



CHALLAN  
MTR Form Number-6



GRN	MH001516328202425E	BARCODE				Date	03/05/2024-12:36:01	Form ID	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Search Fee Other Items				TAX ID / TAN (If Any)				
					PAN No.(If Applicable)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR				Full Name	Advocate Shakila A Khan			
Location	PUNE								
Year	2024-2025 One Time				Flat/Block No.				
	Account Head Details			Amount In Rs.	Premises/Building				
	0030072201 SEARCH FEE			750.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)	Search For the period of 30 years from 1994 to 2024 part for Survey No 248/1/12 Lohegaon Pune			
					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.	69103332024050313568	2867161734	
Cheque/DD No.					Bank Date	RBI Date	03/05/2024-12:38:48	Not Verified with RBI	
Name of Bank					Bank-Branch	IDBI BANK			
Name of Branch					Scroll No. , Date	Not Verified with Scroll			

Department ID :

Mobile No. : 9970626170

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" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Shakila A. Khan  
Advocate

B.Com. LL.M

Reg No. MAH/5109/2012

**FORMAT A**

To,  
**MAHARERA, REAL ESTATE REGULATORY AUTHORITY,**  
MUMBAI.

**LEGAL TITLE REPORT**

**Subject ;** Title Clearance with respect to property bearing : All that piece and parcel of the land or ground admeasuring 00 Hectare 90 Ares bearing Survey No. 248, Hissa No. 1/1/2 situated, lying and being at Village Lohegaon, within the limits of Pune Municipal Corporation and within the Jurisdiction Sub-Registrar Taluka Haveli, District Pune (hereinafter referred to as the "**SAID LAND**").

Sir,

**A)** I have investigated the title of the said land on the request of **M/s. NIVASA BUILDCON, a partnership firm through its Partner Mr. Rahul Ram Mohta** and following documents i.e. ;

- (a) Copy of the latest 7/12 extract alongwith its Mutation Entries.
- (b) Copy of the Award made by the Special Land Acquisition Officer bearing No. LAQ/3/74 on 11/03/1980 under the provisions of the Land Acquisition Act, 1894.
- (c) Copy of letter dated 11/10/1990 for the area to be reduced issued by Dr. Prakash B. Shah.
- (d) Copy of Decree passed in the Court of Civil Judge Senior Division, Pune, at Pune having C.S. No. 1000/1991.
- (e) Copy of letter for the Kami Jast Patrak addressed to Kamgar Talathi, Lohegaon, Pune.
- (f) Copy of Order dated 24/02/2000 issued by land revenue Department, Pune.

- (g) Copy of letter dated 06/03/2002 issued by Tahasildar, Pune for the effect to be given as Pot Hissas have been generated for the Survey No. 248/1 and Form No. 12 was prepared.
- (h) Copy of the Deed of Sale dated 10/06/2009 duly registered at the office of the Sub-Registrar Haveli No. 1 at Serial No. 3778/2009 executed by (i) Navin Bhikulal Shah (Gujar) (HUF) through the hands of its Karta and Manager Mr. Navin Bhikulal Shah, (ii) Mrs. Saroj Navin Shah and (iii) Rahul Navin Shah in favour of Muttha Realty Private Limited and the name of the Muttha Realty Private Limited.
- (i) Copy of the Deed of Conveyance dated 01/11/2021 duly registered at the office of the Sub-Registrar, Haveli No. 24, Pune at Serial No. 16201/2021 executed by the Muttha Realty LLP, a limited liability Partnership Firm, (formerly known as Muttha Realty Private Limited) by the hand of one of its Partner Mr. Sameer Shantilal Muttha in favour of M/S. NIVASA BUILDCON, A PARTNERSHIP FIRM by the hand of one of its Partner Mr. Rahul Ram Mohta.
- (j) Copy of Certificate of Registration of Conversion (of Mutha Realty Pvt. Ltd., into Muttha Realty LLP) dated 26/03/2016.
- (k) A Certificate of Title dated 25/09/2023 issued by M/s. Rajiv Patel and Associates for the said land for 30 years alongwith Memorandum of Search of the Record dated 19/08/2023 issued by Kailash M. Thorat.

