholi khurd, Tal: Haveli, Dist: Pune .

Sir / Madam,

This Supplementary Search and Title Report is being issued in continuation with the above referred Reports, in respect of the Properties which are described in the "SCHEDULE OF THE PROPERTY" of the above referred Search and Title Reports, for "M/s. Ganesh Construction Through its partner Mr. Ganesh Satish Patil, having its Office at First Floor, "A" Wing, Ganesh Heights, Ganesh Nagar, Dapodi, Pune - 411012.

2) SEARCH:

1) According to the search and title verification reports by Adv. Ashok R. Wagh and Supplementary Search Reports Taken by Adv. Sangita Kumbhar and Adv. Gauri G. Mhaske and by Adv. Vimal B. Londhe has opined that the Title of M/s. Ganesh

Construction to and in respect of land admeasuring area 01 H 60 R situated at village Charholi Khurd, Tal: Haveli Dist: Pune is clean, clear and marketable and the same is free from all encumbrances AND M/s. Ganesh Construction having sufficient rights and authority to develop the said property to construct building structures thereon, consisting of various tenements, flats etc. and to be sold on ownership basis to various purchasers.

2) It is observed that the said land covered under Residential Zone and M/s. Ganesh Construction through its partner Ganesh Satish Patil with the intention to construct the building/s upon the subject captioned land, got the building Plan approved from the Assistant Director of Town Planning, Pune Br. Pune vide A.D.T.P. Pune's letter no. NABP/Mauje Charholi khurd/Tal-Khed/Gat no.493/SSP/918 Dtd.24/02/2012. The said land is converted into Non-Agriculture use by vide N.A. Order bearing SJD/NA/SR/818/2011 dt. 02/03/2012 issued by Sub-Divisional Officer Junnar, Khed and started construction of the building /s in accordance with the sanctioned Plan and agreed to sell the tenements to various purchasers.

3) I have caused the search of Index II registers, in the offices of Sub-Registrar Khed and Khed 2, for additional period i.e. from 2016 to 2017, vide receipt no. 6159 dt.06/07/2016, I found the entries as per the Index II registers, which pertains to sale of flat /Tenement to the respective Purchaser, the details of which are given in the annexure enclosed herewith upto date. Except the above mentioned entries which in the list enclosed herewith, I do not come across any other entry adversely affecting the title of the original owners as certified by Adv. Ashok R. Wagh in his search and title Opinion and supplementary Search and also in the supplementary search and Title Reports dtd. 04/05/2013 and dtd. 18/05/2013, supplementary Search Reports Taken by Adv. Sangita B. Kumbhar dtd.17/05/2015, by Adv. Gauri G.

Mhaske dtd. 26/02/2015 and 31/08/2015 and by Adv. Vimal B. Londhe dtd. 04/06/2016 respectively.

3) Title certificate:

From the above discussion it is seen that **M/S. Ganesh Constractuon** have clean, clear and marketable title and the said land is free from all encumbrances and having right and authority to develop the said property and construct thereon the building structures consisting of tenements to be sold on the ownership basis., some of them had been already sold as per List attached herewith this supplementary Search Report .

Hence this Supplementary Search Report.

Place:Dapodi,Pune

Date: 07/07/2017


Mrs. Kavita M. Tupe (Ambekar)
Advocate