

3/10/23, 6:49 PM

eSearch

MH016600377202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Mar 2023	Receipt	Receipt no.: 1112822549
	Name of the Applicant :	AMRUTA VAIBHAV SALUNKE
	Details of property of which document has to be searched :	Dist :Pune Village :Kivale S.No/CTS No/G.No. : 67
	Period of search :	From :2022 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH016600377202223E		
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'.		



CHALLAN
MTR Form Number-6



GRN	MH016600377202223E	BARCODE			Date	10/03/2023-18:45:17		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		AMRUTA VAIBHAV SALUNKE		
Location PUNE									
Year 2022-2023 One Time					Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				300.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Amount In		Three Hundred Rupees Only		
Total				300.00	Words				
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	02300042023031025413		015851367
Cheque/DD No.					Bank Date	RBI Date	10/03/2023-18:46:44		Not Verified with RBI
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID : 538987158

Mobile No. : 7030055550

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

खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.



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FORMAT- A
(Circular No.: - 28/2021)

To

The Maharashtra Real Estate Regulatory Authority,

Address: 6th and 7th Floor, Housefin Bhavan,

Plot No. C-21, E-Block, Bandra Kurla Complex,

Bandra (E), Mumbai 400051.

LEGAL ADDITIONAL SEARCH AND TITLE REPORT

Sub: Title clearance certificate with respect to properties:

All that piece and parcel of the total land admeasuring about 20436.92Sq.Mtrs bearing Survey. No. 67/2A/1 to 67/2A/5, 67/2B/1 & 67/2B/1/1 situated at Kiwale, Taluka Haveli, Dist. Pune 412101 situated within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveliand which is bounded as follows,

On North : By S. No. 68P, S. No. 67P and Road
On South : By S. No. 73 and Road
On East : By S. No. 67P
On West : By S. No. 67P

The Promoter has proposed to develop the part of the land bearing Survey No. 67/2A/1 to 67/2A/5, 67/2B/1 & 67/2B/1/1 situated at Kiwale, Taluka Haveli, Dist. Pune 412101 admeasuring **8943 Sq. Mtrs** from the total land area admeasuring 20437.25 Sq.Mtrs.

1. I have investigated the title of the said properties on the request of **M/S SANIKET BUILDCON A registered Partnership firm registered under the provisions of Indian Partnership Act through its partners 1) MR. NILESH SURESH PURKAR 2) NITIN BHIKA CHITODKAR 3) MR.**

RAJENDRA BHIKA CHITODKAR 4) AVINASH VITTHAL WANI and 5) RAVINDRA VITTHAL WANI having office at **101, Saniket House, Prabhat Road, Lane No. 6, Erandawane, Pune 411004**, and have also perused following documents:

- 1) Detailed Search and Title report by Advocate Ravindra M. Sutar dated 23/08/2022.
- 2) Layout plan sanctioned by Pimpri Chinchwad Municipal Corporation, Pune bearing no. BP/Kiwale/06/2023 dated 19/01/2023.
- 3) Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation, Pune BP/Kiwale/06/2023 dated 19/01/2023.

A Search and Title Report for the above property was initially issued by Advocate Ravindra M. Sutar dated 23/08/2022. Now this additional search and Title report is being issued at the request and requirement of the **Owners/Promoters/Developers** after conducting further search of available record vide e-search on the website of igrmaharashtra.gov.in.

That the Owner/Promoter herein have submitted the layout and building plans of the said property for sanction to the Pimpri Chinchwad Municipal Corporation, Pune and accordingly received plan sanction under no. BP/Kiwale/06/2023 dated 19/01/2023.

On perusal of the above-mentioned documents of the said property I am of the opinion that owners/Promoter/Developer's **M/S SANIKET BUILDCONA** registered Partnership firm registered under the provisions of Indian Partnership Act through its partners 1) **MR. NILESH SURESH PURKAR** 2) **NITIN BHIKA CHITODKAR** 3) **MR. RAJENDRA BHIKA CHITODKAR** 4) **AVINASH VITTHAL WANI** and 5) **RAVINDRA VITTHAL WANI** is clear, marketable and without any encumbrances.

The Developer **M/S SANIKET BUILDCON** is absolutely entitled to implement ownership scheme therein and dispose it off the intending buyers.

Owners of the land:

1. Mr. Avinash Laxman Barve , Mrs. Nilita Avinash Barve, Mr. Shripad Kashinath Sahastrabuddhe Mrs. Vijaya VasudeoSakrikarand Mr. Jaywant Gunwant Gaikwad - Gat No. 67/2A/1, 67/2A/2, 67/2A/3, 67/2A/4, 67/2A/5, 67/2B/1 and 67/2B/1/1 area admeasuring 10094.25 Sq.Mtrs.
2. Mr. Avinash Laxman Barve , Mrs. Nilita Avinash Barve, Mr. Shripad Kashinath Sahastrabuddhe Mrs. Vijaya VasudeoSakrikarand Mr. Jaywant Gunwant Gaikwad - Gat No. 67/2A/1, 67/2A/2, 67/2A/3, 67/2A/4, 67/2A/5, 67/2B/1 and 67/2B/1/1 area admeasuring 4300 Sq.Mtrs.
3. **M/S SANIKET BUILDCON** are owners of the total land area admeasuring **6042.67Sq. Mtrs.** situated atSurvey. No. 67/2A/1 to 67/2A/5, 67/2B/1 & 67/2B/1/1, Kiwale, Taluka Haveli, Dist. Pune-412101.

Accordingly, this further Additional Search Report is issued.

The report reflecting the flow of the title of the Owners/Promoter/Developers **M/S SANIKET BUILDCON** by Advocate Ravindra M. Sutardated 23/08/2022on the said land is enclosed herewith as annexure.

Encl: Annexure.

- 1) DetailedSearch and Title report by Advocate Ravindra M. Sutar dated 23/08/2022.
- 2) Layout plan sanctioned by Pimpri ChinchwadMunicipal Corporation, Pune bearing no. BP/Kiwale/06/2023 dated 19/01/2023.
- 3) Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation, Pune-BB/Kiwale/06/2023 dated 19/01/2023.

Date: 13/03/2023

Advocate Amruta Salunke
(Stamp)

Amruta V. Salunke
Advocate
OfficeNo. 202, Above Vardayini Hotel,
Rajvilas Heights, 3rd Floor, Bavdhan-
Pashan Road, Bavdhan, Pune-411021
Contact no.7030055550/7262880888

FORMAT- A
(Circular No.: - 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

SR. NO

- 1) Detailed Search and Title report by Advocate Ravindra M. Sutar dated 23/08/2022.
- 2) Layout plan sanctioned by Pimpri Chinchwad Municipal Corporation, Pune bearing no. BP/Kiwale/06/2023 dated 19/01/2023.
- 3) Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation, Pune BP/Kiwale/06/2023 dated 19/01/2023.

Date: 13/03/2023


Advocate Amruta Salunke

(Stamp)

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