

MH015171879202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Feb 2023	Receipt	Receipt no.: 1112773733
	Name of the Applicant :	Ranjeet Madhukar Dalvi
	Details of property of which document has to be searched :	Dist :Pune Village :Hadapasar S.No/CTS No/G.No. : 50
	Period of search :	From :2022 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH015171879202223E		
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/frmSearchChallanWithOutReg.php'.		

Ranjeet Madhukar Dalvi

B.A.LLB, DCL, DTL Contact No - 9552656622

ADVOCATE

Add - Shop No 1 to 5 Yash Apartment Dehuroad Pune 412101

Dt. 11-02-2023

SEARCH AND TITLE REPORT

Shri. Bharat Popatrao Raskar R/at-Raskar Mala, Kasari Pune-412208 has approached to me to take the search of the property bearing Survey No. 50, Hissa No. 1 total admeasuring 00 H.60 R. I have caused the search of Index-II Registers, Pune to ascertain the marketable title of in respect of land admeasuring 00 H.25 R. i.e. 2500 sq.mtrs. out of S.No.50, Hissa No. 1 the said land which is situated at Hadapsar Taluka-Haveli, Dist-Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune, which is bounded as follows:-

On or towards East : Survey No 50 Hissa No 1
On or towards South : Survey No 50 Hissa No 4 & 5
On or towards West : D.P Road their after brook.
On or towards North : Survey No 50 Hissa No 1 their after 9 m
Road

On the perusal of the documents supplied to me by the party and the Index II record made available at the time of the search in the office of the Sub-Registrar Haveli as well as online Search for the period of last 1 Month in respect of the property mentioned hereunder. Receipt No. 1112773733 dated 11/02/2023. I have made following observation in respect of the said property, my observation and detailed findings are given herein under-

DETAIL HISTORY OF DEVOLUTION:-

That the said property bearing Survey No. 0, Hissa No. 1 is previously owned by M Dhanraj Properties Tarfe Bhagidar Balchand Dhanraj Chordia, Vaibhav Madan Chordia has entered his name in the 7x12 extract thereafter Shri Bharat Popatrao Raskar has purchased the said land from M Dhanraj Properties Tarfe Bhagidar Balchand Dhanraj Chordia, by executing Sale deed on dt.06-02-2023 Haveli No 3 Documrnt No 483/2023 therefore his name has been entered in to 7x12 extract by M.E.No.53022 Khata No. 23230.



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That regarding City Survey Record the said concerning party has not produced any record before me hence I am not any opinion about the said City Survey Records.

WHETHER ANY OTHER CHARGES OR ENCUMBRANCES :-

That in order to find out any other charges or encumbrances if any on the said property mention herein before necessary search for last 1 Month was caused in the office of Sub - Registrar Haveli by paying the request fees, but the Index II registers in the said Office are not maintained in good condition and number of pages of the said Index II registers are loose, missing, torn and the same are not in traceable condition, therefore this report is based on the documents supplied to me and Index II registers made available at the time of Online search, going through the available Index II registers as well as I have carried online search on IGR website, that there is not come across any entry/transaction adverse to the owner's title or found to have recorded and no any charges was also noticed as such.

LEGAL OPINION :-

Thereafter during the search of Index-II Registers I could not across any entry adversely affecting the title of **Shri. Bharat Popatrao Raskar** for their share and Therefore the above observation shows that **Shri. Bharat Popatrao Raskar** are absolutely owner of the said land and the said land is free from any encumbrance and having good and clean and marketable title.



Ranjeet Madhukar Dalvi

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The above 1 Month search report is given on the basis of the following documents.

- a) Perusal Index -II Registrars kept at Sub-Register Haveli 3 Pune
- b) The Extract of Mutation Entry
- c) The documents and information supplied by my client.

All the documents are returned herewith.



Dt. 11 - 02 -2023
Place:- Dehuroad Pune-412101

A handwritten signature in blue ink, appearing to read 'Ranjeet Dalvi'.

ADVOCATE
[Shri. Ranjeet Madhukar Dalvi]

