



**CHALLAN**  
**MTR Form Number-6**



GRN	MH003310705202425U	BARCODE			Date	10/06/2024-16:43:21	Form ID
Department			Inspector General Of Registration				
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	Prashant Jagannath Bhise	
Location			PUNE				
Year			2024-2025 One Time		Flat/Block No.		
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			575.00	Road/Street			
				Area/Locality			
					Town/City/District		
				PIN			
				Remarks (If Any)			
				Amount In	Five Hundred Seventy Five Rupees Only		
Total			575.00	Words			
Payment Details			STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	00040572024061036327	CPADWMETU2
Cheque/DD No.				Bank Date	RBI Date	10/06/2024-16:21:44	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 : 124353136

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

Mobile No. : 9763203089



**CHALLAN**  
**MTR Form Number-6**



GRN	MH003951725202425U	BARCODE			Date	21/06/2024-16:41:05	Form ID		
Department			Inspector General Of Registration						
Search Fee			Payer Details						
Type of Payment			Other Items						
Office Name			PND1_JT DISTT REGISTRAR PUNE URBAN						
Location			PUNE						
Year			2024-2025 One Time						
Account Head Details			Amount In Rs.	Flat/Block No.					
0030072201 SEARCH FEE			100.00	Premises/Building					
				Road/Street					
				Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
Total			100.00	Amount In	One Hundred Rupees Only				
				Words					
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572024062160051		CPADXFZU1		
Cheque/DD No.				Bank Date	RBI Date	21/06/2024-16:24:44		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 : 248501364

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

Mobile No. : 9763203089



**ADV. PRASHANT J. BHISE** (BBA LL.B LLM)  
ADD- B-206 Devarshi Complex CHS Ltd, Manaji Nagar,  
Narhe Pune-411041

To,  
Maha RERA

**LEGAL TITLE REPORT**

Subject: Title Clearance Certificate with respect to the land bearing Survey No. 157/2A/2, totally admeasuring 00 Hectare, 45 Ares, assessed at Rs. 01.36, lying, being and situated at revenue Village Tathwade, Taluka - Mulshi, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), (hereinafter referred as the 'said land').

1) I have investigated the title of the said land on the request of Mr. Sanjay Kumar Singh, Partner of M/s. EH Reality (Power of Attorney) , by referring the following documents i.e.:-

a) DESCRIPTION OF THE LAND:

All that piece and parcel of the land bearing Survey No. 157/2A/2, totally admeasuring 00 Hectare, 45 Ares, assessed at Rs. 01.36, lying, being and situate at revenue Village Tathwade, Taluka - Mulshi, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which land is bounded as follows:-

On or towards the East: By Mumbai-Banglore Highway,

  
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On or towards the South: By part of Survey No. 132,

On or towards the West: By part of Survey No. 157

On or towards the North: By part of Survey No. 157

**b) THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND:-**

1. Copies of 7/12 extracts and relevant Mutation Entries thereon.
2. Copy of Deed of Sale dated 19/01/1983, which is registered at the office of Sub Registrar, Mawal on 24/02/1983, at Sr. No. 101/1983.
3. Copy of Deed of Gift dated 08/10/2016, which is registered at the office of Sub Registrar, Haveli No. 10 (Pune) on 10/10/2016, at Sr. No. 13619/2016. 3.
4. Copy of Deed of Correction dated 25/10/2016, which is registered at the office of Sub Registrar, Haveli No. 10 (Pune) on 26/10/2016, at Sr. No. 14221/2016.
5. Copy of Commencement Certificate bearing No. B.P./Tathwade/86/2020 dated 24/11/2020 issued by Pimpri Chinchwad Municipal Corporation.
6. Copy of Non-Agriculture Order bearing No. 42B/NA/SR/109/2020 dated 20/06/2022 passed by Tahasildar Mulshi (Paud), Pune.
7. Copy of Deed of Sale dated 22/07/2022, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 26/07/2022, at Sr. No. 14029/2022.
8. Copy of Deed of Mortgage dated 29/07/2022, which is registered at the office of Sub Registrar, Haveli No. 21 (Pune), at Sr. No. 14651/2022.
10. Copy of Paper Notice dated 29/09/2022 published by Advocate Chandrakant Nanekar in daily Prabhat Newspaper.