### 1) DESCRIPTON OF THE PROPERTY ;

All that piece and parcel of the land or ground admeasuring 00 Hectare 90 Ares bearing Survey No. 248, Hissa No. 1/1/2 situated, lying and being at Village Lohegaon, within the limits of Pune Municipal Corporation and within the Jurisdiction Sub-Registrar Taluka Haveli, District Pune and is bounded as under ;

On or towards the East	; By 15 meter wide Development Plan Road
On or towards the South	; By land bearing Survey No. 248, Hissa No. 1/1/1, Lohegaon, Pune
On or towards the West	; By land bearing Survey No. 247, Lohegaon, Pune
On or towards the North	; By land bearing Survey No. 248, Hissa No. 1/1/3, Lohegaon, Pune.

*Shakla*

## 2) DOCUMENTS OF THE ALLOTMENT OF PLOT ;

- (b) Copy of the Award made by the Special Land Acquisition Officer bearing No. LAQ/3/74 on 11/03/1980 under the provisions of the Land Acquisition Act, 1894.
- (c) Copy of letter dated 11/10/1990 for the area to be reduced issued by Dr. Prakash B. Shah.
- (d) Copy of Decree passed in the Court of Civil Judge Senior Division, Pune, at Pune having C.S. No. 1000/1991.
- (e) Copy of letter for the Kami Jast Patrak addressed to Kamgar Talathi, Lohegaon, Pune.
- (f) Copy of Order dated 24/02/2000 issued by land revenue Department, Pune.
- (g) Copy of letter dated 06/03/2002 issued by Tahasildar, Pune for the effect to be given as Pot Hissas have been generated for the Survey No. 248/1 and Form No. 12 was prepared.
- (h) Copy of the Deed of Sale dated 10/06/2009 duly registered at the office of the Sub-Registrar Haveli No. 1 at Serial No. 3778/2009 executed by (i) Navin Bhikulal Shah (Gujar) (HUF) through the hands of its Karta and Manager Mr. Navin Bhikulal Shah, (ii) Mrs. Saroj Navin Shah and (iii) Rahul Navin Shah in favour of Muttha Realty Private Limited and the name of the Muttha Realty Private Limited.
- (i) Copy of the Deed of Conveyance dated 01/11/2021 duly registered at the office of the Sub-Registrar, Haveli No. 24, Pune at Serial No. 16201/2021 executed by the Muttha Realty LLP, by the hand of one of its Partner Mr. Sameer Shantilal Muttha in favour of M/s. Nivasa Buildcon, a partnership firm by the hand of one of its Partner Mr. Rahul Ram Mohta.

*Shakla*

- 3) Copy of the 7/12 extract issued by the Gav Kamgar Talathi Mundhwa, Pune.
- 4) A Certificate of Title dated 25/09/2023 issued by M/s. Rajiv Patel and Associates for the said land for 30 years alongwith Memorandum of Search of the Record dated 19/08/2023 issued by Kailash M. Thorat.

**B)** On perusal of the above mentioned documents and all other relevant documents relating to title of the said land I am of the opinion that "All that piece and parcel of the land or ground admeasuring 00 Hectare 90 Ares bearing Survey No. 248, Hissa No. 1/1/2 lying and situated at Village Lohegaon, within the limits of Pune Municipal Corporation and within the Jurisdiction Sub-Registrar Taluka Haveli, District Pune is absolutely owned by **M/s. NIVASA BUILDCON THROUGH PARTNER Mr. RAHUL RAM MOHTA** and the same is clear, marketable and free from all encumbrances and is absolutely entitle to implement ownership flats scheme on the said land and dispose off the flats / units to the intending unit purchasers on the ownership basis.

**OWNERS OF THE LAND ;**

1. **M/s. Nivasa Buildcon, through its Partner Mr. Rahul Ram Mohta** is the owner of the said land i.e. land or ground admeasuring 00 Hectare 90 Ares bearing Survey No. 248, Hissa No. 1/1/2 situated, lying and being at Village Lohegaon, Pune and the name of the Owner M/s. Nivasa Buildcon through Partner Mr. Rahul Ram Mohta is duly recorded on the 7/12 extract as owner of the said land.

