



CHALLAN
MTR Form Number-6



GRN	MH008114671201920E	BARCODE			Date	07/11/2019-17:30:31	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID (If Any)				
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	PUNE			Full Name	Adv Rameshkumar Nage			
Year	2019-2020 One Time			Flat/Block No.	G No 1403 Hissa No 7			
Account Head Details		Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE		300.00		Road/Street	admeasuring area about 30R			
				Area/Locality	Wagholi Pune			
				Town/City/District				
				PIN	4	1	2	2
				Remarks (If Any)	Search Fee for 3 years			
				Amount In	Three Hundred Rupees Only			
				Words				
Total			300.00					
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA								
Cheque-DD Details				Bank CIN	Ref. No.	02300042019110758896	006805643	
Cheque/DD No.				Bank Date	RBI Date	07/11/2019-17:31:42	Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

Mobile No. : 8380037496

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

R. B. Nage
Rameshkumar B. Nage
ADVOCATE B.A.(Hons), LL.B
Manjari Farm, Tal. Haveli,
Dist. Pune Mob. 9604974370
7/11/2019

Rameshkumar B. Nage
ADVOCATE

Add:- S.No.36/1D,Pune-Solapur
Road, Manjri form, Pune
Reg. No. MAH/657/1986
Mob. No. 9604974370

Date: 07/11/2019

To,
M/s. Terra Property,
313, Ravivar Peth, Pune-411002

SUPPLIMENTARY SEARCH AND TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

This Supplementary SEARCH AND TITLE REPORT of property described herein under is owned by Mr. Sanjay Capalrao alias Prataprao Jadhavrao. I am instructed by M/s. Terra Property through its partner Mr. Pankaj Mantri (hereinafter referred to as the "Developer/Promoter").

Adv. Santosh Shitole had furnished a Search & Title Report on dated 29/07/2015 (hereinafter referred to as the said "SEARCH & TITLE REPORT") On the basis of documents entrusted to me, a search caused to have been taken then, and the information given to me. I have furnished this supplementary to the Search & Title Report relating to the said land.

DESCRIPTION OF THE PROPERTY :
SCHEDULE

All that piece and parcel of area admeasuring 00 Hectare 30 Ares out of total area admeasuring 00 Hectare 60 Ares of Plot No. 3A out of Gat No. 1403 Hissa No. 7 situated at Revenue Village Wagholi, Taluka

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Haveli, District Pune and within the limits of Zilla Parishad Pune, and with the jurisdiction of District Registrar Pune.

(hereinafter referred to as "*the captioned property*")

THE SEARCH

The search and title report of the said Land taken at your instance is as follows.

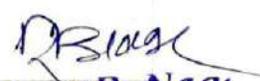
Due to decentralization from 1st November, 2005 any document can be registered in any of the Sub Registrar offices of Pune. I have caused the search of the Index II registers for the last 05 years (2015 to 2019) in the office of the sub-registrar, Pune of the said captioned property.

Before taking the said search the requisite fee was paid vide e-challan bearing GRN MH008114671201920E dated 07/11/2019.

During the said search, many of the Index II registers were found to be in bad condition and pages of many registers were in loose and torn condition. No entry with respect to the said captioned property except mentioned herein after was found in the available record for the above said period. Except for the following transactions, no other transactions were noticed during the search and on perusal of records.

In the nutshell from the available record of the Index II registers, no disclosure of any adverse entry with respect to the captioned property was found.

From the available records in the office of the aforesaid Sub Registrar and concern documents and records made available for my inspection and search, the investigation has revealed as under :-


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5/11/2019

THE TITLE

I have perused the Search & Title Report of dated 29/07/2015 issued by Adv. Santosh Shitole relating to the said captioned property, relying on the said search and title report dated 29/07/2015 I am issuing this this Supplementary Search & Title Report therefore this search and title report be read together with the Search & Title Report dated 29/07/2015.

Apart from above, I perused following documents for tracing the title of the said Land.

1. Original copy of Search & Title Report issued by Adv. Santosh Shitole of dated 29/07/2015.
2. Photocopy of Registration Certificate issued by Maha RERA authority bearing no. P52100006109 dated 14/08/2017.
3. Photo copy of Completion Certificate bearing No. 1235/15-16 dated 15/03/2019.

• **INCIDENTS**

1. RERA Registration Certificate :-

On perusal of Photocopy of Registration Certificate issued by Maha RERA authority bearing no. P52100006109 dated 14/08/2017, it appears that as per section 5 of the Real Estate (Regulation and Development) Act 2016, the said Developers have got registered his project for upon the said captioned property as per RERA act.

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2. Completion Certificate :-

On perusal of Photo copy of Completion Certificate bearing No. 1235/15-16 dated 15/03/2019, it appears that, the said Developer/Promoter duly completed construction of Flats/Units of Wing 'A' consisting of 24 flat and 4 shops as mentioned in it on the said captioned property described in schedule herein and the said construction has been completed as per laws and regulations of the Pune Metropolitan Regional Development Authority, Pune and the construction made on the said land is regular and proper.

IN VIEW OF THE DISCUSSION MADE IN PARAS ABOVE I CONCLUDE THAT:

1. Encumbrances: No entry showing any encumbrance such as sale, transfer, mortgage, charge or otherwise in respect of the said captioned property was found during the search.
2. Remarks: In the office of Sub-registrar Haveli 1, 2, 10, 11, 12 of Pune, search is taken from the available for records for my inspection. However from the available records for my inspection, there was no adverse entry showing any transaction in respect of the said captioned property.

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It was also noted and found in e-search that Developer / Promoter have executed various agreements for sale of its Flats / Units with various purchasers, which are duly constructed upon the said captioned property.

Apart from manual search I have also taken e-search on official web site of Department of Registration & stamp, Government of Maharashtra.

3. On the basis of all the above facts, records, documents perused by me which are provided by client and relying on them, I have no hesitation to opine that Mr. Sanjay Capalrao alias PratapraoJadhavraohave granted and entrusted the rights, title & interest in respect of the said captioned property as per Development Agreement dated 20/10/2014, in favour of my client M/s. Terra Property through its partner Mr. PankajMantri. Further I opine that above said firm i.e. M/s. Terra Property is authorized and permitted to construct multi-storied building/s thereon and also to sell the flats/shops etc. from the said proposed building/s to prospective Purchases thereof.

Note:- This Search and Title Report is based upon the information and documents made available to me. All the copies of the documents given for my inspection are returned herewith

Pune.

Dated:- 07/11/2019.

ADVOCATE

R. Nage
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TITLE OPINION

This is to certify that, M/s. Terra Property partnership firm through its authorized partner through its partner Mr.Pankaj Mantri is having development right, title and interest to the Property having area admeasuring 00 Hectare 30 Ares out of total area admeasuring 00 Hectare 60 Ares of Plot No. 3A out of Gat No. 1403 Hissa No. 7 situated at Revenue Village Wagholi, Taluka Haveli, District Pune and having marketable title and is free from all encumbrances, lien, lease, charges etc.

SCHEDULE

All that piece and parcel of area admeasuring 00 Hectare 30 Ares out of total area admeasuring 00 Hectare 60 Ares of Plot No. 3A out of Gat No. 1403 Hissa No. 7 situated at Revenue Village Wagholi, Taluka Haveli, District Pune and within the limits of ZillaParishad Pune, and with the jurisdiction of District Registrar Pune.

(herein referred to as "*the captioned property*")

DATE: - 07/11/2019

PUNE

ADVOCATE


Rameshkumar B. Nage
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Dist. Pune Mob. 9604974370

7/11/2019