

{B. A, LLB, G.D.C.A}

Adv. Manisha S. Kadam
{B.A. LL.B, G.D.C.A }



Adv. Amol Surve & Associates
Office No.116, First floor, "Ashoka Centre" Near
by Navratna Hotel, Pune-Satara Road, Parvati
Pune 411030,
(M): 8007558580
(M): 9822216491
Email- advocate.amol25@gmail.com
advocate.manishasurve@gmail.com

Date- 17/05/2023

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to contiguous block admeasuring **Hectares 00 = 85 Ares** formed of portions (i) admeasuring **Hectares 00 = 39 Ares** out of land admeasuring Hectares 01 = 45 Ares bearing Survey No. 255 and (ii) admeasuring **Hectares 00 = 46 Ares** out of land admeasuring Hectares 01 = 08.50 Ares bearing Survey No. 257/1/B, both situate, lying and being at Village Bhugaon within the Registration Sub-District Taluka Mulshi, and Gram Panchayat of village Bhugaon and within the limits of PMRDA Pune. (which contiguous block admeasuring Hectares 00 = 85 Ares is hereinafter referred to as "**said Land**")

I have investigated the title of the said land on the request of **M/S ARYAVART ASSOCIATES**, a Partnership Firm duly registered under the Provisions of Indian Partnership Act, 1932. having its Office at- 35/6, Ambegaon Budruk Katraj Bypass, Pune- 411046, (hereinafter referred to as "**the said Developer**") I have investigated the title of the said Land and following documents i.e.

- I. 7/12 Extract from the year 1950 to 2022, and all relevant Mutation Entries.
- II. Xerox Copy of Deed of sale dated 10/07/2001 (duly Registered under Serial No. 3689 of 2001 with the Sub-Registrar Mulshi, District Pune).



Cont....

- III. Xerox Copy of Vide Deed of sale dated 30/11/2004 (duly Registered under Serial No. 6658 of 2004 with the Sub-Registrar Mulshi, District Pune)
- IV. Xerox Copy of Vide Deed of sale dated 16/07/2012 (duly Registered under Serial No. 4169 of 2012 with the Sub-Registrar Mulshi, District Pune).
- V. Xerox Copy of Vide Deed of sale dated 22/02/2002 (duly Registered under Serial No. 1014 of 2002 with the Sub-Registrar Mulshi, District Pune).
- VI. Xerox Copy of Vide Deed of sale dated 29/03/2002 (duly Registered under Serial No. 1739 of 2002 with the Sub-Registrar Mulshi, District Pune).
- VII. Xerox Copy of Vide Deed of sale dated 30/11/2004 (duly Registered under Serial No. 6657 of 2004 with the Sub-Registrar Mulshi, District Pune).
- VIII. Xerox Copy of Vide Deed of sale dated 04/03/2005 (duly Registered under Serial No. 1343 of 2005 with the Sub-Registrar Mulshi, District Pune).
- IX. Xerox Copy of Vide Deed of sale dated 16/07/2012 (duly Registered under Serial No. 4169 of 2012 with the Sub-Registrar Mulshi, District Pune).
- X. Xerox Copy of Vide an Joint Venture Agreement dated 07/10/2022 (duly Registered under Serial No. 20555 of 2022 with the Sub-Registrar, Mulshi-2, Pune).
- XI. Xerox Copy of Power of Attorney dated 07/10/2022 (duly Registered under Serial No. 20556 of 2022 with the Sub-Registrar, Mulshi-2, Pune).



Cont....

XII. Xerox Copy of Public Notice appeared on 13/10/2022 in daily newspaper, "Prabhat".

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the said Owners is clear, marketable and without any encumbrances.

The report reflecting the flow of the title of the **Mrs. Rajni Shivajirao Kadam** and **Dr. Rahul Shivajirao Kadam**, both residing at- 15, Ashirvad, Mayur Colony, Kothrud, Pune- 411029. (hereinafter referred to as "**said Owners**") to the said Land and beneficial title of the said Developer to the said Land is enclosed herewith as annexure.