2. Qualifying Remarks if any : No remarks

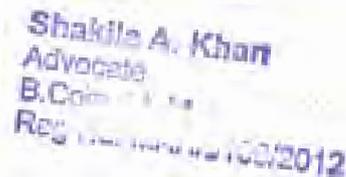
**C)** The report reflecting the flow of the title of the owner M/s. Nivasa Buildcon, through Partner Mr. Rahul Ram Mohta on the said land is enclosed herewith as Annexure.

Enclosed ; Search Report

Pune ; Pune

Dated ; 03/05/2024

  
SHAKILA A. KHAN  
Advocate

  
Shakila A. Khan  
Advocate  
B.Com  
Reg. No. 100/2012

**FORMAT A**  
**FLOW OF TITLE OF THE SAID LAND**

1. One Mr. Bhikulal Savlaram Shah (Gujar) was the original owner of all that piece and parcel of the land bearing Survey No. 248 totally admeasuring 32 Acre 25 Guntha (31 Acre 30 Guntha + 00 Acre 35 Guntha Potkharaba) Village Lohegaon, within the limits of Pune Municipal Corporation and within the Jurisdiction of Sub-Registrar, Taluka Haveli, District Pune (then within the Gram Panchayat of Village), District Pune.
2. As per the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act, 1955 were made applicable to village lohegaon vide Mutation Entry No. 4561 (applicable to the Survey No. 1 to 322) dated 10/10/1967 and accordingly the land bearing Survey No. 248, Lohegaon Pune was shown as "12 Hectare 48 Ares".
3. The said land bearing Survey No. 248, Lohegaon, Pune was included within the limits of Pune Municipal Corporation with effect from 03/03/1962.
4. The said Mr. Bhikulal Savlaram Shah (Gujar) died intestate on 18/02/1971 leaving behind him his following legal heirs namely ; (i) Rangubai Bhikulala Shah (Gujar) - Widow, (ii) Sumatilal Bhikulal Shah (Gujar) - Son, (iii) Prakasha Bhikulal Shah (Gujar) - Son, (iv) Navin Bhikulal Shah (Gujar) - Son, (v) Sadhana Bhikulal Shah (Gujar) - Daughter, (vi) Kamalbai Mahendralal Gujarathi - Daughter, (vii) Indubai Rajnikanth Kothari - Daughter, (viii) Mahananda Rameshchandra Shah - Daughter ix) Suvarna Vasantlal Shah - Daughter, The names of the Widow and Sons of late Bhikulal Savlaram Shah (Gujar) was recorded in the Possessory Column while the names of Sons are recorded in the Other Rights Column of the 7/12 extract vide Mutation Entry No. 4925 dated 02/01/1973.
5. Thereafter a portion admeasuring 01 Hectare 31 Ares out of the land bearing Survey No. 248, Lohegaon was acquired for the purpose of the Lohegaon Airfield under the provisions of the Land Acquisition Act, 1894 vide award made by the Special Land Acquisition Officer bearing No. LAQ/3/74 on 11/03/1980 and accordingly pursuant to the order of the Tahasildar, Taluka Haveli dated 19/12/1990, the said portion admeasuring 01 Hectare 31 Ares so acquired for "Lohegaon Airfield" was assigned "Hissa No. 1/1" of Survey No. 248 while the portion admeasuring 11 Hectare 17 Ares continued to be held by the original Land Owners was assigned "Hissa No. 1" of Survey No.248, vide Mutation Entry No. 13392 dated 19/12/1990.

*Shakila*

6. Thereafter the said Rangubai Bhikulal Shah (Gujar) i.e. widow of late Mr. Bhikulal Savlaram Shah died intestate on 30/09/1991 leaving behind her legal heirs namely ; (i) Sumatilal Bhikulal Shah (Gujar) - Son, (ii) Prakasha Bhikulal Shah (Gujar) - Son, (iii) Navin Bhikulal Shah (Gujar) - Son, (iv) Sadhana Bhikulal Shah (Gujar) - Daughter, (v) Kamalbai Mahendralal Gujarathi - Daughter, (vi) Indubai Rajnikanth Kothari - Daughter, (vii) Mahananda Rameshchandra Shah - Daughter (viii) Suvarna Vasantlal Shah – Daughter.

