



CHALLAN
MTR Form Number-6



GRN	MH010549773202021E	BARCODE			Date	23/01/2021-12:31:47	Form ID			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee	TAX ID / TAN (If Any)								
	Other Items	PAN No.(If Applicable)								
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	ADVOCATE NILESHKUMAR LAXMAN SHINGARE					
Location	PUNE									
Year	2020-2021 One Time			Flat/Block No.	SURVEY NO. 26 PLOT NO. 151 152 AND 153					
Account Head Details	Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE	750.00		Road/Street	CTS NO. 614 615 AND 618						
			Area/Locality	KOTHRUD PUNE						
			Town/City/District							
			PIN		4	1	1	0	3	8
			Remarks (If Any)	SEARCH FEE FOR THIRTY YEARS						
			Amount In	Seven Hundred Fifty Rupees Only						
Total	750.00		Words							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	00040572021012337458		IK0AYBJHL3			
Cheque/DD No.			Bank Date	RBI Date	23/01/2021-12:24:32		Not Verified with RBI			
Name of Bank			Bank-Branch	STATE BANK OF INDIA						
Name of Branch			Scroll No. , Date	Not Verified with Scroll						

Department ID : Mobile No : 9090981089
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 नसतल ढललन "सदलु सललल डललल" गललु नलगुल कलरुणलसललल कलणु आडु. सुलल कलरुणलसललल कललल नलदडुल न कलरुडलललललल दलसुललसललल ललगु नललुल.




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Advocate

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SEARCH AND TITLE REPORT

1. **NAME OF THE TITLE HOLDER :**

Aman Niwas Co-operative Housing Society Ltd.

2. **DESCRIPTION OF THE LAND :**

All those pieces and parcels of non-agricultural lands or ground admeasuring about 2102.00 Square Meters, bearing Survey No. 26, Hissa No. 1+2+3+4, Plot No. 151, 152 and 153 corresponding to City Survey No. 614, 615 and 618 situated at village Kothrud, Taluka Haveli, District Pune both lying and situate within the registration District of Pune, the registration sub-district of Taluka Haveli, the revenue limits of the Tahsil Haveli and situate within the limits of the Pune Municipal Corporation and which is bounded as under: on or towards the:

On or towards East : By 30 foot road.

On or towards South : By City Survey No. 611.

On or towards West : By City Survey No. 613, 616 and 617.

On or towards North : By City Survey No. 619.

Hereinafter for the sake of brevity and convenience aforesaid land referred to or called as "**THE SAID LAND**".

3. **DOCUMENTS SUPPLIED FOR SCRUTINY :**

3.1 Xerox Copy of 7/12 extract and Relevant Mutation Entries.

3.2 Xerox Copy of Property Card.



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- 3.3 Xerox Copy of Commencement Certificate dated 27/07/1984 bearing no. 1270 issued by Pune Municipal Corporation.
- 3.4 Xerox Copy of Part Completion Certificate dated 16/05/1986 bearing no. 1584 issued by Pune Municipal Corporation.
- 3.5 Xerox Copy of Society Certificate dated 04/05/1987, bearing Registration No. PNA/(PNA)/HSG(TC)/962/1986-1987, issued by Deputy Registrar Co-Operative Society, Pune City, Pune.
- 3.6 Xerox Copy of Sale Deed dated 16/07/1990 and which is registered in the office of Sub-Registrar Haveli No. 1, Pune, vide Printed Serial No. 9448/1990 on 16/07/1990 and which was registered in Book No. 1 at Printed Serial No. 2676/2002 on 06/05/2002, by Mrs. Vijayadevi Chintamanrao Patwardhan and M/s. Shri Sai Builders in favour of Aman Niwas Co-Operative Housing Society Ltd.
- 3.7 Xerox Copy of Sale Deed dated 16/07/1990 and which is registered in the office of Sub-Registrar Haveli No. 1, Pune, vide Printed Serial No. 9449/1990 on 16/07/1990 and which was registered in Book No. 1 at Printed Serial No. 2677/2002 on 06/05/2002, by Mrs. Ushadevi Vijay Dravid and M/s. Shri Sai Builders in favour of Aman Niwas Co-Operative Housing Society Ltd.
- 3.8 Xerox Copy of Sale Deed dated 16/07/1990 and which is registered in the office of Sub-Registrar Haveli No. 1, Pune, vide Printed Serial No. 9450/1990 on 16/07/1990 and which was registered in Book No. 1 at Printed Serial No. 2678/2002, by Mrs. Shobhadevi Bhalchandra



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Bhatawdekar and M/s. Talwalkar & Talwalkar in favour of Aman Niwas Co-Operative Housing Society Ltd.

- 3.9 Xerox Copy of Deed of Declaration dated 16/03/2020, and which was registered in the office of Sub-Registrar, Haveli No. 24, Pune at Serial No. 4710/2020, executed by of Aman Niwas Co-Operative Housing Society Ltd.