Encl: Annexure

Date - 17/05/2023



Adv. Amol B. Surve

Adv. Amol B. Surve
{B. A, LLB, G.D.C.A}



Adv. Manisha S. Kadam
{B.A. LL.B, G.D.C.A }

Address :

Adv. Amol Surve & Associates
Office No.116, First floor, "Ashoka Centre" Near
by Navratna Hotel, Pune-Satara Road, Parvati
Pune 411030,
(M): 8007558580
(M): 9822216491
Email- advocate.amol25@gmail.com
advocate.manishasurve@gmail.com

FORMAT- A

FLOW OF THE TITLE OF THE SAID LAND

I. 7/12 Extract from the year 1950 to 2022, and all relevant Mutation Entries.

II. **Description Of Property** - The contiguous block admeasuring Hectares 00 = 85 Ares formed of portions (i) admeasuring Hectares 00 = 39 Ares out of land admeasuring Hectares 01 = 45 Ares bearing Survey No. 255 and (ii) admeasuring Hectares 00 = 46 Ares out of land admeasuring Hectares 01 = 08.50 Ares bearing Survey No. 257/1/B, both situate, lying and being at Village Bhugaon within the Registration Sub-District Taluka Mulshi, and Gram Panchayat of village Bhugaon and within the limits of PMRDA Pune. and which contiguous block admeasuring Hectares 00 = 85 Ares is hereinafter referred to as "said Land " and the same is bounded as follows, that is to say:

On or towards the East : Land bearing Survey No. 256, Village Bhugaon.

On or towards the South : By Road

On or towards the West : Portion out of Land bearing Survey Nos. 255 & 257, Village, Bhugaon.

On or towards the North : Remaining portion out of Land bearing Survey No. 255, Village Bhugaon.



Cont.....

III. TITLE FLOW

A. Survey No. 255, Village Bhugaon.

- a. It appears from the documents furnished to us for our perusal, that one Shri. Genu Ravji Shedge was the owner of all that piece and parcel of land or ground admeasuring Acer 3 = 23 Gunthas bearing Survey No. 255, situate, lying and being at Village Bhugaon, Taluka Mulshi, District Pune.
- b. It appears from the Mutation Entry bearing No. 1616 dated 27/10/1963 that the said Shri. Genu Ravji Shedge died intestate on 15/01/1959, leaving behind him as his only heirs and next-of-kin, his four sons namely, Shri. Narayan Genu Shedge, Shri. Bhau Genu Shedge, Shri. Shankar Genu Shedge and Shri. Baban Genu Shedge and his two daughters, namely Smt. Godabai Ganpat Sasar and Smt. Gaubai Ganpat Sasar and Accordingly names of all the legal heirs of Late Shri. Genu Ravji Shedge were entered on the Revenue Record pertaining to the said land bearing Survey No. 255 as the holders thereof.
- c. The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were given due effect to in the Revenue Record pertaining to the lands in Village Bhugaon vide Mutation Entry No. 1762, The area of the said land bearing Survey No. 255 of Village Bhugaon was shown to be Hectares 01 = 45 Ares.



Cont.....

d. It appears from the Mutation Entry bearing No. 1848 dated 09/01/1972 that the said Shri. Narayan Genu Shedge died intestate on 11/01/1970, leaving behind him as his only heirs and next-of-kin, his widow, Smt. Ratnabai Narayan Shedge, One son namely, Shri. Dattatray Narayan Shedge and his five daughters namely, Smt. Yashodabai Sopan Lamkhed, Smt. Thakubai Laxman Gole, Smt. Shalan Kisan Khanekar, Smt. Malan Balasaheb Limhan and Smt. Lilabai Vithoba Amle, Accordingly name of the said Shri. Dattatray Narayan Shedge was entered on the 7/12 extract in respect of the said Land bearing Survey No. 255, Village Bhugaon as the Holder thereof and the name of wife and all the daughters of Late Shri. Narayan Genu Shedge were entered on 7/12 extract pertaining to the said land bearing Survey No. 255 in "Other Right Column" therein.

