

NIKTE AND NIKTE ADVOCATES

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Amelia, 2nd Floor,
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TITLE CERTIFICATE

Dated-13/06/2023

To,

MR. AMIT CHAKANKAR

Sub: Search and Title report of all that piece and parcel of a land property, bearing **Survey No.100**, totally admeasuring 02H 26R +Pot Kharaba 00H 46R assessed at Rs. 0.67 out of which 00H 13.93R being and situated at revenue village – Bavdhan Budruk, Taluka – Mulshi, District – Pune, within the local limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar, Mulshi (Pune) and is bounded as follows:

Survey No.100, totally admeasuring 02H 26R + Pot Kharaba 00H 46R out of which 00H 13.93R.

On or towards the East : Sky I Iris Co-Operative Hsg soc.
On or towards the South : Land bearing S.no. 100
On or towards the west : Land bearing S.no. 100
On or towards the North : Land bearing S.no. 100

TITLE REPORT:

***FINDINGS BASED ON THE DOCUMENTS REQUISITIONED,
PRODUCED & EXAMINED***



A. DEVOLUTION OF TITLE:

SURVEY NO.100 -

1. It appears from the Mutation no. 1386 that Mr. Murlidhar Abu Bhunde had purchased land from Mr Savlaram Dagdu Bhunde by Sale Deed dated 10/02/1978.
2. It appears from the Mutation no. 1653 dated 08/09/1988 that Mr. Ashok Dattaray Abdagiri had purchased land from Mr. Murlidar Abu Bhunde, Mr. Dattaray Murlidhar Bhunde, Mrs. Sakhubai Rohidas Tupe, Mrs. Babutai Mhadhu Surve, Mrs. Asha Vasant Chandere and Mrs. Suman Somnath Kolekar through Sale Deed dated 07/09/1988.
3. It appears from the Mutation entry no. 1706 dated 02/01/1989 that Mr. Ashok Dattaray Abdagiri had sold land to 1. Mr. Vimal Ramniklal Sanghvi, 2. Mr. Hasmukh Ratilal Sanghvi, 3. Mrs. Saroj Jayantilal Sanghvi, 4. Mrs. Kokila Pravinchand Sanghvi, 4. Mrs. Rasila Nanubhau Sanghvi, 5. Mr. Balubhaiya Chhotulal Shah, 6. Mr. Anil Namdev Choudhary, 7. Mr. Sharad Shah, 8. Mrs. Trupti Jagdish Shah, 9. Mr. Niranjan Nilkanth Bavchakar through Sale Deed dated 28/12/1988.
4. It appears from the Mutation Entry no. 4804 dated 15/02/2010 that Mrs. Trupati Jagdish Shah had sold the land admeasuring 00H 05R to M/s SkyEye Premium Properties through its partner Mr. Pritam Vilas Rathod through Sale Deed at serial no. 1176/2010 dated 04/02/2010.



5. It appears from the Mutation Entry no. 4805 dated 15/02/2010 that Mr. Sharad Rasiklal Shah had sold the land admeasuring 00H 05R to M/s SkyEye Premium Properties through its partner Mr. Pritam Vilas Rathod through Sale Deed at serial no. 1270/2010 dated 05/02/2010.
6. It appears from the Mutation entry no. 4828 dated 03/03/2010 that Mr. Balubhai Chhotalal Shah died on 08/11/1999 and his legal heirs as follow - 1. Smt. Hansaben Balubhai Shah was recorded.
7. It appears from the Mutation Entry no. 4829 dated 03/03/2010 that Smt. Hansaben Balubhai Shah had sold the land admeasuring 00H 05R to M/s SkyEye Premium Properties through its partner Mr. Pritam Vilas Rathod through Sale Deed at serial no. 1271/2010 dated 05/02/2010.
8. It appears from the Mutation Entry no. 5213 dated 07/05/2011 that M/s SkyI Premium Properties through its partner Mr. Pritam Vilas Rathod had sold the said land admeasuring 00H 13.93R to Mr. Abhijeet Anil Jagtap and Mr. Manoj Vilas Rathod through Sale Deed at serial no. 3605/2011 dated 19/04/2011.
9. Further it appears that as per Sale Deed dated 16/05/2023 Mr. Abhijeet Anil Jagtap and Mr. Manoj Vilas Rathod had sold the said property land admeasuring 00H 13.93R to



M/s Chakankar Properties vide sale deed no. 8838/2023 registered at Sub Registrar office Haveli - 16.

B. Possession of Property -

It appears from the above-mentioned various Conveyance Deeds, 7/12 extracts, Mutation Entries, that M/s Chakankar Properties has the ownership and possession of said property situated at S.no. 100, totally admeasuring 02H 26R +Pot Kharaba 00H 46R out of which 00H 13.93R.

I have taken search and Index II for the period of 30 years in the office of concerned Sub Registrar vide Application No. MH015180338202223P dated 12/02/2023 and MH003499992202324P dated 13/06/2023 till this date. I have not found adverse entries.

C. CONCLUSION -

Considering aforesaid supplied documents, I am of the opinion that the said land/plot is free from all encumbrances and the owner M/s Chakankar Properties has clear and marketable title of said Land/Plot.

Shrihari



ADVOCATE SHRIHARI NIKTE

Authorised Signatory of

Nikte & Nikte

CHALLAN
MTR Form Number-6



GRN MH003499992202324P		BARCODE		Date 13/06/2023-11:46:20	Form ID
Department Inspector General Of Registration			Payer Details		
Type of Payment Search Fee Other Items			TAX ID / TAN (If Any)		
			PAN No.(If Applicable)		
Office Name HVL8_HAVELI 8 JOINT SUB REGISTRAR			Full Name	Adv Shriharl Nikte	
Location PUNE			Flat/Block No.		
Year 2023-2024 From 01/04/2023 To 31/03/2024			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
003007220: SEARCH FEE		100.00	Area/Locailty		
			Town/City/District		
			PIN		
			Remarks (If Any)	Survey no 100 Bavdhan Pune	
			Amount In	One Hundred Rupees Only	
Total		100.00	Words		
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502023061302121 7245530387213
Cheque/DD No.			Bank Date	RBI Date	13/06/2023-11:46:47 Not Verified with RBI
Name of Bank			Bank-Branch	SBIEPAY PAYMENT GATEWAY	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

Department ID : Mobile No. : *9273375748
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.

MH015180338202223P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 Feb 2023	Receipt	Receipt no.: 1112774243
	Name of the Applicant :	chinmay Bhalchandra nikte
	Details of property of which document has to be searched :	Dist :Pune Village :Bavadhan Budruk S.No/CTS No/G.No. : 100
	Period of search :	From :2002 To :2023
	Received Fee :	550
<p>The above mentioned Search fee has been credited to government vide GRN no :MH015180338202223P</p>		
<p>As this is a computer generated receipt, no stamp or signature is required.</p>		
<p>For Physical search in office, Please bring this receipt along with mentioned Gras Challan.</p>		
<p>Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.</p>		

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