



CHALLAN
MTR Form Number-6



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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 HVL24_HAVELI 24 JOINT SUB REGISTRAR			Full Name		Adv Kamthe P B								
Location PUNE													
Year	2023-2024 One Time		Flat/Block No.	Chinchwad									
Account Head Details			Amount In Rs.	Premises/Building									
0030072201 SEARCH FEE			300.00	Road/Street									
				Area/Locality									
				Town/City/District									
				PIN		4	1	1	0	3	3		
				Remarks (If Any)									
				s no 74 hissa no 2/1 village kiwale search for 2022 to 2023									
Total			300.00	Amount In Words	Three Hundred Rupees Only								
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK									
Cheque-DD Details				Bank CIN	Ref. No.	10000502023121604414	6702129306635						
Cheque/DD No.				Bank Date	RBI Date	16/12/2023-17:07:40	Not Verified with RBI						
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY							
Name of Branch				Scroll No. , Date		Not Verified with Scroll							

Department ID : 9823231194
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 सदर चलन "टाइप ऑफ पेमेंट" गट्टे नंगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा गोदणी न करावाल्या दस्तावेजांची लागू नाही.

Purushottam B. Kamthe

**B.S.L.,LL.B
(ADVOCATE)**

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(O) First Floor, Sathesai Commercial Complex, Nest to PCMC School, Keshav Nagar, Chinchwad, Pune 33

FORMAT - A

(Circular NO 28/2021)

To

**Maha RERA
Pune Office, Pune**

LEGAL TITLE REPORT

SUBJECT: Title opinion in respect of property admeasuring 00 Hector 95R i.e 9500 sq.mtrs plus 720.62 sqmtrs easement rights land out of totally admeasuring 04 Hector 39 R on Survey No.74 Hissa No 2/1 being and lying at village Kiwale, Taluka and Sub Registration Dist. Haveli, District and Registration District Pune and within the local limits of Pimpri-Chinchwad Municipal corporation, within limits of Sub-Registrar Haveli No 5 and 17, which is hereinafter referred to as "**THE SAID LAND**".

I have investigated the title of the said plot on the request of my client Hapse Spaces Partnership firm through its partner Mr Rahul Vishnu Hapse and Mr Sagar Narayan Hapse R/ at Malwale Nagar, Kiwale, Tal Haveli, Dist Pune, I have investigated the title of the Captioned property and my search and title opinion is as under:

1) Description of the property:

SCHEDULE OF THE LAND

All that piece and parcel of the property bearing Survey No 74 Hissa No 2/1 area admeasuring 00 Hector 95 i.e. 9500 sq.mtrs out of total area admeasuring 04 Hector 39 R situated at Village - Kiwale, Tal - Haveli, Dist - Pune, within the limits of Pimpri-Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar and Haveli and which is bounded as follows: -

ON OR TOWARDS EAST	- Property of HB Builders and Developers
ON OR TOWARDS SOUTH	- Property of Yashwantrao Taras and Chandrakant Taras and Sham Gade.

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ON OR TOWARDS WEST

- Property of Sagar Hapse and Rahul Hapse

ON OR TOWARDS NORTH

- Property of Sakshi Construction

SCHEDULE OF THE LAND

All that piece and parcel of the property bearing Survey No 74 Hissa No 2/1 area admeasuring 720.62 sq.mtrs out of total area admeasuring 04 Hector 39 R situated at Village - Kiwale, Tal - Haveli, Dist - Pune, within the limits of Pimpri-Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar and Haveli and which is bounded as follows: -

ON OR TOWARDS EAST

- Hapse Spaces Property

ON OR TOWARDS SOUTH

- Remaining Property of Rahul and Sagar Hapse

ON OR TOWARDS WEST

- 18 mtrs D P Road

ON OR TOWARDS NORTH

- Remaining Property of Rahul and Sagar Hapse

2) The documents of allotment of plot. : It appears that **Hapse Spaces** through its Partners has purchased the land admeasuring 00 Hector 95R i.e 9500 sq.mtrs out of said S.No 74/2/1 village KIWALE which document was duly registered with Sub Registrar Haveli no 24 at registration no 13237/2022 and As per the said sale deed name of the said Purchaser i.e. Hapse Spaces through its Partners Sagar Narayan Hapse, Rahul Vishnu Hapse, Mr.Narayan Narhari Hapse, Vishnu Narhari Hapse, Aaishwarya Sagar Hapse, and Ashwini Rahul Hapse was mutated on 7/12 extract of S. No 74/2/1 as a absolute owner.

It appears that Hapse Spaces through its Partners obtain Easement Rights of the land admeasuring 720.62 sq.mtrs out of said S. no 74/2/1 village Kiwale from Sagar Narayan Hapse and Rahul Vishnu Hapse, which document was duly

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registered with Sub Registrar Haveli No 24 vide registration no 10702/2023 and as per said document Hapse Spaces got FSI and TDR rights of said land.

3) 7 /12 extract or mutation entry document issued by Talathi Ravet, Pune and Tahsildar Haveli.

