



CHALLAN  
MTR Form Number-6



GRN	MH014572303202223E	BARCODE			Date	31/01/2023-15:16:58		Form ID			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)							
Office Name	HVL21_HAVELI 21 JOINT SUB REGISTRAR			PAN No.(If Applicable)							
Location	PUNE			Full Name	ADVOCATE NILESHKUMAR LAXMAN SHINGARE						
Year	2022-2023 One Time			Flat/Block No.	CIS NO. 942 AND 943 SURVEY NO. 120						
Account Head Details			Amount In Rs.	Premises/Building							
0030072201	SEARCH FEE		750.00	Road/Street	PLOT NO. 49 AND 50						
				Area/Locality	KOTHRUD PUNE						
				Town/City/District							
				PIN		4	1	1	0	3	3
				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.	00040572023013175510		IK0CBWWVC7			
Cheque/DD No.				Bank Date	RBI Date	31/01/2023-15:24:18		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 :

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

Mobile No. : 9096981089

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



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**SEARCH AND TITLE REPORT**

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

Yojangandha Co-Operative Housing Society Limited.

2. **DESCRIPTION OF THE LAND :**

All those pieces and parcels of non-agricultural lands or ground bearing Plot No. 49 and 50 at CTS No. 942 and 943 having its Survey No. 120 admeasuring area about 2407.27 Square Meters situated at Village Kothrud, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Pune and which is bounded as follows :-

On or Towards East :- By Colony Road and Recreation Ground (as per layout).

On or towards South :- By Colony Road.

On or towards West :- By D. P. Road.

On or towards North :- By Plot No. 51.

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 mutation entries.

3.2 Xerox copy of Property Card and mutation entries.

3.3 Xerox copy of Commencement Certificate dated 29/01/1986 bearing No. 2829, issued by Pune Municipal Corporation, Pune.

3.4 Xerox copy of Commencement Certificate dated 19/06/1987 bearing No. 3507, issued by Pune Municipal Corporation, Pune.

3.5 Xerox copy of NA Order dated 12/06/1985 in case No. NA/SR/PRH/305/85, issued by Collector, Pune.

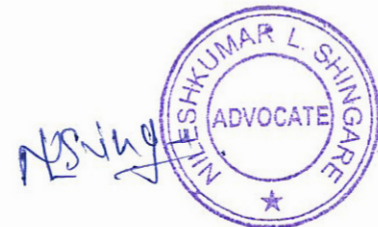
3.6 Xerox copy of NA Order dated 05/01/1985 in case No. NA/SR/IV.H. 760/1984, issued by Collector, Pune.



- 3.7 Xerox copy of Completion Certificate Part – 1 dated 17/12/1986 bearing No. 4800, issued by Pune Municipal Corporation, Pune.
- 3.8 Xerox copy of Completion Certificate Part – 2 dated 23/09/1987 bearing No. 587, issued by Pune Municipal Corporation, Pune.
- 3.9 Xerox copy of Completion Certificate Part – 3 bearing No. 2112, issued by Pune Municipal Corporation, Pune.
- 3.10 Xerox copy of Completion Certificate Part – 4 dated bearing No. 3972, issued by Pune Municipal Corporation, Pune.
- 3.11 Xerox copy of Completion Certificate Part – 5 dated 16/02/1990 bearing No. 501, issued by Pune Municipal Corporation, Pune.
- 3.12 Xerox copy of Society Registration Certificate dated 04/01/1988 bearing no. PNA/(PNA)/HSG/(TC)1164/88-89, issued by Deputy Registrar Co-operative Society, Pune City, Pune.
- 3.13 Xerox copy of Deemed Conveyance Order dated 24/11/2014 in in Deemed Conveyance Application No. 163/2014, issued by District Sub-Registrar Co-operative Society, Pune City.
- 3.14 Xerox copy of Deemed Conveyance dated 25/04/2017, which is duly registered in the office of Sub-Registrar Haveli No. 21, Pune at Serial No. 5124/2017 by M/s. Salunke and Company and Mr. Vijaykumar Keshav Gadgil through Deputy Registrar Co-operative Society through authorized officer Mr. Atmaram Tukaram Jadhav in favour of Yojangandha Co-Operative Housing Society Limited through its president Mr. Janardhan Narsingrav Koutal and Yojangandha Co-Operative Housing Society Limited through its Secretary Mr. Sanjay Dhondiba Dhamale.

4. **FLOW OF TITLE :**

- 4.1 It appears that the land bearing Plot No. 49 and 50 at CTS No. 942 and 943 having its Survey No. 120 admeasuring area about 2407.27 Square Meters situated at



Village Kothrud, Taluka Haveli, District Pune was owned and possessed by Mr. Vijaykumar Keshav Gadgil.