e. It appears from the Mutation Entry bearing No. 1849 dated 09/01/1972 that the said Shri. Shankar Genu Shedge died intestate in or around in the year 1965, leaving behind him as his only heirs and next-of-kin, his widow, Smt. Vastallabai Shankar Shedge, One son namely, Suresh and his two daughters namely, Alka and Rajamani, Accordingly the name of the said son of the said Late Shri. Shankar Genu Shedge was entered through his mother and natural guardian Smt. Vastallabai on the Revenue Record pertaining to the said Land bearing Survey No. 255, Village Bhugaon as the holder thereof.



Cont.....

f. It appears from the Mutation Entry bearing No. 1929 dated 02/04/1975, as per application made by Shri. Dattatray Narayan Shedge, Shri. Bhau Genu Shedge, Shri. Baban Genu Shedge and Mast. Suresh Shankar Shedge through his mother and natural guardian Smt. Vastallabai Shankar Shedge, a partition by metes and bounds was effected amongst the said Shri. Dattatray Narayan Shedge and his brothers in respect of lands held by them in the Village Bhugaon and on such partition the said land bearing Survey No. 255 was came to the share of the said Shri. Baban Genu Shedge.

g. It appears from the Mutation Entry bearing no. 3964 dated 23/05/1997, as per Order bearing No. JAMEEN/VIBHAJAN/SR/26/97 dated 21/05/1997, passed by the Tehsildar. That the partition was effected by and between the said Shri. Baban Genu Shedge and Shri. Gajanan Baban Shedge details is as under

Name of the Holder	Holding/ Share in Hectares = Ares
Shri. Eknath Baban Shedge	00= 72.50
Shri. Gajanan Baban Shedge	00= 72.50

In the circumstance, as per aforesaid partition the said Shri. Gajanan Baban Shedge became the owner of portion admeasuring Hectares 00= 72.50 Ares out of Land bearing Survey No. 255, Village Bhugaon.



Cont.....

h. Vide Deed of sale dated 10/07/2001 (duly Registered under Serial No. 3689 of 2001 with the Sub-Registrar Mulshi, District Pune) executed by Shri. Gajanan Baban Shedge in favour of Shri. Balu Dagdu Chondhe, Shri. Tanaji Tukaram Dagade, Sou. Shakuntala Hanumant Kondhre, said Gajanan Baban Shedge assigned, assured, transferred and conveyed the portion admeasuring Hectares 00 = 72.50 Ares out of Land bearing Survey No. 255, Village Bhugaon to Shri. Balu Dagde Chondhe and Others absolutely. Accordingly the names of the said Shri. Balu Dagdu Chondhe and Others were entered on the Revenue Record pertaining to the said Land bearing Survey No. 255, Village Bhugaon as the holders of portion admeasuring Hectares 00 = 72.50 Ares thereof Vide Mutation Entry bearing No. 4831, dated 07/08/2001.

i. Vide Deed of sale dated 30/11/2004 (duly Registered under Serial No. 6658 of 2004 with the Sub-Registrar Mulshi, District Pune) executed by Shri. Balu Dagdu Chondhe, Shri. Tanaji Tukaram Dagade, Sou. Shakuntala Hanumant Kondhre in favour of Shri. Shantanu Shankar Deshpande and Shri. Shankar Vishwanath Deshpande, said Shri. Balu Dagdu Chondhe and Two Others assigned, assured, transferred and conveyed the portion admeasuring Hectares 00 = 72.50 Ares out of Land bearing Survey No. 255, Village Bhugaon to Shri. Shantanu Shankar Deshpande and Another absolutely. Accordingly the names of the said Shri. Shantanu Shankar



Cont.....

