



CHALLAN
MTR Form Number-6



GRN	MH009480367202425P	BARCODE		Date	08/10/2024 20:57:16	Form ID
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Department		Inspector General Of Registration				
Type of Payment		Search Fee				
Office Name		HVL1 HAVELI NO1 SUB REGISTRAR				
Location		PUNE				
Year		2024-2025 One Time				
Account Head Details		Amount In Rs.				
0030072201 SEARCH FEE		300.00				
Payer Details		TAX ID / TAN (If Any)				
		PAN No (If Applicable)				
Full Name		Adv Kishor N Patil				
Flat/Block No.		Kalewadi				
Premises/Building		Road/Street				
		Pimpri				
Area/Locality		Pune				
Town/City/District						
PIN		4 1 1 0 1 7				
Remarks (If Any)		Gal No 305 Village Moshi Taluka Haveli District Pune				
Amount In		Three Hundred Rupees Only				
Words		300.00				



Payment Details		SBIEPAY PAYMENT GATEWAY			
Cheque-DD Details		FOR USE IN RECEIVING BANK			
Cheque-DD No		Bank CIN	Ref No	10000502024100810793	6193419074623
Name of Bank		Bank Date	RBI Date	08/10/2024-20:57:30	Not Verified with RBI
Name of Branch		Bank-Branch	SBIEPAY PAYMENT GATEWAY		
		Scroll No , Date	Not Verified with Scroll		

Department ID: Mobile No: 9660254785
 NOTE - This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 नोंद - या चालानाचे वैधत्व केवळ या प्रकारच्या पेमेंटसाठीच लागू आहे. इतर कारणामुळे किंवा नोंदणी न करता याच्या दस्तासही लागू नाही.



Challan Defaced Details

Sr. No	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0005219561202425	08/10/2024 21:11:20	IGR002	300.00
Total Defacement Amount					300.00

MH009480367202425P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 Oct 2024	Receipt	Receipt no.: 1113680419
	Name of the Applicant :	Adv Kishor Narharrao Patil
	Details of property of which document has to be searched :	Dist :Pune Village :Moshi S.No/CTS No/G.No. : 305
	Period of search :	From :2015 To :2024
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no MH009480367202425P		
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/frnSearchChallanWithOutReg.php '.		

Housiey.com





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ADVOCATE

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Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017

RESID : Flat No. A-1103, Adri Amma Bliss Co-Op Hsg. Soc. Ltd.,
Vjaynagar, Kalewadi, Pimpri, Pune 411017

Notice / Reply
Regd. A.D. / U.C.P.



SEARCH AND TITLE REPORT

I am instructed by M/s. SITAI CONSTRUCTION Through its Partner Mr. Yogesh Gorakhnath Alhat, having its office at:- Moshi, Pune, to take search and give report of the property mentioned herein below and issue title certificate and accordingly I have issued search report to them on 08/08/2023. That again the said Developer has instructed me to take search from 08/08/2023 till today and hence this is additional search report relating to the previous search report dated 08/08/2023.

SCHEDULE OF THE PROPERTY

All that piece and parcel of property bearing Gat No. 305, area admeasuring 00 H 64 R + 00 H 15 R Potkharaba i.e. total area admeasuring 00 H 79 R assessed at Rs. 02.16 Paisa out of it area admeasuring, 00 H 39 R situated at revenue village Moshi, Taluka-Haveli, District-Pune, within limits of Pimpri Chinchwad Municipal Corporation and within registration limits of Sub Registrar Haveli and which is bounded as under -

- On or towards East - By property of Gat No. 304 & 305.
On or towards West - By property of Gat No. 299.
On or towards South - By 18 mtr wide D.P. Road.
On or towards North - By property of Gat No. 298 & 305.

THE DOCUMENTS PERUSED

M/s. SITAI CONSTRUCTION Through its Partner Mr. Yogesh Gorakhnath Alhat having its office at:- Moshi, Pune, have provided me following documents for search of the said Property.

1. Copy of 7/12 extracts from 1970-2023.
2. Copy of Mutation Entries.
3. Copy of Release Deeds.
4. Copy of Development Agreement and Power of Attorney.
5. Copy of Demarcation Certificate.
6. Copy of D.P. Opinion.
7. Copy of Court Order (Compromise).
8. Copy of Search Report issued by me on 08/08/2023.

I have carried out additional Search in respect of the schedule property in the office of Sub-Registrar Haveli for last 14 months i.e. from 08/08/2023 till today for the property mentioned herein above and after going through above referred documents I have found following information.