- 4.2 It further appears that the said Mr. Vijaykumar Keshav Gadgil assigned development rights of the said land to M/s. Salunke and Company Builder through Mrs. Shobha Ramrav Salunke vide Agreement dated 23/07/1984. It further appears that the said Mr. Vijaykumar Keshav Gadgil further executed an Power of Attorney on 23/07/1984 in favour of M/s. Salunke and Company Builder through Mrs. Shobha Ramrav Salunke to develop construct the said land.
- 4.3 It appears that Mr. Vijaykumar Keshav Gadgil has obtained permission u/s 44 of Maharashtra Land Revenue Code from the Collector, Pune of using the said Plot No. 49 its Survey No. 120 for Non-Agricultural purpose vide Order No. NA/SR/PRH/305/85 dated 12/06/1985.
- 4.4 It appears that Mr. Vijaykumar Keshav Gadgil has obtained permission u/s 44 of Maharashtra Land Revenue Code from the Collector, Pune of using the said Plot No. 50 its Survey No. 120 for Non-Agricultural purpose vide Order No. NA/SR/IV.H. 760/1984 dated 05/01/1985.
- 4.5 It further appears that the Pune Municipal Corporation sanctioned the building plan in respect of the building proposed to constructed on the said land vide Commencement Certificate dated 11/10/1984. hearing no. 2305 and Commencement Certificate dated 29/01/1986 bearing no. 2829 and Commencement Certificate dated 19/06/1987 bearing no. 3507 and Commencement Certificate dated 21/09/1987 bearing no. 28 and Commencement Certificate dated 01/02/1990 bearing no. 5646.
- 4.6 It appears that Mr. Vijaykumar Keshav Gadgil have constructed building known as "Yojangandha" consisting of 52 Flats, 3 Shops and 1 Garage on the said land and Mr. Vijaykumar Keshav Gadgil has sold the said Flats, Shops and Garage to various Purchasers under various agreements.



- 4.7 It further appears that Mr. Vijaykumar Keshav Gadgil has obtained the Completion Certificate Part – 1 dated 17/12/1986 bearing No. 4800 and Completion Certificate Part – 2 dated 23/09/1987 bearing No. 587 and Completion Certificate Part – 3 bearing No. 2112 and Completion Certificate Part – 4 dated bearing No. 3972 and Completion Certificate Part – 5 dated 16/02/1990 bearing No. 501 from the Pune Municipal Corporation, Pune in respect of the said building constructed on the said land.
- 4.8 It appears that Flat Purchasers of various flats, Shops and Garage came together and formed a Co-operative Housing Society in the name and style of Yojangandha Co-Operative Housing Society Limited and got the same registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. PNA/(PNA)/HSG/(TC)1164/88-89 dated 04/01/1988.
- 4.9 It further appears that said Yojangandha Co-Operative Housing Society Limited applied to District Sub-Registrar Co-operative Society, Pune City, Pune for Deemed Conveyance of the said land and construction standing thereon and the said District Sub-Registrar Co-operative Society, Pune City, Pune passed an order in favour of said Society in Deemed Conveyance Application No. 163/2014 on 24/11/2014.
- 4.10 It further appears that M/s. Salunke and Company and Mr. Vijaykumar Keshav Gadgil through Deputy Registrar Co-operative Society through authorized officer Mr. Atmaram Tukaram Jadhav executed Deemed Conveyance of the said land and construction standing thereon to and in favour of Yojangandha Co-Operative Housing Society Limited through its president Mr. Janardhan Narsingrav Koutal and Yojangandha Co-Operative Housing Society Limited through its Secretary Mr. Sanjay Dhondiba Dhamale on 25/04/2017, which is duly registered in the office of Sub-Registrar Haveli No. 21, Pune at Serial No. 5124/2017. In furtherance of the same name of Yojangandha Co-Operative Housing Society Limited were mutated on CTS No. 942 and 943 vide Mutation Entry No. 2672.



4.11 That in the aforesaid manner Yojangandha Co-Operative Housing Society Limited become absolute owner of the said land.

5. **SEARCH :**

I have caused to be taken search of Index II Registers maintained in the office of Sub-Registrar Haveli, Pune in respect of the said land, for the year 30 year i.e. 1994 to 2023 (till date). However from the available documents I have not come across any adverse transaction pertaining to the said land also some of the record had gone for binding and some was missing and not made available for scrutiny. It is pertinent to note that due to centralized system of registration it is not practically possible to conduct search in all the registration offices. I have been informed 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. I have paid search fees vide E challan.

6. **TITLE OPINION :-**

On relying upon available revenue record, title deeds, certificates, Index II, registers available in the office of Sub-Registrar Haveli, Pune in respect of the said land, I am in opinion that, the said title holder is the owner and possessor of the said land and has good, clear and marketable title in respect of the said land free from all encumbrances, chagres or claims or whatsoever nature, subject to whatever has been mentioned herein above.

7. **NOTE :-**

It is informed to me that, the document supplied for scrutiny are as per the originals and there are no other transaction and/or litigation pertaining to the said land barring the aforesaid and the said land is in vacant and peaceful possession of the said Title Holder herein and relying upon the same I have issued the present opinion. I restrict my investigation to verify the title of the Title Holder on the



**NILESHKUMAR L. SHINGARE**  
**Advocate**

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available documents and information only.

All the documents supplied to me for scrutiny are hereby returned.

Pune

Date: - 31/01/2023



Nileshkumar Laxman Shingare  
Advocate