4. **FLOW OF TITLE :**

- 4.1 It appears that land bearing Survey No. 26, Hissa No. 1+2+3+4, Plot No. 151, 152 and 153 having its City Survey No. 614, 615 and 618 situated at village Kothrud, Taluka Haveli, District Pune was owned and possessed by Mr. Waman Laxman Dhanukar before 1950.
- 4.2 It appears that the said Mr. Waman Laxman Dhanukar sold the said land to Mrs. Vijayadevi Chintamanrao Patwardhan vide Sale Deed dated 24/06/1950, which is duly registered in the office of the Sub-Registrar Haveli No. 1, Pune at Serial No. 1453/1950.
- 4.3 It appears that the Mrs. Vijayadevi Chintamanrao Patwardhan submitted a scheme under Section 21 of Urban Land (Ceiling and Regulations) Act, 1976 in respect of the said Plot No. 151 and obtained permission from the Competent Authority to develop the said land by an Order bearing No. ULC/WSHS/21/106/447-PA dated 01/12/1983.
- 4.4 It appears that the Mrs. Vijayadevi Chintamanrao Patwardhan gifted the undivided 1/2 share in Plot No. 152 to Mrs. Ushadevi Vijay Drawid by



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- registered Gift Deed dated 15/03/1970, which is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Serial No. 2465/1970.
- 4.5 It appears that the Mrs. Vijayadevi Chintamanrao Patwardhan again gifted the remaining undivided 1/2 share in Plot No. 152 to Mrs. Ushadevi Vijay Drawid by registered Gift Deed dated 30/12/1972, which is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Serial No. 1830/1972.
- 4.6 It appears that the Mrs. Vijayadevi Chintamanrao Patwardhan gifted the undivided 1/2 share in Plot No. 153 to Miss. Shobhadevi Chintaman Patwardhan by registered Gift Deed dated 15/03/1970, which is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Serial No. 2464/1970.
- 4.7 It appears that the Mrs. Vijayadevi Chintamanrao Patwardhan again gifted the remaining undivided 1/2 share in Plot No. 153 to Mrs. Shobhadevi Bhalchandra Bhatawade by registered Gift Deed dated 30/10/1972, which is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Serial No. 1829/1972.
- 4.8 It appears that the Mrs. Vijayadevi Chintamanrao Patwardhan owner of Plot No. 151, City Survey No. 614 out of Survey No. 26 Hissa No. 1+2+3+4 Kothrud village, by a Agreement dated 16/06/1984 authorised M/s. Shri Sai Builders to develop the said land on certain terms and conditions mentioned in the said Agreement.
- 4.9 It appears that the Mrs. Ushadevi Vijay Draavid owner of Plot No. 152, City Survey No. 615 out of Survey No. 26 Hissa No. 1+2+3+4 Kothrud village, by a Agreement dated 16/06/1984 authorised M/s. Shri Sai Builders to



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- develop the said land on certain terms and conditions mentioned in the said Agreement.
- 4.10 It appears that the Mrs. Shobhadevi Bhalchandra Bhatawdekar owner of Plot No. 153, City Survey No. 618 out of Survey No. 26 Hissa No. 1+2+3+4 Kothrud village, by a Agreement dated 16/06/1984 authorised M/s. Talwalkar & Talwalkar to develop the said land on certain terms and conditions mentioned in the said Agreement.
- 4.11 It appears that the Pune Municipal Corporation sanctioned the building plan in respect of the building proposed to constructed Plot No. 151, City Survey No. 614 out of Survey No. 26 Hissa No. 1+2+3+4 Kothrud village vide Commencement Certificate dated 27/07/1984 bearing No. 1270.
- 4.12 It appears that the Pune Municipal Corporation sanctioned the building plan in respect of the building proposed to constructed Plot No. 152, City Survey No. 615 out of Survey No. 26 Hissa No. 1+2+3+4 Kothrud village vide Commencement Certificate dated 15/11/1984 bearing No. 2311.
- 4.13 It appears that the Pune Municipal Corporation sanctioned the building plan in respect of the building proposed to constructed Plot No. 153, City Survey No. 618 out of Survey No. 26 Hissa No. 1+2+3+4 Kothrud village vide Commencement Certificate dated 03/06/1985 bearing No. 3696.
- 4.14 It appears that M/s. Shri Sai Builders and M/s. Talwalkar & Talwalkar have constructed Wing 'A', 'B' and 'C' and the building known as "Aman Niwas" consisting of 41 Flats, 3 Shops, 2 out house and 1 balwadi school on the said land and M/s. Shri Sai Builders and M/s. Talwalkar &



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Talwalkar has sold the said Flats to various Purchasers under various agreements.