The 7/12 extracts before Gatwari are not provided and therefore history before Gatwari is not taken into consideration and therefore any discrepancy is not my responsibility.

As per Order bearing No. Con/SR/287, Pune dated 05/02/69 of the Hon'ble Deputy Director of Land Records and published in Maharashtra Government Gazette Part I, dated 20/02/69, Scheme under Consolidation of Holdings Act has been implemented and given effect to the lands of village Moshi on 30/03/69 and separate record of rights was prepared in respect of the same and thus the property of village Moshi were given Gat numbers from 1 to 1456 and Mutation Entry No. 1 was certified to that effect on 17/01/70. Accordingly the property bearing old Survey Numbers were given Gat Numbers. Accordingly from the year 1970 name of respective owners were recorded in the record of 7/12 extract of new Gat Numbers by mutation entry No. 1.

It appears that Gat No. 305 of village Moshi area admeasuring 00 H 64 R + Pothkarba 00 H 15 R total area admeasuring 00 H 79 R assessed at Rs. 02.16 Paise was owned and possessed by Nana Ganpati Alhat.

Mutation entry No. 369 shows that Nana Ganpati Alhat expired on 30/06/1977 leaving behind him following legal heirs:

- | | | |
|-----------------------------|---|------------|
| 1. Krushna Nana Alhat | - | Son |
| 2. Sopana Nana Alhat | - | Son |
| 3. Sadu Nana Alhat | - | Son |
| 4. Barku Nana Alhat | - | Son |
| 5. Khandu Nana Alhat | - | Son |
| 6. Arjun Nana Alhat | - | Son |
| 7. Indubai Parshuram Kudale | - | Daughter |
| 8. Changunabai Dattu Borate | - | Daughter |
| 9. Rangubai Nana Alhat | - | Widow wife |

Accordingly after the demise of Nana Ganpat Alhat his name was deleted & names of his above mentioned legal heirs No. 1 to 6 were recorded in the record of 7/12 extract of said property in possessor column and No.7 to 9 were recorded in the other rights column of 7/12 extract.

Mutation entry No. 4327 shows that, Sadu Alias Sadashiv Nana Alhat expired on 29/06/2000 leaving behind him following legal heirs.

- | | | |
|-------------------------------|---|----------|
| 1. Ramchandra Sadashiv Alhat | - | Son |
| 2. Jankubai Ramchandra Borate | - | Daughter |
| 3. Revubai Sadashiv Borate | - | Daughter |
| 4. Vatsala Vishwanath Jagtap | - | Daughter |
| 5. Sulochana Sadashiv Raskar | - | Daughter |

Accordingly after the demise of Sadu Alias Sadashiv Nana Alhat his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of said property as owners thereof.



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Vijaynagar, Kalewadi, Pimpri, Pune 411017.

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Mutation entry No. 6309 shows that, Krushna Nana Alhat expired on 06/10/1996 leaving behind him following legal heirs:

- | | | |
|------------------------------|---|------------|
| 1. Sudam Krushna Alhat | - | Son |
| 2. Kaluram Krushna Alhat | - | Son |
| 3. Mandakini Devram Bankar | - | Daughter |
| 4. Draupadabai Krushna Alhat | - | Widow Wife |

Accordingly after the demise of Krushna Nana Alhat his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of said property as owners thereof.

It is seen that late Krushna Nana Alhat had filed a Civil Suit bearing No. 2044/1978 in respect of Gat No. 305 & other properties against Sopana Nana Alhat and others before the Hon'ble Civil Judge Junior Division, Pune. The said suit was amicably settled vide compromise purshis below Exh. 60. As per the said Compromise purshis Gat No. 305 & other properties were partitioned among Sudam Krushna Alhat and others. Accordingly by the said partition Gat No. 305 area admeasuring 00 H 39 R came to the share of 1)Sopana Nana Alhat 2)Khandu Nana Alhat 3) Barku Nana Alhat 4) Arjun Nana Alhat 5) Indubai Parshuram Kudale and 6) Changanabai Dattu Borate; Gat No. 305 area admeasuring 00 H 40 R came to the share of 1)Sudam Krushna Alhat & 2) Ramchandra Sadashiv Alhat and others. Accordingly the said suit was disposed off. By Mutation Entry No. 8153 the said facts are recorded along with the order of Tahsildar, Haveli vide No. HANO/KAVI/7122/2011 dated 27/05/2011. (The other properties mentioned in the Compromise purshis are not related with the present search so history relating to same is not taken into consideration.)