4) Search report for 30 years from 1991 till 2023.

2/ - On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I opine that the title of the said Owner title of the said owner i.e. Hapse Spaces through its Partners Sagar Narayan Hapse, Rahul Vishnu Hapse, Mr.Narayan Narhari Hapse, Vishnu Narhari Hapse, Aaishwarya Sagar Hapse, and Ashwini Rahul Hapse for land admeasuring 00 Hector 95R i.e 9500 sq.mtrs and easementary title of 720.62 sq.mtrs situated at Survey No 74 Hissa No 2/1 at Village - Kiwale, Tal - Haveli, Dist - Pune, is clean, clear and marketable and they have all rights to develop the said land.

Owners of the Land

Hapse Spaces through its Partners Sagar Narayan Hapse, Rahul Vishnu Hapse, Mr.Narayan Narhari Hapse, Vishnu Narhari Hapse, Aaishwarya Sagar Hapse, and Ashwini Rahul Hapse for 00 Hector 95 R i.e 9500 sq.mtrs to the Said Land of Survey No 74/2/1 of village Kiwale , Tal Haveli, Dist Pune. And Rahul Vishnu Hapse and Sagar Narayan Hapse for the land admeasuring 720.62 sq.mtrs out of their share totally jointly admeasuring 00 Hector 30.76 Are to the said land of Survey no 74/2/1 of village Kiwale.

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl.: Annexure

Date: 5/11/2024


Advocate

Purushottam (Stamp) Kamthe

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FORMAT - A

(Circular NO 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

AS TO THE HISTORY/FLOW OF THE CAPTIONED PROPERTY:-

1. As the property admeasuring 00 Hector 95 R i.e 9500 sq.mtrs out of Survey No 74 Hissa No 2/1 of village Kiwale is as on date in the name of Late Narhari Bala Hapse .

2. As the property bearing S. No. 74/2/1 Kiwale was previously own by Narhari Bala Hapse

That piece and parcel of the property bearing Survey No 74 Hissa No 2 admeasuring 04 Hector 73 R of village Kiwale Ravet is owned by Late Narhari Bala Hapse.

The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act were made applicable to Village Kiwale vide Mutation Entry No.1496 dated 12/04/69.

As per Mutation Entry No 2897 it appears that Mr Narhari Bala Hapse sold the land admeasuring about 00 Hector 02 R out of Survey No 74 Hissa No 2 to Mr Baliram Pandurang Rokade vide sale deed dt 13.3.1986 and accordingly Survey No 74 Hissa No 2 divided in two part as Mr Baliram Pandurang Rokade for Survey No 74 Hissa No 2/2 and remaining part of the said Survey No 74 Hissa No 2 is recorded as Survey No 74 Hissa No 2/1 for owners.

As per Mutation Entry No 3116 it appears that Mr Narhari Bala Hapse sold the land admeasuring about 00 Hector 03 R out of Survey No 74 Hissa No 2/1 to Mr Mhatarba Sakharam Dongare vide sale deed dt 16.4.1987 and accordingly Survey No 74 Hissa No 2/1 divided in two part as Mr Mhatarba Sakharam Dongare for

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Survey No 74 Hissa No 2/3 and remaining part of the said Survey No 74 Hissa No 2/1 for owners.

As per Mutation Entry No 7433 as per order of Tahsildar 32/99 dt 8/9/1999 charge of Rs 20,008 was recorded in said land of Survey No 74/2/1.

That the Late Narhari Baka Hapse died leaving behind his legal heirs namely Mr Narayan Narhari Hapse (son) Mr Vishnu Narhari Hapse (son), Mr Barku Barhari Hapse (son), Mrs Vithabai Rambahu Garade, Mrs Narmada Damu Dabhade & Mrs Lilabai Gopal Garade (daughters), the name of his legal heirs were entered on 7/12 extract by Mutation Entry No 9926 as owners thereof.

As per Mutation Entry No. 9978 it appears that Mrs Vithabai Rambahu Garade, Mrs Narmada Damu Dabhade & Mrs Lilabai Gopal Garade released their right, title and interest in the land at Survey No 74 Hissa No 2/1 in favour of Mr Narayan Narhari Hapse, Mr Vishnu Narhari Hapse and Mr Barku Narhari Hapse vide release deed dated 15.7.2008, which is duly registered in the office of Sub Registrar Haveli No 14 at Serial No 3992/2008. And as per release deed name of Mrs Vithabai Rambahu Garade, Mrs Narmada Damu Dabhade & Mrs Lilabai Gopal Garade was deleted from 7/12 extract of Survey No 74 Hissa No 2/1.

As per Mutation Entry No 10090 it appears that Mr Narayan Narhari Hapse and others sold the land admeasuring about 00 Hector 46 R out of Survey No 74 Hissa No 2/1 to M/s Lotus Developers through its partner through sale deed and accordingly name of M.s Lotus Developers recorded for 46 R of Survey No 74 Hissa No 2/1 as a absolute owners.

