



CHALLAN
MTR Form Number-6



GRN	MH001696172202425E	BARCODE			Date	07/05/2024-16:42:35		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 HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		ADV. VAISHALI VIKAS NIKAM		
Location PUNE									
Year 2024-2025 One Time					Flat/Block No.		Survey No.56, Hissa No.1A/1		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street		village-Mundhwa, Taluka-Pune City, District-Pune		
					Area/Locality		-		
					Town/City/District				
					PIN		0	0	0
					Remarks (If Any)				
					Search fee for 30 years i.e. 1995 to 2024				
					Amount In		Seven Hundred Fifty Rupees Only		
Total				750.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572024050798812		IK0CTCUMV7
Cheque/DD No.					Bank Date	RBI Date	07/05/2024-16:24:43		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
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 चलन "टाइप ऑफ पेमेंट" मध्ये नगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 9403360216

Housiey.com



Vaishali Vikas Nikam

ADVOCATE

(B.Com. LL.B. D.M.M.)

Resi. : Flat No. 6, Apoorvai, Sr. No. 120A, Final Plot No. 545,
Opp. P.L. Deshpande Garden, Pune-Sinhgad Road, Pune - 411030. Mobile : 9403360216

Date :-09/05/2024

FORMAT -A (Circular 28/2021 dated- 08/03/2021)

To

Maharashtra Real Estate Regulatory Authority

6th & 7th Floor, House fin Bhavan, Plot No. C - 21,

E - Block, Bandra Kurla Complex, Bandra (E),

Mumbai 400051.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to land admeasuring an area **01 Hectare 26 Ares i.e. 12600 sq. mtrs.** out of the land bearing **Survey No.56, Hissa No.1A/1** totally admeasuring **01 Hectare 60 Ares i.e. 16000 sq. mtrs** situated, lying and being at revenue **village-Mundhwa, Taluka-Pune City, District-Pune** within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. Hereinafter for sake of brevity collectively referred to as **"the said property"**.

I have investigated title to the property mentioned hereinabove as per the request of **OSIAN INFRATECH LLP**, A Limited Liability Partnership, having its office at- 3, Business Embassy, 1205/3/3, Shivaji Nagar, Dr Nanasaheb Deshpande Road, Pune – 411004, through its designated partners-[1] **Mr. Kirtikumar Dharamchand Oswal**, [2]**Mr. Pankaj Dalichand Vohra** and [3]**Mr. Nilesh Pankaj Vohra** to investigate the title of **MR. P. A. INAMDAR**, having its office at- 957, Mah-Parvez Road, Nana Peth, Pune-411002 to the property described herein below and following documents i.e.

A] DESCRIPTION OF THE PROPERTY :--

ALL THAT piece and parcel of land admeasuring an area **01 Hectare 26 Ares i.e. 12600 sq. mtrs.** out of the land bearing **Survey No.56, Hissa No.1A/1 (old Hissa No.1/A)** totally admeasuring **01 Hectare 60 Ares i.e. 16000 sq. mtrs** situated, lying and being at revenue **village-Mundhwa, Taluka-Pune**

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City, District-Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and which is bounded as follows :-

ON OR TOWARDS

East : Balance land admeasuring 3400 sq.mtrs. out of the said land bearing Survey No. 56/1A/1

South : Survey No. 56, Hissa No. 1/2

West : Road and land out of same survey Number

North : Remaining land out of Survey No. 56, Hissa No. 1/1 and Survey No. 55, Hissa No.6

[Hereinafter referred and called as "the said property"]

B] THE DOCUMENTS GIVEN FOR PERUSAL :-

- i] Photo copy of the **Sale Deed, dated-15/07/1997** registered in the office of **Sub-Registrar Haveli No.1** at **Sr. No. 5547/1997** executed by **Mr. Ramchandra Bahiru Lonkar, Mr. Dattatraya Ramchandra Lonkar, Mr. Janardan Dattatraya Lonkar, Mr. Mayur Dattatraya Lonkar, Ms. Komal Dattatraya Lonkar** to and in favour of **Mr. P. A. Inamdar**.
- II] Photo copy of the **Sale Deed, dated-08/06/2012** registered in the office of **Sub-Registrar Haveli No. 11** at **Sr. No. 5360/2012** on **12/06/2012** executed by **Mr. P. A. Inamdar** to and in favour of **Mr. B. R. Naik and Mr. Y. R. Naik**.
- III] Photo copy of the **Will, dated-30/09/2010** of **Mr. B. R. Naik**.
- IV] Photo copy of the **Sale Deed, dated-10/01/2024** registered in the office of **Sub-Registrar Haveli No. 11** at **Sr. No. 851/2024** executed by **Mr. Y. R. Naik** to and in favour of **Mr. Iftekhar Peerpasha Huseni Inamdar**.