Deshpande and Shri. Shankar Vishwanath Deshpande were entered on the Revenue Record pertaining to the said Land bearing Survey No. 255, Village Bhugaon as the holders of portion admeasuring Hectares 00 = 72.50 Ares thereof Vide Mutation Entry bearing No. 5375 dated 20/12/2004.

- j. Vide Deed of sale dated 16/07/2012 (duly Registered under Serial No. 4169 of 2012 with the Sub-Registrar Mulshi, District Pune) inter-alia, executed by Shri. Shantanu Shankar Deshpande and Shri. Shankar Vishwanath Deshpande in favour of Sou. Rajni Shivajirao Kadam and Shri. Rahul Shivajirao Kadam i.e. the said Owners herein, said Shri. Shantanu Shankar Deshpande and Shri. Shankar Vishwanath Deshpande, assigned, assured, transferred and conveyed the portion admeasuring Hectares 00 = 39 Ares out of their holding a portion admeasuring Hectares 00 = 72.50 Ares out of Land bearing Survey No. 255, Village Bhugaon together with right of way to the said Owners absolutely. Accordingly the names of the said Owners have been entered on the Revenue Record pertaining to the said Land bearing Survey No. 255, Village Bhugaon as the holders of portion admeasuring Hectares 00 = 39 Ares thereof Vide Mutation Entry bearing No. 7523 dated 13/09/2012.

B. Survey No. 257/1/B, Village Bhugaon.

- a. It appears from the documents furnished to us for our perusal, that one Shri. Tukaram Bapu Ingle was the owner of



Cont.....

all that piece and parcel of land or ground admeasuring Acer 4 = 26 Gunthas bearing Survey No. 257/1, situate, lying and being at Village Bhugaon, Taluka Mulshi, District Pune.

- b. The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were given due effect to in the Revenue Record pertaining to the lands in Village Bhugaon vide Mutation Entry No. 1762, The area of the said land bearing Survey No. 255 of Village Bhugaon was shown to be Hectares 01 = 88 Ares.
- c. It appears from the Mutation Entry bearing no. 4278 dated 15/09/1998, that a partition was effected by and between the said Shri. Tukaram Bapu Ingle and his family members, vide an Order bearing No. HNO/WATAP/SR/14/98 dated 10/09/1998, passed by the Tehsildar. details is as under -

Name of the Holder	Share in Hectares = Ares
Shri. Pandurang Tukaram Ingale	00= 47
Smt. Arunabai Dnyanoba Ingale, Shri. Manohar Dnyanoba Ingale and Kumari Manisha Dnyanoba Ingale	00= 47
Sou. Nanda Vithal Ingale, Shri. Nilesh Vithal Ingale, Shri. Somnath Vithal Ingale and Shri. Vijay Vithal Ingale	00= 47



Cont.....

Shri. Baban Tukaram Ingale	00=47
----------------------------	-------

d. Vide Deed of sale dated 22/02/2002 (duly Registered under Serial No. 1014 of 2002 with the Sub-Registrar Mulshi, District Pune) inter-alia, executed by Smt. Arunabai Dnyanoba Ingale, Shri. Manohar Dnyanoba Ingale and Sou. Manisha Mohan Dagde in favour of Shri. Satish Baban Chondhe, Shri. Nitin Pandharinath Dangat and Shri. Thanaji Sopan Bhunde, said Smt. Arunabai Dnyanoba Ingale, Shri. Manohar Dnyanoba Ingale and Sou. Manisha Mohan Dagde assigned, assured, transferred and conveyed the portion admeasuring Hectares 00 = 47 Ares out of Land bearing Survey No. 257/1, Village Bhugaon to Shri. Satish Baban Chondhe, Shri. Nitin Pandharinath Dangat and Shri. Thanaji Sopan Bhunde absolutely. Accordingly the names of the said Shri. Satish Baban Chondhe, Shri. Nitin Pandharinath Dangat and Shri. Thanaji Sopan Bhunde were entered on the Revenue Record pertaining to the said Land bearing Survey No. 257/1, Village Bhugaon as the holders of portion admeasuring Hectares 00 = 47 Ares thereof Vide Mutation Entry bearing No. 4956, dated 28/03/2002.

e. Vide Deed of sale dated 29/03/2002 (duly Registered under Serial No. 1739 of 2002 with the Sub-Registrar Mulshi, District Pune) inter-alia, executed by Shri. Satish Baban Chondhe, Shri. Nitin Pandharinath Dangat and Shri. Thanaji Sopan Bhunde in favour of Shri. Balu Bhausaheb Karjule, said



Cont.....