- 4.15 It appears that M/s. Shri Sai Builders and M/s. Talwalkar & Talwalkar has obtained the Part Completion Certificate bearing No. 1584 on 16/05/1986 from the Pune Municipal Corporation, Pune in respect of the said building constructed on the said land.
- 4.16 It appears that M/s. Shri Sai Builders and M/s. Talwalkar & Talwalkar and all Flat Purchasers of various flats came together and formed a Co-operative Housing Society in the name and style of Aman Niwas Co-Operative Housing Society Ltd. and got the same registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. PNA/(PNA)/HSG(TC)/962/1986-1987 dated 04/05/1987.
- 4.17 It appears that Mrs. Vijayadevi Chintamanrao Patwardhan and M/s. Shri Sai Builders sold the land bearing Plot No. 151, City Survey No. 614 out of Survey No. 26 Hissa No. 1+2+3+4 Kothrud village to Aman Niwas Co-Operative Housing Society Ltd. vide Sale Deed dated 16/07/1990 and which is registered in the office of Sub-Registrar Haveli No. 1, Pune, vide Printed Serial No. 9448/1990 on 16/07/1990 and which was registered in Book No. 1 at Printed Serial No. 2676/2002 on 06/05/2002. In furtherance of the same name of Aman Niwas Co-Operative Housing Society Ltd. was mutated on 7/12 extract and City Survey No. 614 of the said land vide Mutation Entry No. 19867 and 2224.



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- 4.18 It appears that Mrs. Ushadevi Vijay Dravid and M/s. Shri Sai Builders sold the land bearing Plot No. 152, City Survey No. 615 out of Survey No. 26 Hissa No. 1+2+3+4 Kothrud village to Aman Niwas Co-Operative Housing Society Ltd. vide Sale Deed dated 16/07/1990 and which is registered in the office of Sub-Registrar Haveli No. 1, Pune, vide Printed Serial No. 9449/1990 on 16/07/1990 and which was registered in Book No. 1 at Printed Serial No. 2677/2002 on 06/05/2002. In furtherance of the same name of Aman Niwas Co-Operative Housing Society Ltd. was mutated on 7/12 extract and City Survey No. 614 of the said land vide Mutation Entry No. 19869 and 2223.
- 4.19 It appears that Mrs. Shobhadevi Bhalchandra Bhatawdekar and M/s. Talwalkar & Talwalkar sold the land bearing Plot No. 153, City Survey No. 618 out of Survey No. 26 Hissa No. 1+2+3+4 Kothrud village to Aman Niwas Co-Operative Housing Society Ltd. vide Sale Deed dated 16/07/1990 and which is registered in the office of Sub-Registrar Haveli No. 1, Pune, vide Printed Serial No. 9450/1990 on 16/07/1990 and which was registered in Book No. 1 at Printed Serial No. 2678/2002 on 06/05/2002. In furtherance of the same name of Aman Niwas Co-Operative Housing Society Ltd. was mutated on 7/12 extract and City Survey No. 614 of the said land vide Mutation Entry No. 19868 and 2225.
- 4.20 It appears that the in all past documents was mentioned wrongly City Survey No. 616 instead of City of Survey No. 618 for rectification of these mistake in aforesaid mentioned original documents, the said Aman Niwas Co Operative Housing Society Ltd. made and executed Deed of



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Declaration on dated 16/03/2020, and which was registered in the office of Sub-Registrar, Haveli No. 24, Pune at Serial No. 4710/2020

- 4.21 Thus Aman Niwas Co-Operative Housing Society Ltd. became owners of the land admeasuring about 2102.00 Square Meters, bearing Survey No. 26, Hissa No. 1+2+3+4, Plot No. 151, 152 and 153 having its City Survey No. 614, 615 and 618, Kothrud village.

5. **SEARCH :**

I have caused to be taken the search of Index II registers maintained in the office of Sub Registrar Haveli, Pune for the last 30 years, i. e. from 1991 to 2020 in respect of the said land, by paying the search fees, vide E challan No. MH010549773202021E dated 23/01/2021. However from the record made available to me I have not come across any adverse transaction in respect of the said land barring the aforesaid. Also due to centralized system of registration, conducting search in all the registration offices was not practically possible. It is informed to me that there are no other transactions pertaining to the said land barring the aforesaid. Hence my opinion is strictly based on the documents and information supplied me.

6. **EVIDENCE OF POSSESSION :**

According to the documents submitted the possession of the land under report is with Aman Niwas Co-Operative Housing Society Ltd.



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7. **CERTIFICATE OF TITLE :**

Subject to my observations in clause no. 4, it is certified that the land under report is free from encumbrances. Aman Niwas Co-Operative Housing Society Ltd have valid and marketable title in respect of land measuring about 2102.00 Square Meters, bearing Survey No. 26, Hissa No. 1+2+3+4, Plot No. 151, 152 and 153 having its City Survey No. 614, 615 and 618, Kothrud village Taluka Haveli , District Pune.

8. **REFUND OF PAPERS :**

After completing the scrutiny, inspection, observation and present title report in respect of the said land and the paper, documents, extracts etc. submitted to me by the applicant is returned herewith. Hence this search and title report is given accordingly.

Pune

Date: - 23/01/2021



NILESHKUMAR LAXMAN SHINGARE

ADVOCATE