..3/-





Vaishali Vikas Nikam

ADVOCATE

(B.Com. LL.B. D.M.M.)

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Date :

- V] Photo copy of the Development Agreement dated 30/04/2024 and Power of Attorney dated 04/05/2024 registered in the office of Sub-Registrar Haveli No.23 at Sr. No.10299/2024 and 10300/2024 respectively executed by [1]Mr. P. A. Inamdar and [2]Mr. Iftekhar Peerpasha Huseni Inamdar in favour of Osian Infratech LLP.
- VI] Photo copy of the Commencement Certificate Nos. CC/2993/2023, dated-23/02/2024 and CC/0096/24, dated-04/04/2024.
- VII] Relevant 7/12 extracts and Mutation Entries.
- VIII] 7/12 extract issued at village Mundhwa.

Survey No.	Mutation Entry No.
Survey No. 56, Hissa No.1A/1	1359, 2147, 6194, 11846, 15539, 15584, 15708, 15728

- IX] **SEARCH REPORT FOR 30 YEARS FROM 1994 TILL 2023**
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 following Owners are clear, marketable and without any encumbrances and the Developer has the rights and authority to develop the land.

OWNERS OF THE LAND

[1] MR. PEERPASHA HUSENI ABDUL RAZAK INAMDAR [alias P. A. INAMDAR) and [2] MR. IFTEKHAR PEERPASHA HUSENI INAMDAR.

DEVELOPER OF THE LAND

OSIAN INFRATECH LLP

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

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Encl: Annexure A

- 1] The Flow of the Title Report is annexed herewith



A handwritten signature in blue ink, appearing to be "V. Nikam".

MRS. VAISHALI VIKAS NIKAM
[ADVOCATE]

Housiey.com



Vaishali Vikas Nikam

ADVOCATE

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..5..

Date :

FORMAT -A (Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

- A] I have been furnished with the 7/12 extract and in respect of the said land. On perusal thereof, I note as under :--

CTS NO.	LANDOWNERS NAMES
Survey No.56, Hissa No.1A/1,	[1] Peerpasha Huseni Abdul Razak Inamdar (alias PA Inamdar) [2] Iftekhhar Peerpasha Huseni Inamdar

- B] Search report for 30 years from taken from Sub-Registrar office at Haveli No.1 to 27 :--

- I] The land bearing Survey No. 56, Hissa No. 1/1 out of which the said property is a part was earlier owned by Mr. Bahiru Pandu Lonkar.

- II] Mr. Bahiru Pandu Lonkar expired on 07/01/1943 leaving behind him two sons Mr. Bhagwant Bahiru Lonkar and Mr. Ramchandra Bahiru Lonkar as his only surviving legal heirs and representatives. The name of Mr. Bhagwant Bahiru Lonkar was entered to the record of rights vide Mutation Entry No. 1359.

- III] It appears from Mutation Entry No. 2147 that, Mr. Bhagwant Bahiru Lonkar and Mr. Ramchandra Bahiru Lonkar partitioned their ancestral properties. The effect of the same was entered to the record of rights vide Mutation Entry No. 2147. By the said partition Mr. Ramchandra Bahiru Lonkar was exclusively allotted the land bearing Survey No. 56, Hissa No. 1/1 admeasuring 02 Hectare 29 Ares.