Shri. Satish Baban Chondhe, Shri. Nitin Pandharinath Dangat and Shri. Thanaji Sopan Bhunde assigned, assured, transferred and conveyed the portion admeasuring Hectares 00 = 03 Ares out of their holding admeasuring Hectares 00 = 47 Ares out of Land bearing Survey No. 257/1, Village Bhugaon to Shri. Balu Bhausahab Karjule absolutely. Accordingly the name of the said Shri. Balu Bhausahab Karjule was entered on the Revenue Record pertaining to the said Land bearing Survey No. 257/1, Village Bhugaon as the holder of portion admeasuring Hectares 00 = 03 Ares thereof Vide Mutation Entry bearing No. 4979, dated 09/04/2002.

- f. Vide Deed of sale dated 30/11/2004 (duly Registered under Serial No. 6657 of 2004 with the Sub-Registrar Mulshi, District Pune) inter-alia, executed by (1) Shri. Pandurang Tukaram Ingale, (2) legal heirs of Late Shri. Baban Tukaram Ingale – Smt. Sunanda Baban Ingale, (3) Shri. Satish Baban Chondhe, Shri. Nitin Pandharinath Dangat and Shri. Thanaji Sopan Bhunde, (4) Shri. Balu Bhausahab Karjule in favour of Shri. Shantanu Shankar Deshpande and Shri. Shankar Vishwanath Deshpande, said (1) Shri. Pandurang Tukaram Ingale, (2) legal heirs of Late Shri. Baban Tukaram Ingale – Smt. Sunanda Baban Ingale, (3) Shri. Satish Baban Chondhe, Shri. Nitin Pandharinath Dangat and Shri. Thanaji Sopan Bhunde, (4) Shri. Balu Bhausahab Karjule assigned, assured, transferred and conveyed their respective holdings aggregate admeasuring Hectares 01 = 30 Ares out of Land



Cont.....

bearing Survey No. 257/1, Village Bhugaon to Shri. Shantanu Shankar Deshpande and Shri. Shankar Vishwanath Deshpande absolutely. Accordingly the names of the said Shri. Shantanu Shankar Deshpande and Shri. Shankar Vishwanath Deshpande were entered on the Revenue Record pertaining to the said Land bearing Survey No. 257/1, Village Bhugaon as the holders of portion admeasuring Hectares 01 = 30 Ares thereof Vide Mutation Entry bearing No. 5374, dated 20/12/2004.

- g. Vide Deed of sale dated 04/03/2005 (duly Registered under Serial No. 1343 of 2005 with the Sub-Registrar Mulshi, District Pune) inter-alia, executed by Smt. Nanda Vithal Ingale, Shri. Nilesh Vithal Ingale, Shri. Somnath Vithal Ingale, Shri. Vijay Vithal Ingale in favour of Shri. Shantanu Shankar Deshpande and Shri. Shankar Vishwanath Deshpande, said Smt. Nanda Vithal Ingale, Shri. Nilesh Vithal Ingale, Shri. Somnath Vithal Ingale, Shri. Vijay Vithal Ingale assigned, assured, transferred and conveyed portion admeasuring Hectares 00 = 47 Ares out of Land bearing Survey No. 257/1, Village Bhugaon to Shri. Shantanu Shankar Deshpande and Shri. Shankar Vishwanath Deshpande absolutely. Accordingly the names of the said Shri. Shantanu Shankar Deshpande and Shri. Shankar Vishwanath Deshpande were entered on the Revenue Record pertaining to the said Land bearing Survey No. 257/1, Village Bhugaon as the holders of portion



Cont.....

admeasuring Hectares 00 = 47 Ares thereof Vide Mutation Entry bearing No. 5432, dated 13/04/2005.