Mutation entry No. 8490 shows that Mandakini Devram Bankar alias Mandakini Krushna Alhat had relinquished her right, title, interest and share from the said property and other properties in favour of her brothers i.e. Sudam Krushna Alhat and Kaluram Krushna Alhat by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 59/2012 on 03/01/2012. Accordingly by the said Release Deed the name of Mandakini Devram Bankar alias Mandakini Krushna Alhat was deleted from the record of 7/12 extract of the said property and other properties. But latest 7/12 extract still reflects the name of Mandakini Devram Bankar alias Mandakini Krushna Alhat.

Mutation entry No. 9821 shows that, Rangubai Nana Alhat expired on 26/09/1978 leaving behind her following legal heirs.

- | | | |
|----------------------------------------|---|----------------|
| 1. Arjun Nana Alhat | - | Son |
| 2. Sopana Nana Alhat | - | Deceased son |
| on 14/04/2005 Through his legal heirs) | | |
| 2A. Hanumant Sopan Alhat | - | Grand Son |
| 2B. Baban Sopan Alhat | - | Grand Son |
| 2C. Dwarka Laxman Tathe | - | Grand Daughter |

2D. Mathura Kundlik Bagde	-	Grand Daughter
2E. Nanda Ashok Bankar	-	Grand Daughter
2F. Mukta Chandrashekhar Jagtap	-	Grand Daughter
3. Khandu Nana Alhat	-	Son
4. Barku Nana Alhat	-	Son
5. Changunabai Dattu Borate	-	Daughter
6. Indubai Parshuram Borate	-	Daughter

Accordingly after the demise of Rangubai Nana Alhat her name was deleted & names of her above mentioned legal heirs were retained in the record of 7/12 extract of said property.

Mutation entry No. 9822 shows that Indubai Parshram Kudale and Changunabai Dattu Borate had relinquished their right, title, interest and share from the said property and other properties in favour of Hanumant Sopana Alhat, Baban Sopana Alhat, Khandu Nana Alhat, Barku Nana Alhat and Arjun Nana Alhat by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 14 noted at Sr. No. 8652/2014 on 26/12/2014. Accordingly by the said Release Deed the names of Indubai Parshram Kudale and Changunabai Dattu Borate were deleted from the other rights column of 7/12 extract of the said property and other properties.

Mutation entry No. 10618 relates to rectification and correction of computerized 7/12 extract.

Mutation entry No. 10843 shows that, Khandu Nana Alhat expired on 01/11/2016 leaving behind him following legal heirs:

1. Dattatraya Khandu Alhat	-	Son
2. Mandakini Chandrakant Lendghar	-	Daughter
3. Kunda Ashok Raut (Deceased on 30/11/2013 Through her legal heirs)	-	
3A. Sachin Ankush Raut	-	Grand Son
3B. Swapna Umesh Shevate	-	Grand Daughter
3C. Sarita Ankush Raut	-	Grand Daughter
4. Shobha Dattatraya Raikar	-	Daughter
5. Vasanti Hrudaynath Shinde	-	Daughter
6. Asha Raju Londhe	-	Daughter
7. Manisha ramchandra Ramane	-	Daughter
8. Sarubai Khandu Alhat	-	Widow Wife

Accordingly after the demise of Khandu Nana Alhat his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of said property as owners thereof.

Mutation Entry No. 11148 shows that, Jankubai Ramchandra Borate expired on 28/10/2017 leaving behind her following legal heirs:

1. Savita Vijay Chakankar	-	Daughter
2. Kaluram Ramchandra Borate	-	Son
3. Vimal Tukaram Tamhane	-	Daughter
4. Shakuntala Gotiram Aaru	-	Daughter
5. Manisha Yuvraj Raut	-	Daughter
6. Ashwini Sambhaji Waghule	-	Daughter
7. Sujata Santosh Aaru	-	Daughter



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Accordingly after the demise of Jankubai Ramchandra Borate her name was deleted & names of her above mentioned legal heirs were recorded in the record of 7/12 extract of said property as owners thereof.