- IV] By Sale Deed, dated-15/07/1997 Mr. Ramchandra Bahiru Lonkar, Mr. Dattatraya Ramchandra Lonkar, Mr. Janardan

..6/-

Dattatraya Lonkar, Mr. Mayur Dattatraya Lonkar, Ms. Komal Dattatraya Lonkar sold and transferred the said property admeasuring **01 Hectare 60 Ares** to and in favour of **Mr. P. A. Inamdar**. The said **Sale Deed, dated-15/07/1997** has been registered in the office of **Sub-Registrar Haveli No.1 at Sr. No. 5547/1997**. The name of **Mr. P. A. Inamdar** has been entered to the record of rights vide **Mutation Entry No. 6194**.

V] By **Sale Deed, dated-08/06/2012** **Mr. P. A. Inamdar** sold and conveyed, a portion of land admeasuring an area **00 Hectare 40 Ares** to and in favour of **Mr. B. R. Naik and Mr. Y. R. Naik**. The said **Sale Deed, dated-08/06/2012** has been registered in the office of **Sub-Registrar Haveli No. 11 at Sr. No. 5360/2012 on 12/06/2012**. The names of **Mr. B. R. Naik and Mr. Y. R. Naik** were entered to the record of rights vide **Mutation Entry No. 11846**.

VI] **Mr. B. R. Naik** expired intestate on **31/08/2013**. Before his demise he made his last **Will, dated-30/09/2010**. By the said **Will Mr. B. R. Naik** bequeathed his share in the land admeasuring **40 Ares** to and in favour of **Mr. Y. R. Naik**. The **Hon'ble High Court of Judicature of Bombay** granted a probate of the said **Will** in **Petition No. 460/2014** by its **Order, dated-15/12/2014**.

VII] It appears from **Mutation Entry No. 15708** that, the land admeasuring **01 Hectare 60 Ares** owned by **Mr. P.A. Inamdar** and **Mr. Y. R. Naik** has been assigned **Survey No. 56, Hissa No.1A/1** by the **Order of Tahsildar bearing No. JAMIN/KAVI/25/2024, dated-17/01/2024**.

VIII] By **Sale Deed, dated-10/01/2024** registered in the office of **Sub-Registrar Haveli No. 11 at Sr. No. 851/2024** **Mr. Y. R. Naik** sold and conveyed land admeasuring **40 Ares** to and in favour of **Mr. Iftekhar Peerpasha Huseni Inamdar**. The name of **Mr. Iftekhar Peerpasha Huseni Inamdar** has been entered to the record of rights vide **Mutation Entry No. 15728**.

..7/-





Vaishali Vikas Nikam

ADVOCATE

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..7..

Date :

IX] By Development Agreement dated-30/04/2024 and Power of Attorney dated-04/05/2024 which have been registered in the office of Sub-Registrar Haveli No. 23 at Sr. No.10299/2024 and 10300/2024 respectively [1]Mr. P. A. Inamdar and [2]Mr. Iftekhar Peerpasha Huseni Inamdar granted and entrusted the development rights of a portion admeasuring 12600 sq. mtrs. out of the said entire land to and in favour of OSIAN INFRATECH LLP.

X] The Pune Municipal Corporation has sanctioned the layout vide Commencement Certificate No. CC/2993/2023, dated-23/02/2024 and has sanctioned the building plans and specifications vide Commencement Certificate No. CC/0096/24, dated-04/04/2024.

C] I have caused the online search on the website- www.igrmaharashtra.gov.in for the last 30 years 1995 to 2024. From the available record I state that no documents evidencing any subsisting mortgage, charge and encumbrances were found recorded. On the basis of the same and the documents given for my perusal and subject to whatsoever stated hereinabove I am of the opinion that, the above mentioned [1]MR. PEERPASHA HUSENI ABDUL RAZAK INAMDAR (alias P. A. INAMDAR) and [2] MR. IFTEKHAR PEERPASHA HUSENI INAMDAR have clean, clear and marketable title towards the said property which is free from any encumbrances, charges or claims and demands of whatsoever nature and by virtue of the Development Agreement dated-30/04/2024 entered by the said owners in favour of OSIAN INFRATECH LLP, OSIAN INFRATECH LLP is entitled to develop the said property and to sell on ownership basis the flats, shops, units etc. constructed thereupon.

D] Any other relevant title- No.

E] Litigations if any- No.

Date-09/05/2024


VAISHALI VIKAS NIKAM
[ADVOCATE]