- h. by virtue of the aforesaid Deeds of Sale dated 30/11/2004 and 04/03/2005 said Shri. Shantanu Shankar Deshpande and Shri. Shankar Vishwanath Deshpande became the absolute Owner of the said portion admeasuring Hectares 01 = 77 Ares out of Land bearing Survey No. 257/1, Village Bhugaon.
- i. It appears from the Mutation Entry bearing No. 7764 dated 04/10/2013, that as per Order bearing No. PMA/NA/SR/259/2013 dated 25/09/2013, passed by the Collector Office, Pune, Mojni Nakasha bearing No. 571/2011, the case no. KAVI/1929 dated 14/10/2013 passed by office of Tehsildar, Mulshi, Dist. Pune, the said Land bearing Survey No. 257 /1 was divided in two Pot Hissa Nos. i.e. Land bearing Survey No. 257 Hissa No. 1/A admeasuring Hectares 00 = 79.50 Ares and Survey No. 257 Hissa No. 1/B admeasuring Hectares 01 = 08.50 Ares, situate at Village Bhugaon.
- j. Vide Deed of sale dated 16/07/2012 (duly Registered under Serial No. 4169 of 2012 with the Sub-Registrar Mulshi, District Pune) inter-alia, executed by Shri. Shantanu Shankar Deshpande and Shri. Shankar Vishwanath Deshpande in favour of Sou. Rajni Shivajirao Kadam and Shri. Rahul Shivajirao Kadam i.e. said Owners, said Shri. Shantanu



Cont.....

Shankar Deshpande and Shri. Shankar Vishwanath Deshpande assigned, assured, transferred and conveyed the portion admeasuring Hectares 00 = 46 Ares out of Land bearing Survey No. 257/1, Village Bhugaon together with rights of way to said Owners absolutely. Accordingly the names of the said Owners have been entered on the Revenue Record pertaining to the said Land bearing Survey No. 257/1/B, Village Bhugaon as the holders of portion admeasuring Hectares 00 = 46 Ares thereof Vide Mutation Entry bearing No. 7523 dated 13/09/2012.

- C. by virtue of the aforesaid Deed of Sale dated 16/07/2012 said Sou. Rajni Shivajirao Kadam and Dr. Rahul Shivajirao Kadam i.e. said Owners became the absolute Owners of the said contiguous block admeasuring Hectares 00 = 85 Ares i.e. said Land which is more particularly describe in Para 2 herein above.
- D. Vide an Joint Venture Agreement dated 07/10/2022 (duly Registered under Serial No. 20555 of 2022 with the Sub-Registrar, Mulshi-2, Pune) along with Power of Attorney dated 07/10/2022 (duly Registered under Serial No. 20556 of 2022 with the Sub-Registrar, Mulshi-2, Pune) executed by the said Owner therein referred as Party of the One Part and **M/S ARYAVART ASSOCIATES i.e. the Developer herein as the party** of the Other Part, the said Owners and Developer agreed to jointly develop the said Land by construction of Buildings containing Flats/Units/Commercial



Cont.....

Premises or other structures thereon at or for the consideration and on the terms and conditions therein contained.

E. As part of such investigation of the title of the said Owners and Beneficial title of the Developer, we had public notices in the usual form published in the daily newspaper, "Prabhat" and which notice appeared on 13/10/2022. We have not received any bonafide claim from any person or party in response to our said Public Notice.

F. Search From 1993-2023 taken Online and from Sub- Registrar's Office At Mulshi, Dist.-Pune-

We have carried out Search in respect of the Said Land in the Sub-Registration offices Haveli, as well as on website of Department of Registration and stamps, Government of Maharashtra, (i.e. <http://www.igrmaharashtra.gov.in/>) and necessary search fees have been paid vide Challan No. MH002146934202324E on 17/05/2023 and from the available record we did not come across any adverse entry in respect of the Said Land. Many times online search does not reflect all the documents and subject to the same we have carried out search. During physical search, some of the pages of the registers were not available and some registers were in torn condition. Subject to it, we have completed the entire search.

