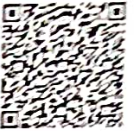


MH000451188202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Apr 2023	Receipt	Receipt no.: 1112872011
	Name of the Applicant :	AMRUTA VAIBHAV SALUNKE
	Details of property of which document has to be searched :	Dist :Pune Village :Lohgaon S.No/CTS No/G.No. : 283
	Period of search :	From :2023 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH000451188202324E		
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'.		



GRN	MH000451188202324E	BARCODE								Date	11/04/2023-15:43:45						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 2023-2024 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)											
Total									300.00			Amount In			Three Hundred Rupees Only								
												Words											
Payment Details BANK OF MAHARASHTRA									FOR USE IN RECEIVING BANK														
Cheque-DD Details									Bank CIN			Ref. No.			02300042023041116989						012178013		
Cheque/DD No.									Bank Date			RBI Date			11/04/2023-15:45:49						Not Verified with RBI		
Name of Bank									Bank/Branch			BANK OF MAHARASHTRA											
Name of Branch									Scroll No. , Date			Not Verified with Scroll											

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



GLIT EDGE

— Decodifying RERA —

📍 Rajhira Residency, Shaniwar Wada,
Shivaji Nagar, Pune (M.corp),
Pune - 411 011
☎ +91 70300 55550 / +91 72628 80888
✉ adv.amruta.salunke@gmail.com

B-302, Shashank CHS,
Opp ICICI Bank, Eksar Road,
Borivali (west), Mumbai - 400 091
+91 84214 54815 / +91 95118 11646
rupesh@glitedge.com

235/1, Bella Bernard House,
Bella Vista Vaddo, Sirsaim,
Thivim, Bardez Goa- 403 502
+91 98705 66001
michael@glitedge.com

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:

Plot bearing S.No.283/2 admeasuring 0H 44.5 Are i.e.4450 Sq. mtrs,S. No.283/3A/1 (old S.No.283/3+4/1) admeasuring 0 H. 61 Ares i.e.6100 Sq. mtrs, and S.No.283/3A/1A admeasuring 0H 50 Ares i.e.5000 Sq.Mtrs., as **per documents area totally admeasuring 15,550 Sq. Mtrs** (area as per demarcation admeasuring 14450 Sq. Mtrs.) situated at Lohegaon, Taluka Haveli, District Pune situated within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveli. Out of total land area mentioned above the **Owners/Promoters/Developers** has proposed to develop the project **GOODWILL METROPOLIS PHASE II** on the area admeasuring **1357.94 Sq.mtrs.**

I have Investigated the title of the said properties on the request of **M/S KRISHNA BUILDCON** A registered Partnership firm registered under the provisions of Indian Partnership Act through its partners **1)MR. KUMARPAL RATANCHAND SANGHVI 2) MR. AMIT ASHOK AGARWAL 3) MRS. ASHA**

KAMLESH RUPAWAT 4) MR. ASHOK RAJENDRAPRASAD AGARWAL 5) MR. BALKRISHNA DNYANOBA KHANDVE 6) MRS. BHARTI MAHENDRA RUPAWAT 7) MR. CHIRAYUSH VINOD AGARWAL 8) MRS. HEMLATA ASHOK AGARWAL 9) MR. VIJAY ANANTRAM GOYAL having office at Shristi Homes, Road no. 7, Adarsh Colony, Tingarenagar, Pune- 411032, and have also persuaded following documents:

1. Demarcation certificate issued by City Survey Office, Haveli, Pune bearing no Mo. R. No. 35552/2021 dated 28/10/2021
2. Layout plan sanctioned by Pune Municipal Corporation, Pune bearing no. CC/0639/22 dated 14/06/2022
3. Commencement Certificate issued by Pune Municipal Corporation bearing CC/0639/22 dated 14/06/2022.
4. Detailed search and title reports by Advocate Anil S. Hirve dated 3/4/2023.

A search and title report for above property was initially issued by the **ADVOCATE ANIL S. HIRVE** dated 3/4/2023. 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 Pune Municipal Corporation, Pune and accordingly received plan sanctioned under no **CC/0639/22** dated 14/06/2022.