7. The said Suvarna Vasantlal Shah (Daughter of Bhikulal Savlaram Shah) had filed a Suit bearing No. 1000 of 1991 in the Court of the Civil Judge Senior Division, Pune challenging the devolution of the property on the heirs mentioned hereinabove and Pune for partition of the said land bearing Survey No. 248, Hissa No. 1, Lohegaon, Pune and certain other lands held by the said heirs of the said Late Bhikulal Savlaram Gujar. The said Suit was decreed on 21/03/1996, whereby the said land bearing Survey No. 248, Hissa No. 1, Lohegaon, Pune was apportioned between the said family members of the said Late Bhikulal Savlaram Shah (Gujar) in the following manner as per the Plan annexed to it, that is to say ;

Name of the Holder	Area (Hectare – Ares)	Assigned Hissa No.
Sumatilal Bhikulal Shah (Gujar)	00 – 75.76	1/1
	01 – 68	1/1A
	00 – 46.02	1/1B
Prakash Bhikulal Shah (Gujar)	00 – 89.76	1/2
	02 – 14.02	1/2A
Navin Bhikulal Shah (Gujar)	00 – 82.76	1/3
	02 – 21.02	1/3A
Sadhana Bhikulal Shah (Gujar)	00 – 80	1/4
Kamalbai Mahendralal Gujarathi	00 – 18.58	1/5
Indubai Rajnikanth Kothari	00 – 18.58	1/6
Mahananda Rameshchandra Shah	00 – 18.58	1/7
Suvarna Vasantlal Shah	00 – 23.23	1/8
Sumatilal Bhikulal Shah (Gujar), Prakash Bhikulal Shah (Gujar), Navin Bhikulal Shah (Gujar) and Sadhana Bhikulal Shah (Gujar)	00 – 60.70	1/9
	11 – 17.01	

As per the Order of the Tahasildar bearing No. THNO/KAWI/4336/96 dated 30/08/1996 the effect of the above was given on the revenue record vide Mutation Entry No. 16659.

8. It appears from the Mutation Entry No. 21057 dated 26/06/2000 that as per the Order bearing No. Bhumapan / Lohegaon/ 99 Pune dated 24/02/2000 issued by Superintendent of the Land Department, Pune alongwith Order of Tahasildar bearing No. Jamin / Ka. Li./ 275/2000, Pune dated 29/04/2000 the following correction was done for the Survey No. 248 totally admeasuring **11 Hectare 53 Ares (admeasuring 11 Hectare 17 Ares + 00 Hectare 36 Ares**, as under ;

Survey No.	Area	Land Owner
248/1	02 – 24.17	Navin Bhikulal Shah
248/1	02 – 24.17	Prakash Bhikulal Shah
248/1	00 – 62.50	Common Road Sumatilal, Navin Prakash, Saroj, Mahananda, Indumati, Kamalabai, Sadhana, Sumatilal, Navin, Prakash.

9. Pursuant to the Order of the Tahasildar dated 20/04/2002 bearing No. H.No./Kavi/461/2002 and the Demarcation and admeasurement carried out by the City Survey Officer No. II, Pune, a portion admeasuring 00 Hectare 90 Ares out of the holdings of Navin Bhikulal Shah (Gujar) out of the said land bearing Survey No. 248, Hissa No. 1, Lohegaon Pune was assigned "Hissa No. 1/1/2" of Survey No. 248 vide Mutation Entry No. 22670.