Mutation entry No. 11550 shows that, Mandakini Chandrakant Lendghar, Kunda Ankush Raut (Deceased Through her legal heirs) i.e. i) Sachin Ankush Raut, ii) Swapna Umesh Shevate, iii) Sarita Ankush Raut, iv) Shobha Dattatraya Raskar v) Vasanti Hrudaynath Shinde vi) Asha Raju Londhe vii) Manisha Ramchandra Ramane and viii) Sarubai Khandu Alhat had relinquished their right, title, interest and share from the said property and other properties in favour of Dattatraya Khandu Alhat & Khandu Nana Alhat by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 14 noted at Sr. No. 3466/2015 on 16/05/2015. Accordingly by the said Release Deed the names of Mandakini Chandrakant Lendghar, Kunda Ankush Raut (Deceased Through her legal heirs) i.e. i) Sachin Ankush Raut, ii) Swapna Umesh Shevate, iii) Sarita Ankush Raut, iv) Shobha Dattatraya Raskar v) Vasanti Hrudaynath Shinde vi) Asha Raju Londhe vii) Manisha Ramchandra Ramane and viii) Sarubai Khandu Alhat were deleted from the record of 7/12 extract of the said property and other properties.

Mutation entry No. 11171 relates to rectification and correction of computerized 7/12 extract.

Mutation entry No. 12138 shows that Dwarka Laxman Tathe, Madhura Kundlik Bagde, Nanda Ashok Bankar & Mukta Chandrashekhar Jagtap had relinquished their right, title, interest and share from the said property and other properties in favour of Hanumant Sopan Alhat and Baban Sopan Alhat by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 14 noted at Sr. No. 21627/2019 on 06/12/2019. Accordingly by the said Release Deed the names of Dwarka Laxman Tathe, Madhura Kundlik Bagde, Nanda Ashok Bankar & Mukta Chandrashekhar Jagtap were deleted from the record of 7/12 extract of the said property and other properties.

Mutation Entry No. 12699 shows that, Nitin Ramchandra Alhat had preferred an application stating that Ramchandra Sadu alias Sadashiv Alhat expired on 26/05/2020 leaving him following legal heirs:

- | | | |
|-----------------------------|---|------------|
| 1. Sitabai Ramchandra Alhat | - | Widow Wife |
| 2. Nitin Ramchandra Alhat | - | Son |
| 3. Vandana Sanjay Tamhane | - | Daughter |
| 4. Asha Tukaram Tamhane | - | Daughter |
| 5. Laxmi Malhari Gaikwad | - | Daughter |
| 6. Sunita Sampat Borate | - | Daughter |

Accordingly after the demise of Ramchandra Sadu alias Sadashiv Alhat his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of said property as owners thereof.

Mutation Entry No. 13540 shows that, Varsha Kaluram Borate had preferred an application stating that Kaluram Ramchandra Borate expired on 05/09/2019 leaving him following legal heirs:

- | | | |
|---------------------------|---|----------------|
| 1. Varsha Kaluram Borate | - | Widow Wife |
| 2. Akash Kaluram Borate | - | Minor Son |
| 3. Srushti Kaluram Borate | - | Minor Daughter |

Accordingly after the demise of Kaluram Ramchandra Borate his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of said property as owners thereof.

Mutation entry No. 13595 shows that Sulochana Sadashiv Raskar, Revubai Sadashiv Borate, Asha Tukaram Tamhane, Renubai Sadashiv Tamhane, Sunita Sampat Borate, Vandana Sanjay Tamhane, Laxmi Malhari Gaikwad and Vatsala Vishwanath Jagtap had relinquished their right, title, interest and share from the said property and other properties in favour of Nitin Ramchandra Alhat. The said Release Deed was registered in the office of Sub Registrar Haveli No. 14 noted at Sr. No. 15043/2022 on 16/12/2022. Accordingly by the said Release Deed the names of Sulochana Sadashiv Raskar, Revubai Sadashiv Borate, Asha Tukaram Tamhane, Renubai Sadashiv Tamhane, Sunita Sampat Borate, Vandana Sanjay Tamhane, Laxmi Malhari Gaikwad and Vatsala Vishwanath Jagtap were deleted from the record of 7/12 extract of the said property and other properties.

Mutation entry No. 13596 shows that Savita Vijay Chakankar, Shakuntala Gotiram Aaru, Sujata Santosh Aaru, Vimal Tukaram Tamhane, Manisha Yuvraj Raut, Ashwini Sambhaji Waghule and Varsha Kaluram Borate had relinquished their right, title, interest and share from the said property and other properties in favour of Nitin Ramchandra Alhat. The said Release Deed was registered in the office of Sub Registrar Haveli No. 14 noted at Sr. No. 15054/2022 on 16/12/2022. Accordingly by the said Release Deed the names Savita Vijay Chakankar, Shakuntala Gotiram Aaru, Sujata Santosh Aaru, Vimal Tukaram Tamhane, Manisha Yuvraj Raut, Ashwini Sambhaji Waghule and Varsha Kaluram Borate were deleted from the record of 7/12 extract of the said property and other properties.

