



CHALLAN
MTR Form Number-6



GRN MH012482292202122E	BARCODE	Date 01/02/2022-12:02:59	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	ADVOCATE NANDA BABU
Location PUNE			
Year 2021-2022 One Time		Flat/Block No.	
Account Head Details		Amount In Rs.	Premises/Building
0030072201 SEARCH FEE		300.00	Road/Street
			Area/Locality
			Town/City/District
			PIN
		Remarks (If Any)	
		Amount In	Three Hundred Rupees Only
Total		300.00	Words
Payment Details UNION BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 02901792022020190818 508235301
Cheque/DD No.		Bank Date	RBI Date 01/02/2022-12:10:07 Not Verified with RBI
Name of Bank		Bank-Branch	UNION BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : 930999878

Mobile No. : 9922414423

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 दस्त्यासाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0006012627202122	01/02/2022-12:26:55	IGR002	300.00
Total Defacement Amount					300.00

MH012482292202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 Feb 2022	Receipt	Receipt no.: 1112294605
Name of the Applicant : ADVOCATE NANDA BABU		
Details of property of which document has to be searched :		Dist :Pune Village :Lohgaon S.No/CTS No/G.No. : 276
Period of search :		From :2020 To :2022
Received Fee :		300
The above mentioned Search fee has been credited to government vide GRN no :MH012482292202122E		
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 '.		

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MRS. NANDA BABU

Advocate

Office: No.4, Rajaram Apt, A-92, Kasturbawadi CHS Ltd,
Vishrantwadi, Airport Road, Pune -411015



Ref No.

Date: 01/02/2022

SUPPLEMENTARY SEARCH AND TITLE REPORT

Dear Sir,

Applicant :- M/s. R. R. Reality

In order to ascertain the marketability in the property bearing **Survey No. 276, Hissa No. 2/3, Total admeasuring area about 00 Hector 76.5 Ares, Assessment of Rs. 02=44 Paise.** Situate, lying and being at Revenue Village Lohagaon, Taluka Haveli, District Pune and within local limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune.

I have, I examined the copies of documents and other relevant & revenue records produced before me by the applicant.

2. Taken online search of deeds and documents registered in the office of Sub-registrar Haveli Pune for the period of 2020 to 2022 vide search Challan bearing GRN No. **MH012482292202122E** dated **01/02/2022** accordingly my observations are as follows:-

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1. Introduction:-

(A) Description of Land:-

All that piece and parcel of property bearing Survey No. 276, Hissa No. 2/3, Total admeasuring area about 00 Hector 76.5 Ares, Assessment of Rs. 02=44 Paise, Situated at Village- Lohagaon, Taluka - Haveli, District - Pune, and within the limits of Zilla Parishad Pune, Taluka Panchyat Samiti Haveli, Grampanchyat Lohagaon and within the jurisdiction of Sub Registrar Haveli, Pune and bounded as follows:-

On or towards the East : By remaining land out of Survey No. 276/2/3 of Tukaram Yashwant Sathe.

On or towards the South: By property of Mr. Vishnu Yashwant Sathe out of Survey No. 276.

On or towards the West : By Survey No. 276.

On or towards the North: By Road.

Hereinafter called as the - "SAID PROPERTY".

2. History of the Property:-

That Survey No. 276, Hissa No. 2/3, Total admeasuring area about 00 Hector 76.5 Ares, Assessment of Rs. 02=44 Paise, Situated at Village- Lohagaon, Taluka - Haveli, District - Pune, and within the limits of Zilla Parishad Pune, Taluka Panchyat Samiti Haveli, Grampanchyat Lohagaon and within the jurisdiction of Sub Registrar Haveli,

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Pune (hereinafter referred to as the 'Said Property') which is ancestral property of Mr. Hari Arjuna Sathe.

That Mr. Hari Arjuna Sathe expired leaving behind his legal heir i.e. Mr. Yashwant Hari Sathe has been mutated on 7/12 extract by Mutation Entry No. 4284 and became absolute owner of the said property.

That Mr. Yashwant Hari Sathe has obtained loan from Canara Bank, Lohagaon Branch, Pune and mortgage the said property with them and Canara Bank, Lohagaon Branch, Pune's name has been recorded on 7/12 extract in other rights column by mutation Entry No. 4728.