2. On perusal of the above-mentioned documents of the said property I am of the opinion that owners/ Promoter/ Developer's **M/S KRISHNA BUILDCON** A registered Partnership firm registered under the provisions of Indian Partnership Act through its partners 1) **MR. KUMARPAL RATANCHAND SANGHVI** 2) **MR. AMIT ASHOK AGARWAL** 3) **MRS. ASHA KAMLESH RUPAWAT** 4) **MR. ASHOK RAJENDRAPRASAD AGARWAL** 5) **MR. BALKRISHNA DNYANOBA KHANDVE** 6) **MRS. BHARTI MAHENDRA**

RUPAWAT 7) MR. CHIRAYUSH VINOD AGARWAL 8) MRS. HEMLATA ASHOK AGARWAL 9) MR. VIJAY ANANTRAM GOYAL is clear, marketable and without any encumbrances.

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

Owners of the land:

SR.NO.	SURVEY NO.	LAND AREA	OWNERS
1.	S.No.283/2	0 H 14.83R i.e., 1,483 Sq.Mtrs	M/S Krishna Buildcon
2.	S.No.283/2	0H 29.67R i.e., 2,967 Sq.Mtrs	a. Balasaheb Kalu Khandwe b. Sulochana Balasaheb Khandve c. Jayashri Pralhad Zhijurde d. Rajashri Pandurang Devkar e. Bharti Shekhar Ghule f. Shilpa Ashok Harpale g. Sujata Balasaheb Khandve h. Bapu Balasaheb Khandve i. Shamrao Kalu Khandwe j. Rukmini Shamrao Khandve k. Sakshi Shamrao Khandve
3.	S.No. 283/3A/1 (old S. No. 283/3+4/1)	0H 61 R i.e. 6100 Sq.Mtrs.	a. Indubai Bhagwan Khandwe b. Bhanudas Bhagwan Khandwe c. Meera Bhanudas Khandve d. Namdeo Bhagwan Khandwe e. Shobha Namdeo Khandve f. Lakshmi Sambhaji Waghmare g. Anita Dattatray Bhadale h. Aasha Sanjay Devkar
4.	S.No.	0H 50R	a. Baban Ramchandra Moze

	283/3A/1A	i.e 5000 Sq.Mtrs	b. Bhama Baban Moze c. Shantaram Baban Moze d. Reshma Shantaram Moze e. Arya Shantaram Moze f. Arnav Shantaram Moze g. Bhaskar Baban Moze h. Ruchika Bhaskar Moze i. Advik Bhaskar Moze j. Gita Somnath Gawde
TOTAL AREA = 15,550 Sq.mtrs. (area as per demarcation and measuring 14450 Sq. Mtrs.)			


Accordingly, this further Additional Search Report is issued.

3. The Report reflecting the flow of the title Owners/ Promoter/ Developers **M/S KRISHNA BUILDCON** by **ADVOCATE ANIL S. HIRVE** dated 03/04/2023 on the said land is enclosed herein with as annexure.

Encl: Annexure

1. Demarcation certificate issued by City Survey Office, Haveli, Pune bearing no Mo. R. No. 35552/2021 dated 28/10/2021
2. Layout plan sanctioned by Pune Municipal Corporation, Pune bearing no. CC/0639/22 dated 14/06/2022
3. Commencement Certificate issued by Pune Municipal Corporation bearing CC/0639/22 dated 14/06/2022.
4. Detailed search and title reports by Advocate Anil S. Hirve dated 3/4/2023.

Date: 11/04/2023


Advocate Amruta Salunke
Advocate
Amruta Salunke
Amruta Salunke
Advocate

FORMAT A
(CIRCULAR NO. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. Demarcation certificate issued by Bhumi Abhilekh, Haveli, Pune bearing no 35552/2021 dated 28/10/2021
2. Layout plan sanctioned by Pune Municipal Corporation, Pune bearing no. CC/0639/22 dated 14/06/2022
3. Commencement Certificate issued by Pune Municipal Corporation bearing CC/0639/22 dated 14/06/2022.
4. Detailed search and title reports by Advocate Anil S. Hirve dated 3/4/2023.

Date: 11/04/2023



Advocate Amruta Salunke

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