G. In the search, I found and also said Owners and Developers handed over documents List of the same is as under -

- I. 7/12 Extract from the year 1950 to 2022, and all relevant Mutation Entries.



Cont.....

- II. Xerox Copy of Deed of sale dated 10/07/2001 (duly Registered under Serial No. 3689 of 2001 with the Sub-Registrar Mulshi, District Pune).
- III. Xerox Copy of Vide Deed of sale dated 30/11/2004 (duly Registered under Serial No. 6658 of 2004 with the Sub-Registrar Mulshi, District Pune)
- IV. Xerox Copy of Vide Deed of sale dated 16/07/2012 (duly Registered under Serial No. 4169 of 2012 with the Sub-Registrar Mulshi, District Pune).
- V. Xerox Copy of Vide Deed of sale dated 22/02/2002 (duly Registered under Serial No. 1014 of 2002 with the Sub-Registrar Mulshi, District Pune).
- VI. Xerox Copy of Vide Deed of sale dated 29/03/2002 (duly Registered under Serial No. 1739 of 2002 with the Sub-Registrar Mulshi, District Pune).
- VII. Xerox Copy of Vide Deed of sale dated 30/11/2004 (duly Registered under Serial No. 6657 of 2004 with the Sub-Registrar Mulshi, District Pune).
- VIII. Xerox Copy of Vide Deed of sale dated 04/03/2005 (duly Registered under Serial No. 1343 of 2005 with the Sub-Registrar Mulshi, District Pune).
- IX. Xerox Copy of Vide Deed of sale dated 16/07/2012 (duly Registered under Serial No. 4169 of 2012 with the Sub-Registrar Mulshi, District Pune).



Cont.....

- X. Xerox Copy of Vide an Joint Venture Agreement dated 07/10/2022 (duly Registered under Serial No. 20555 of 2022 with the Sub-Registrar, Mulshi-2, Pune).
- XI. Xerox Copy of Power of Attorney dated 07/10/2022 (duly Registered under Serial No. 20556 of 2022 with the Sub-Registrar, Mulshi-2, Pune).
- XII. Xerox Copy of Public Notice appeared on 13/10/2022 in daily newspaper, "Prabhat".

This report is based on the review of the documents and revenue records made available for our perusal and also on the information furnished and representations made by the said Owners and developer to us and on such basis, we are on the opinion that, the title of the said Owners to their respective holdings and the beneficial title of the said Developer in the above Land is free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained. If the facts are different from any of the documents/revenue records and information furnished or documents subsequently furnished to us and the contents thereof are contrary to the observations on the title made herein, it could have material impact on our conclusions.

Pune

Dated : 17/05/2023.



(MR. AMOL B. SURVE)

Advocate



CHALLAN
MTR Form Number-6



GRN	MH002146934202324E	BARCODE			Date	17/05/2023-14:09:17		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				MLS2_MULSHI 2 SUB REGISTRAR		Full Name		ADVOCATE AMOL B SURVE	
Location				PUNE		Flat/Block No.		S NO 255	
Year				2023-2024 One Time		Premises/Building		AND S NO 257/1/B	
Account Head Details				Amount In Rs.		Road/Street		Village Bhugaon	
0030072201 SEARCH FEE				750.00		Area/Locality		Town/City/District	
						PIN		4 1 2 1 1 5	
						Remarks (If Any)		SEARCH FEE FROM 1993 TO 2023 FOR 30 YEARS	
						Amount In		Seven Hundred Fifty Rupees Only	
Total				750.00		Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		69103332023051716494 2808663084	
Cheque/DD No.				Bank Date		RBI Date		17/05/2023-14:09:58 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
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
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 8007558580