That Mr. Yashwant Hari Sathe has repaid the said loan of Canara Bank, Lohagaon Branch Pune and Canara Bank, Lohagaon Branch Pune's name has been deleted from 7/12 extract in other rights column by mutation Entry No. 10539.

That Mr. Yashwant Hari Sathe has made internal Registered Partition Deed and as per Partition Deed Mr. Tukaram Yashwanta Sathe has been mutated on 7/12 extract by Mutation Entry No. 14015 and became absolute owner of the said property.

That Tulsabai Dnyaneshwar Nimbalkar has executed Release Deed in favour of 1) Mr. Tukaram Yashwant Sathe, 2) Mr. Vishnu Yashwant Sathe, 3) Smt.

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Sarakbai Sakharam Sathe, 4) Mr. Haribhau Sakharam Sathe, 5) Mr. Sopan Sakharam Sathe, 6) Dnyaneshwar Yashwant Sathe on 07/07/2011 and the said Release Deed is duly registered in the office of Sub-Registrar Haveli Pune vide Sr. No. 6846/2011 and name of Tulsabai Dnyaneshwar Nimbalkar has been deleted from 7/12 extract by Mutation Entry No. 36610.

That the said property is demarcated as per M.R. No. 3412/12 dated 18/02/2013.

That 1) Mr. Tukaram Yashwant Sathe, 2) Mrs. Sulabai Tukaram Sathe, 3) Smt. Surekha Tanaji Sathe, 4) Mr. Pranay Tanaji Sathe, 5) Siddhi Tanaji Sathe, 6) Shweta Tanaji Sathe, 7) Mrs. Lata Madhukar Phuge (Before Marriage Name - Lata Tukaram Sathe) have entrusted development rights admeasuring area 00 Hecter 60 Aars in favour of M/s. R. R. Reality, a Partnership Firm through its Partners 1) Mr. Rohit Rajendra Agarwal, 2) Mrs. Reshma Rajendra Agarwal, and 3) Mr. Ramesh Baban Moze by way of Development Agreement and Power of Attorney on 06/10/2017 and the said Development Agreement and Power of Attorney is duly registered in the office of Sub-Registrar Haveli No. 8 Pune vide Sr. No. 9596/2017 and 9597/2017 dated 07/10/2017.

Further, the land owner Tukaram Yashwant Sathe in person and other family members of Tukaram Yashwant Sathe, Sou. Sulabai Tukaram Sathe and others through

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their constituted Attorney Holder M/s. R.R. Realty have transferred the amenity space area about 1012.31 Sq. Mtrs. and 738.58 Sq. Mtrs. for 15 Mtrs road, totally admeasuring area 1750.89 Sq. Mtrs to the Pune Municipal Corporation. The Transfer Deed has been registered in the office of the Sub Registrar Haveli No.23, Pune at Sr. No.73/2022 on 03/01/2022. Mutation yet to be effected.

The search and opinion is issued only on the basis of the available documents & records provided by the Applicant and online search taken through igrmaharashtra website at the particular time. The opinion given in this report is only on supporting document and online search.

In my online search of Index II for the period 2020 to 2022 till today except for the above mentioned entry, I did not come across any entry evidencing and encumbrances on the said property as herein described.

On the basis of the said search and documents produced before me and on the basis of information given to me by the applicant herein, I come to a conclusion that the present owner has clear and marketable occupancy and the ownership rights in the said Property which is more particularly described herein above and the said Property is free from all the encumbrances.

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I have given Search Report for the period of 30 years on 11/04/2018. Supplementary Search Report on 16/07/2019, 10/09/2020.

I come to a conclusion that the present owner has clear and marketable occupancy and the ownership rights in the said Property which is more particularly described herein above and the said Property is free from all the encumbrances.

This Supplementary Search Report is Signed,
Sealed & Delivered at Pune on 1st February, 2022.

Place:- Pune

Date:- 01/02/2022

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MRS NANDA BABU

Advocate

NANDA BABU
ADVOCATE
NOTARY, GOVT. OF INDIA
RAJARAM APT., PL-A-92, FL 4,
KASTURBA SOCIETY,
VISHRANTWADI, PUNE-411 015.
Cell No. 9922414423