  
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11. Copy of Development Agreement dated 19/05/2023, which is registered at the office of Sub Registrar, Haveli.11 (Pune), at Sr. No.10014/2023
12. Copy of Power of Attorney dated 19/05/2023, which is registered at the office of Sub Registrar, Haveli.11 (Pune), at Sr. No.10015/2023.
13. Copy of Reconveyance dated 17/06/2023, which is registered at the office of Sub Registrar, Haveli.19 (Pune), at Sr. No.12267/2023
14. Copy of Deed of Mortgage dated 27/06/2023, which is registered at the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 12939/2023.
15. Copy of the Tentative Approval or Demarcation of Land Subdivision Layout vide No. B.P/Layout/Tathwade/06/2024 dated 19/01/2024 issued.
16. Copy of Updated Commencement Certificate bearing No. B.P./Tathwade/34/2024 dated 28/03/2024 issued by Pimpri Chinchwad Municipal Corporation

c) The 7/12 extract issued by Talathi/Online dated 10/06/2024 and the Mutation Entries bearing Nos. 1382, 1570, 6304, 639, 7575 and 7777 thereon.

d) Search Report for 30 years from 1993 till 2023 and 1 year from 10/1/2023 to 16/6/2024.

H) On perusal of above-mentioned documents and all other relevant documents relating to the title of the said land, I am of the opinion that the title of M/s. Unicorn Futures, through its Partner, Mr. Sachin Patil is clear and marketable and except for the charge of Protium Finance Limited, the said land is free from other encumbrances and the said firm has a valid right to develop the said land.

III) Owner of the land is M/s. Unicorn Futures

  
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a) Qualifying comments/remarks if any - NA-.

IV) The report reflects the flow of the title of M/s. Unicorn Futures on the said land is enclosed herewith as an annexure.

Pune,

Dated: 16/06/2024,

  
Prashant. J Bhise

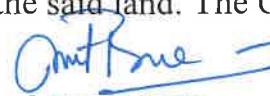
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Encl: Annexure.



## FLOW OF TITLE OF THE SAID LAND

- a. On perusal of the 7/12 extract of the year 1980 it reveals that the land bearing Survey No. 157/2A/2, totally admeasuring 00 Hectare, 45 Ares was standing in the name of Mr. Ganpat Narhari Gurav as owner thereof.
- b. By virtue of the Deed of Sale dated 19/01/1983, the said Mr Ganpat Narhari Gurav sold out the said land unto and in favour of Mrs Meenadevi Ishwarlal Ahuja. The said Deed of Sale was registered at the office of the Sub Registrar, Mawal on 24/02/1983, at Sr. No. 101/1983. Accordingly, the name of said Purchaser has been recorded to the record of rights of the said land vide Mutation Entry No. 1382. However, the remark of 'transaction is against the provisions of Section 84C of the Bombay Tenancy and Agriculture Land Act, 1948' has been recorded to the column of other rights of the said land.
- c. Vide Order bearing No. 84C/579 Tathwade passed by Tahsildar, Mulshi, Pune on 03/10/1985, the remark of '84C recorded in the column of other rights of the said land has been removed. Pursuant to the same effect has been given to the 7/12 extract of the said land vide Mutation Entry No. 1570.
- d. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued a Circular and directed the Tahasildar, Mulshi, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Mulshi, and Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle

  
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Officer, Thergaon, Pune has certified the Mutation Entry bearing No. 6304 to the effect.

e. By virtue of Deed of Gift dated 08/10/2016, the said Mrs. Meena Ishwarlal Ahuja gifted/conveyed the said land unto and in favour of Mr. Kishore Ishwarlal Ahuja. The said Deed of Gift has been registered at the office of Sub Registrar, Haveli No. 10 (Pune) on 10/10/2016, at Sr. No. 13619/2016. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 6398.

f. While executing the aforesaid Deed of Gift dated 08/10/2016, the Parties therein have written wrong boundaries of the said land. The said mistake has been corrected/rectified by Mrs. Meena Ishwarlal Ahuja and Mr. Kishore Ishwarlal Ahuja by executing separate Deed of Correction dated 25/10/2016. The said Deed of Correction has been registered at the office of the Sub Registrar, Haveli No. 10 (Pune) on 16/10/2016, at Sr. No. 14221/2016.