It is seen that Hanumant Sopan Alhat, Usha Hanumant Alhat, Shraddha Hanumant Alhat, Harsh Hanumant Alhat, Baban Sopan Alhat, Kumudini Baban Alhat, Mrunal Baban Alhat, Sahil Baban Alhat, Dattatraya Khandu Alhat, Ashwini Dattatraya Alhat, Kartik Dattatraya Alhat, Vaishnavi Dattatraya Alhat, Barku Nana Alhat, Hausabai Barku Alhat, Popat Barku Alhat, Rajni Popat Alhat, Atharva Popat Alhat, Arnav Popat Alhat, Arjun Nana Alhat, Sharda Arjun Alhat, Samir Arjun Alhat,



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-Madhuri Samir Alhat, Gayatri Samir Alhat, Gauri Samir Alhat, Shivam Samir Alhat, Surekha Vijay Shevkari, Vidya Sunil Borate, Anita Nagnath Tilekar, Gita Nandkumar Tilekar, Chhaya Santosh Zurunge, Savita Ankush Jadhav, Pallavi Rahul Ladkat and Archana Dinesh Kudale had granted development rights for an area admeasuring 00 H 39 R from Gat No. 305 in favour of M/s. Sitai Construction Through its Partners Mr. Yogesh Gorakhnath Alhat and Mr. Prakash Baban Alhat by executing Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 26 at Serial No. 8657/2022 and Serial No. 8658/2022 on 12/05/2022 respectively.

Thus M/s. Sitai Construction Through its Partners Mr. Yogesh Gorakhnath Alhat and Mr. Prakash Baban Alhat had got exclusive rights to develop the said property with power to dispose of the same as per the terms & conditions mentioned in the Development Agreement dated 12/05/2022.

It is seen that M/s. Sitai Construction Through its Partner Prakash Baban Alhat had obtained demarcation certificate from the office of Deputy Superintendent of Land Records bearing No. 8776/2023 on 27/04/2023.

It is seen that owners had obtained D.P. Opinion from the office of PCMC bearing No. NARVI/KAVI/BORAHAWADI/37/120/2023 on 27/06/2023.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) Hanumant Sopan Alhat, Usha Hanumant Alhat, Shradha Hanumant Alhat, Harsh Hanumant Alhat, Baban Sopan Alhat, Kumudini Baban Alhat, Mrunal Baban Alhat, Sahil Baban Alhat, Dattatraya Khandu Alhat, Ashwini Dattatraya Alhat, Kartik Dattatraya Alhat, Vaishnavi Dattatraya Alhat, Barku Nana Alhat, Hausabai Barku Alhat, Popat Barku Alhat, Rajni Popat Alhat, Atharva Popat Alhat, Arnav Popat Alhat, Arjun Nana Alhat, Sharda Arjun Alhat, Samir Arjun Alhat, Madhuri Samir Alhat, Gayatri Samir Alhat, Gauri Samir Alhat, Shivam Samir Alhat, Surekha Vijay Shevkari, Vidya Sunil Borate, Anita Nagnath Tilekar, Gita Nandkumar Tilekar, Chhaya Santosh Zurunge, Savita Ankush Jadhav, Pallavi Rahul Ladkat and Archana Dinesh Kudale are the owners of the property bearing Gat No. 305 area admeasuring 00 H 39 R of village Moshi, Tal - Haveli, Dist - Pune.

B) That thereafter said owners had executed Development Agreement in respect of 00 H 39 R from Gat No. 305 in favour of M/s. Sitai Construction Through its Partners Mr. Yogesh Gorakhnath Alhat and Mr. Prakash Baban Alhat. Thus M/s.

-Sitai Construction Through its Partners Mr. Yogesh Gorakhnath Alhat and Mr. Prakash Baban Alhat have got exclusive development rights to develop the said property to the extent of area admeasuring 00 H 39 R and dispose of the same as per Development Agreement dated 12/05/2022.

C) According to my opinion the said property is clean, clear and marketable and without any encumbrances.

The Title Certificate and Search Report is issued on perusing documents regarding the said property made available to me and after going through the records in the office of Sub Registrar Haveli.

Date : 09/10/2024.



K. Patil
ADVOCATE

KISHOR N. PATIL

Advocate

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Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property. This is my personal opinion & does not affect anybody's right prejudicially. That M/s. Sitai Construction Through its Partner Mr. Yogesh Gorakhnath Alhat had informed that there are no Court proceedings pending before any Court of Law in respect of the said property.