That Mr. Narayan Narhari Hapse, Mr Vishnu Narhari Hapse and Mr Barku Narhari Hapse executed and registered Partition Deed which is registered in the Office of Sub Registrar Haveli No 14 vide Document No 12593/2011 on 12.12.2011. And as per said partition Deed Narayan Narhari Hapse and Vishnu Narhari Hapse got 02 Hecor 27.68 R land and Barku Narhari Hapse got 01 Hector 17.52 R land in Survey No 74 Hissa No 2/1 .Thereafter their names and area were entered on 7/12 extract by Mutation Entry No 11703 as owners thereof.

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That the said Mrs Mangal Hiraman Kalokhe alias Mangal Narayan Hapse, Mrs Ratnamala Premchand Garade alias Ranamala Narayan Hapse, Mrs Rajshree Rohidas Jachak Rjshree Narayan Hapse, Mrs Sonali Tejal More and Miss Nisha Narayan Hapse released their share in respect of Survey No 74 Hissa No 2/1 in favor of Narayan Narhari Hapse and Mrs Indubai Narayan Hapse vide release deed dated 10.3.2017 which is duly registered in the office of the Sub registrar Haveli NO 17 at serial no 1410/2017.

That the said Mr Vishnu Narhari Hapse, Mrs Hirabai Vishnu Hapse, Mr Rahul Vishnu Hapse, Mrs Ashwini Rahul Hapse, Mrs Manisha Govind Jambhulkar, Mrs Sadhna Kiran Bhondve Mr Savita Haridas Shinde, MR Narayan Narhari Hapse, Mrs Indubai Narayan Hapse, Mrs Mangal Hiraman Kalokhe, Mrs Ratnamala Premchand Garade, Mrs Rajshree Rohidas Jachak, Mr Sonali Tejas More, Mr Sagar Narayan Hapse and Miss Nisha Narayan Hapse assigned development rights of the land admeasuring about 00 H 21.50 R out of Suvey No 74 Hissa No 2/1 in favour of M/s Krisalaliman Landmarks LLP vide Development Agreement dated 10.3.2017, which is duly registered in the office of Sub Registrar Haveli No 17 at 1408/2017 and also executed Power Of Attorney bearing No 1409/2017 in favour of M/s Krisalaliman Landmarks for doing construction work.

As per the mutation entry no 13960 it appears that Mr Vishnu Narahari Hapse out of love affection and attachment had gift their undivided share out of 02 Hecotr 27.68 R out of 1676 sq.mtrs i.e. 16.76 R of Survey No 74 Hissa No 2/1 in favour of Mr Rahul Vishnu Hapse with the consent of Mr Narayan Narhari Hapse, Mrs Hirabai Vishnu Hapse, Manisha Govind Jambhulkar, Sadhana Kiran Bhondve, Savita Haridas Shinde. The said Gift deed duly registered with Sub Registrar Haveli No 26vide registration no 7390/2019 dt 16.5.2019. And as per said gift deed name of Mr Rahul Vishnu Hapse recorded as absolute owner for area 16.76 R of Survey No 74/2/1 of village Kiwale.

As per the mutation entry no 13958 it appears that Mr Narayan Narahari Hapse out of love affection and attachment had gift their undivided share out of 02

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Hector 27.68 R out of 1400 sq.mtrs i.e. 14.00 R of Survey No 74 Hissa No 2/1 in favour of Mr Sagar Narayan Hapse with the consent of Mr Vishnu Narhari Hapse, Mrs Indubai Narayan. The said Gift deed duly registered with Sub Registrar Haveli No 26 vide registration no 7385/2019 dt 16.5.2019. And as per said gift deed name of Mr Sagar Narayan Hapse recorded as absolute owner for area 14.00 R of Survey No 74/2/1 of village Kiwale.

That as per mutation Entry No 14840 it appears that **Hapse Spaces** through its Partners has purchased the land admeasuring 00 Hector 95R i.e 9500 sq.mtrs out of said S.No 74/2/1 village KIWALE which document was duly registered with Sub Registrar Haveli no 24 at registration no 13237/2022 and As per the said sale deed name of the said Purchaser i.e. Hapse Spaces through its Partners Sagar Narayan Hapse, Rahul Vishnu Hapse, Mr.Narayan Narhari Hapse, Vishnu Narhari Hapse, Aaishwarya Sagar Hapse, and Ashwini Rahul Hapse was mutated on 7/12 extract of S. No 74/2/1 as a absolute owner.

That as per document bearing 10702/2023 which is duly registered with Sub Registrar Haveli no 24 dt 24/5/2023 Hapse Spaces through its Partners has got easement right along with land FSI and TDR of the land admeasuring 720.62 sq.mtrs from Sagar Narayan Hapse and Rahul Vishnu Hapse. As per said document Hapse Spaces has got absolute right of said 720.62 sq.mtrs to develop and amalgate the said area in Hapse Spaces

Pune

Dt 5/11/2024


ADVOCATE

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