10. In the above circumstances, the said Navin Bhikulal Shah (Gujar) came to be the owner of the above captioned land.

11. Thereafter vide a Deed of Sale dated 10/06/2009 duly registered at the office of the Sub-Registrar Haveli No. 1 at Serial No. 3778/2009 the said (i) Navin Bhikulal Shah (Gujar) (HUF) through the hands of its Karta and Manager Mr. Navin Bhikulal Shah, (ii) Mrs. Saroj Navin Shah and (iii) Rahul Navin Shah assigned, transferred, assured and conveyed the above captioned land i.e. Survey No. 248/1/1/2 to/in favour of Muttha Realty Private Limited and the name of the Muttha Realty Private Limited was duly entered on the 7/12 extract pertaining to the land bearing Survey No. 248, Hissa No. 1/1/2 as the holder thereof vide Mutation Entry No. 28350.

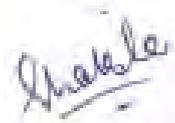
12. It appears from the Mutation Entry No. 43653 dated 31/10/2017, Mr. Sameer Shantilal Mutha submitted Letter bearing No. AAG-0463 dated 26/03/2016 in the Government of Maharashtra, Corporate Affairs, Mantralaya and accordingly the name of "Muttha Realty Private Limited" was converted into a Limited Liability Partnership known as "Muttha Realty LLP" accordingly Certificate was issued by the Government of India (Ministry of Corporate Affairs) on 26/03/2016, and further vide Certificate alongwith letter of Tahasildar bearing Outward No. H.No./Kawi/1879/17 dated 30/06/2017 the said entry was recorded. With effect from 06/03/2016 and the Certificate issued by the Government of India (Ministry of Corporate Affairs) the said Muttha Realty Private Limited was converted into a Limited Liability Partnership known as "Muttha Realty LLP".

13. Thereafter vide Deed of Conveyance dated 01/11/2021 duly registered at the office of the Sub-Registrar Haveli No. 24 at Serial No. 16201/2021 the said Muttha Realty LLP by the hands of one of its Partner Mr. Sameer Shantilal Muttha, sold / transferred the said land bearing Survey No. 248/1/1/2 totally admeasuring 00 Hectare 90 Ares in favour of **M/S. NIVASA BUILDCON**, a Partnership Firm duly constituted under the provisions of the Indian Partnership Act, 1932 by the hand of one of its Partner Mr. Rahul Ram Mohta and the name of M/s. Nivasa Buildcon through Its Partner Mr. Rahul Ram Mohta is duly recorded on the 7/12 as owners thereof vide Mutation Entry No. 52207.

14. In the above circumstances, the said M/s. Nivasa Buildcon came to be the absolute owner of the above captioned land.

15. As part of the investigation of title of the said M/s. Nivasa Buildcon to the above captioned land, we have inspected the revenue record pertaining to the said land bearing Survey No. 248, Hissa No. 1/1/2 and to land earlier bearing Survey No. 248, Hissa No. 1, Lohegaon, Pune for the past thirty years. Such inspection has not disclosed any fact or circumstances prejudicial to the title of the said M/s. Nivasa Buildcon to the above captioned land. The name of the said M/s. Nivasa Buildcon is been duly entered on the 7/12 extract pertaining to the above captioned land as the holder thereof.

16. As part of the investigation of title of the said M/s. Nivasa Buildcon to the above captioned Land, we have had search of the available, unmutilated and relevant Index II record in the Offices of the concerned Sub-Registrar of Assurances, Taluka Haveli, Pune carried out for the past thirty years in respect of the above captioned land. Such



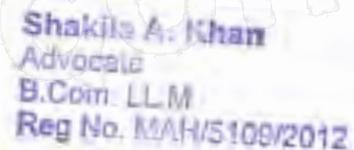
search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect of the above captioned Land or any entry adverse to the title of the said M/s. Nivasa Buildcon to the same.

17. I have inspected of all the deeds/ documents pertaining to the above captioned land which is in possession and power of the said M/s. Nivasa Buildcon.

18. On the basis of such investigation carried out by me, I am of the opinion that the title of the said M/s. Nivasa Buildcon to the above captioned land is free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as can be diligently ascertained.

Dated this 03<sup>rd</sup> day of May, 2024.

  
SHAKILA A. KHAN  
Advocate

  
Shakila A. Khan  
Advocate  
B.Com. LL.M.  
Reg No. MAH/S109/2012