g. The Pimpri Chinchwad Municipal Corporation vide No. B.P./Tathwade/86/2020 dated 24/11/2020 issued a Commencement Certificate to construct a multistoried building upon the said land.

h. The Tahasildar Mulshi (Paud), Pune vide Order bearing No. 42B/NA/SR/109/2020 dated 20/06/2022 granted permission to use the said land for Non-Agriculture purposes.

i. By virtue of the Deed of Sale dated 22/07/2022, the said Mr. Kishore Ishwarlal Ahuja sold out the said land unto and in favour of M/s. Unicorn Futures, through its Partner, Mr. Sachin Patil. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 26/07/2022, at Sr. No. 14029/2022. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 7575.

  
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j. By virtue of Deed of Mortgage dated 29/07/2022, the said M/s. Unicorn Futures obtained loan from Protium Finance Limited by creating charge upon the said land. The said Deed of Mortgage has been registered at the office of the Sub Registrar, Haveli No. 21 (Pune), at Sr. No. 14651/2022.

k. Adv Chandrakant Nanekar has published Paper Notice in respect of the said land in the daily Prabhat Newspaper on 29/09/2022 to invite objection/s (if any). In this context, I would like to mention here that, during the notice period, Adv Chandrakant Nanekar have not received any objection from anybody.

l. By virtue of the Development Agreement dated 19/05/2023, the said M/s. Unicorn Futures through Partner Mr. Sachin Patil gave development rights to the said land unto and in favour of M/s. EH Reality is through its partner, Sanjay Kumar Singh. The said Development Agreement has been registered at the office of Sub Registrar, Haveli No. 11 (Pune) on 19/05/2023, at Sr. No. 10014/2023.

m. By virtue of the Power of Attorney dated 19/05/2023, the said M/s. Unicorn Futures through Partner Mr. Sachin Patil gave Power of Attorney to the said land in favour of M/s. EH Reality is through its partner, Sanjay Kumar Singh. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 11 (Pune) on 19/05/2023, at Sr. No. 10015/2023.

n. By virtue of Reconveyance Deed dated 17/06/2023, in subject M/s. Unicorn Futures obtained a loan from Protium Finance Limited by creating a charge upon the said land. The said Reconveyance deed has been registered at the office of the Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 12267/2022.

o. By virtue of the Deed of Mortgage dated 28/06/2023, the said M/s. Unicorn Futures through its partner Mr Sachin Patil obtained a loan from Aditya Birla Finance Limited by creating a charge upon the said land. The said Deed of Mortgage has been registered at the office of the Sub Registrar, Haveli No. 19

  
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(Pune), at Sr. No. 12939/2023. Effect of the same has been given in the other rights of the said land vide Mutation Entry No. 7777.

p.The Pimpri Chinchwad Municipal Corporation vide No. B.P/Layout/Tathwade/06/2024 dated 19/01/2024 issued Tentative Approval or Demarcation of Land Subdivision Layout.

q.The Pimpri Chinchwad Municipal Corporation vide No. B.P/Tathwade/34/2024 dated 28/03/2024 issued an updated Commencement Certificate to construct a multistoried building upon the said land.

Sr. No.

A) The 7/12 extract issued by Talathi/Online Portal dated 10/06/2024.

B) Mutation Entries bearing Nos. 1382, 1570, 6304, 6398,7575 and 7777 thereon.

C) Search Report for 30 years from 1993 to 2023 taken by obtaining Challan bearing GRN No. MH013173332202223E dated 03/01/2023 from the office of Sub Registrar, Haveli No. 15 (Pune). Search Report for 1 year from 2023 to 2024 taken by obtaining Challan bearing GRN No.MH003310705202425U GRN No. MH013173332202223E dated 10/06/2024 and 21/06/2024 respectively from the office of Sub Registrar, Haveli No. 1 (Pune).

D) Any other relevant title - NA-

E) Litigations, if any: -NA-

Pune,

Dated: 16/06/2024,

  
PRASHANT. J. BHISE

ADVOCATE  
Prashant.J.Bhise

BBA LL.B LL.M